REPORT TO MAYOR AND COUNCIL **NO: 10-128**

Council Meeting: May 11, 2010

SUBJECT: Review and Approve 2010-15 Consolidated Plan and FY 2010-11 Action Plan. **Public Hearing**

REPORT IN BRIEF

The U.S. Department of Housing and Urban Development (HUD) requires Sunnyvale and other jurisdictions that receive federal Community Development Block Grant (CDBG) and/or other HUD funds as a formula or "entitlement" grant to prepare a five-year strategic planning document known as a "Consolidated Plan." The City's current Consolidated Plan was approved in 2005 and expires at the end of FY 2009-10.

Staff collaborated with staff of most of the jurisdictions in Santa Clara County and Bay Area Economics to create a Consolidated Plan which could be customized by each jurisdiction to address local needs and specify each jurisdiction's objectives and funding priorities, while retaining consistent background data and goals that are regional in nature. This collaborative effort included public outreach meetings held throughout the County, including one in Sunnyvale, as well as public notices and other forms of outreach to engage the public in this planning process, which began in the summer of 2009. Staff used the county-wide Plan to prepare a 2010-15 Consolidated Plan for Sunnyvale, which is provided as **Attachment A** to this report. The Plan identifies the City's priority needs for housing and community development and provides a strategy to address those needs, including goals regarding affordable housing; alleviation of homelessness; public services, facilities, and neighborhood improvements; economic development; and sustainability.

Following the Housing and Human Services Commission's (HHSC) public hearing and review of the draft Consolidated Plan in March, staff prepared a draft "Action Plan," provided as **Attachment B** to this report, which is the annual budget and plan for use of the City's FY2010-11 HUD grants. The HHSC held two public hearings and made recommendations on the draft Consolidated and Action Plans at their April meeting.

Public Review & Approval by:	**HHSC**	**Council**
Consolidated Plan	March 24	May 11
Consolidated and Action Plans	April 28	May 11

Staff recommendation: Approve 2010-15 Consolidated Plan and FY2010-11 Action Plan in order to meet HUD's submittal deadline of May 15, 2010.

BACKGROUND

The Consolidated Plan is a five-year strategic planning document required by HUD to serve as:

1) A planning document for the jurisdiction, which builds on a participatory process among citizens, organizations, businesses, and other stakeholders;
2) An application for federal funds under HUD's formula grant programs for jurisdictions;
3) A strategy to be followed in carrying out HUD programs; and
4) A management tool for assessing performance and tracking results.

The Code of Federal Regulations (Title 24, Volume 1, Section 91.2) requires the Plan to include the following components:

- An assessment of the housing and community development needs of the jurisdiction;
- A strategy that establishes priorities for addressing the identified housing and community development needs; and
- A one-year Action Plan that describes the intended uses of HUD funds and other available resources for the first year of the 5-year period (FY2010-11).

HUD requires the Consolidated Plan to cover a five-year planning period; however, it must only be implemented for as long as Sunnyvale receives Community Development Block Grant (CDBG) funds and/or HOME funds directly from HUD under the entitlement provisions of these programs. Sunnyvale's Consolidated Plan covers the period from July 1, 2010 through June 30, 2015.

The statutes governing the grant programs set forth three basic goals for the use of CDBG and HOME funds:

- Decent housing
- Suitable living environment
- Expansion of economic opportunities

The City must state in the Consolidated Plan how it will pursue these goals for all community development and housing programs. The Consolidated Plan must also include strategies for effective, coordinated local and regional approaches to meeting goals and objectives. The strategies describe how the city will use federal and any other available resources to meet identified priority needs.

EXISTING POLICY

Housing and Community Revitalization Sub-element (Adopted 8/11/09):

Goal A Assist in the provision of adequate housing to meet the diverse needs of Sunnyvale's households of all income levels.

Goal B Maintain and enhance the condition and affordability of existing housing in Sunnyvale.

Goal E Promote equal housing opportunities for all residents, including Sunnyvale's special needs populations, so that residents can reside in the housing of their choice.

Goal F Maintain sustainable neighborhoods with quality housing, infrastructure and open space that fosters neighborhood character and the health of residents.

Human Services Policy 5.1.3

The City shall make its best efforts to provide supplemental human services, which include but are not limited to emergency services, senior services, disabled services, family services and youth services.

DISCUSSION

The CDBG Coordinators in the jurisdictions of Santa Clara County collaborated in the preparation of a county-wide template for the Consolidated Plan for 2010-2015, to include regional goals and identify regional needs for affordable housing, emergency shelter, public services, economic development, and neighborhood improvements. The staff of the cities of Cupertino, Gilroy, Mountain View, Palo Alto, San Jose, Santa Clara, Sunnyvale, and the Santa Clara "Urban County," which consists of the County and smaller cities in the county, participated in this effort.

The collaborative process began with the selection of a consultant, Bay Area Economics (BAE), to develop a Background Report and Consolidated Plan consistent with HUD guidelines. The Plan would establish a template for regional goals and include local community development actions to address needs specific to certain jurisdictions. The resulting 2010-2015 Consolidated Plan would provide a direct link between community goals, objectives and priority needs, including a clear direction for implementation of future one-year Action Plans.

To encourage citizen participation in the development of the 2010-2015 Consolidated Plan, three regional workshops were held throughout the County to identify regional and local needs to help jurisdictions establish their federal funding priorities for the next five years. The workshops were facilitated by BAE and were held in Sunnyvale, San Jose, and Morgan Hill, to be accessible to residents of northern, central, and southern Santa Clara County.

On September 23, 2009, the City hosted the North County Goals/Visioning meeting, which was attended by more than 50 participants, including local residents; staff of local human services agencies and the participating jurisdictions; real estate industry representatives; housing advocates; neighborhood groups; local political representatives (i.e., commissioners); economic development/business representatives, and other stakeholders. Participants split into three groups to discuss needs for public services, housing/neighborhood improvements, and economic development in more detail.

The public outreach process also included a survey of community needs (provided in Attachment A, Appendix A.3) which asked respondents to rank various programs by level of need (least to greatest) in their respective community, within the following categories: Community Services, Housing, Economic Development, and Community Facilities and Infrastructure. The survey was distributed at all of the outreach meetings and through other outreach channels. The three items that received the highest level of need in each category were:

Community Services:	1) Health Services, 2) Mental Health Services, 3) Homeless Services
Housing:	1) Affordable Rental Housing, 2) Housing for Large Families, 3) Senior Housing
Economic Development:	1) Job Creation/Retention, 2) Employment or Vocational Training, 3) Small Business Development and Mentoring
Community Facilities and Infrastructure:	1) Homeless Facilities, 2) Youth Centers, 3) Health Care Facilities and Senior Centers

It is important to note that the survey results reflect the community development concerns and priorities of the respondents. Given the non-scientific method for distributing the survey, the results were augmented with other sources of data on community trends, characteristics, conditions, and other indicators to identify priority community needs in Sunnyvale, and will be further refined with input received during the public hearings before the HHSC and Council.

Needs Assessment

The City's identified housing, and community development needs are described in Chapter 4 of the Consolidated Plan, and a strategy to address those needs is contained in Chapter 5 of the Consolidated Plan. The priority needs for HUD funding, as identified in the Consolidated Plan, include:

Affordable Housing
As of July 2009, 2,131 Sunnyvale households were on the Santa Clara County Housing Authority Section 8 waiting list. This indicates a need for more rental housing affordable to very low and extremely low income households.

Homelessness
The 2009 Santa Clara County Homeless Census and Survey found 349 Sunnyvale residents to be homeless at the time of the survey (those whose last reported address was in Sunnyvale). According to HUD's method for conducting a "market analysis" of the needs of homeless people, Sunnyvale has an unmet need for the following types of housing to accommodate its estimated current homeless population:

Household Type	Units/Beds	
	Transitional Housing	**Permanent Supportive Housing**
Homeless individuals	2	155
Homeless families with children	8	40

Neighborhood Improvements/Infrastructure
- Street and sidewalk improvements in the City's lower-income and/or older neighborhoods and commercial districts
- Removal of architectural barriers, such as curb cuts and other accessibility improvements to public facilities
- Façade improvement programs and other improvements in blighted or lower-income areas

Public Services
- Services for special needs groups (such as seniors, persons with disabilities, and single-parent households) to support independent living, provide access to basic needs, alleviate poverty, and allow participation in community activities and/or employment

Economic Development
- Small business or micro-enterprise assistance
- Vocational training, job creation or retention activities, especially for youth

Strategic Plan
The Strategic Plan sets forth goals and strategies to guide allocation of federal funds to various projects and programs to meet the City's priority housing and community development needs during the five-year period. The primary goals of the Strategic Plan, based on the county-wide goals, are listed below:

A. Create, Preserve, Improve Affordable Housing

B. Activities to Alleviate Homelessness (prevention and re-housing)
C. Community Development (human services, community facilities and infrastructure, neighborhood improvements, prevention and elimination of blight)
D. Expanding Economic Opportunities for Lower Income People
E. Sustainability (energy efficiency, mixed use and transit-oriented development)

These goals and their associated strategies, programs and projects are described briefly in the Executive Summary, and in further detail in Chapter 5 of the Consolidated Plan (both provided in Attachment A).

Action Plan

The FY2010-11 Action Plan is included as **Attachment B** and sets forth the proposed uses of the funds expected to be available in FY2010-11. As shown in Table III, page 5 of the Action Plan, the City anticipates a total of $1,413,319 in CDBG funds and $758,883 in HOME funds to be available for use during FY2010-11. The CDBG funds include the 2010 grant of $1,338,319, approximately $50,000 in anticipated 2010 program income, and $25,000 in unexpended CDBG funds from prior year grants. These funds may be used in accordance with the community development activities and needs established under the 2010-2015 Consolidated Plan.

The Action Plan includes funding for two new capital projects, and five new programs:

- Funding Awards
  The City released a Request for Proposals in December 2009 to solicit proposals for new affordable housing or community facility projects from eligible non-profit agencies. In response, the City received two proposals to develop or rehabilitate CDBG- or HOME-eligible housing in FY2010-11. They are:

  1) **Homestead Park**: Request for $577,232 to rehabilitate a portion of an affordable family rental housing project. The proposal consists of upgrading interior/exterior components at three buildings that are in need of renovations. The primary source of city funding for this project is the City's CDBG Revolving Loan Fund (RLF). Expenditures from the RLF are not required to be included in the Action Plan, which focus on new CDBG revenues; however, the project is included in the objectives of the draft Action Plan.

  2) **Momentum for Mental Health**: Request for $112,825 to provide capital improvements to a residential group home that provides

supported housing for individuals with mental illness. The primary source of funding for this project will come from the City's HOME grant allocation.

Staff and the HHSC recommend awarding the requested amount of funding to both of these projects, as sufficient funds are available for each and the City must spend these funds in a timely manner. The projects have been incorporated into the Action Plan objectives and into the proposed Housing Capital Budget for FY2010-11. Approval of the Action Plan as shown in Attachment B (Alternative 1) will include approval of these two capital project funding awards.

- New Programs

1) Energy Efficiency Retrofits/Renewable Energy Program ($30,000)
This program will be administered in conjunction with the City's Home Improvement Program. Staff proposes to provide dollar for dollar matching grants up to $5,000 to lower-income homeowners using CDBG funds for energy efficiency retrofits. The funds will be used for energy audits to determine the basic areas for energy efficiency retrofitting and to complete Tier II and III retrofit work recommended by the audits. Examples of retrofitting are: installation of insulation in walls, ceilings and floors; exterior weatherized doors; replacement windows; and installation of efficient lighting, heating, venting, and air conditioning. Homeowners may also opt to include renewable energy devices, depending on their total project budget.

The homeowners may take advantage of one or more compatible programs to obtain the matching funds, such as: one of the City's rehabilitation loans, or the new California First Property-assessed financing option (AB811 model), or another source, such as cash savings or a private loan. The program will be coordinated with current regional efforts such as Bay Area Retrofit and California First.

The goals of the program are to increase energy efficiency and reduce the burden of utility bills, lower greenhouse gas emissions, and increase awareness of the value of energy efficiency retrofits. Approximately 6 homes will be retrofitted.

2) Tenant Based Rental Assistance (TBRA) ($350,000)
HOME funds will be used for a tenant-based rental assistance and Security Deposit Assistance program for City residents

experiencing or at risk of homelessness. For more detail, please see the Action Plan.

3) Façade Program ($127,000)
This program will provide funds to improve the façades and/or signage of businesses for businesses located in the downtown area and neighborhood-serving retail businesses in CDBG-eligible neighborhoods. The goal for FY2010-11 is to assist two to three businesses. For more detail, please see the Action Plan.

4) Micro-Enterprise Assistance ($135,372)
This program proposed by NOVA and economic development staff, will provide micro-enterprise assistance to help the unemployed to start new businesses, focusing on clients of the Pro-Match Program.

5) Jobs for Youth ($250,000)
CDBG funds will be used to provide support to a qualified local community agency for a seasonal jobs program for lower-income Sunnyvale youth, building on the successes of a previous NOVA youth jobs program. For more detail, please see the Action Plan.

FISCAL IMPACT

Approval of the Consolidated Plan and Action Plan will not create a negative impact on the General Fund. The Consolidated Plan must be submitted to HUD by May 15, 2010 for the City to receive its federal entitlement grants for the next five years. Upon HUD approval, and annual appropriation by Congress in amounts similar to prior years, the recommended action will provide a total of approximately $2 million per year to the City's restricted CDBG and HOME grant funds.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's Web site. Notice of the public hearings was published in the *Sun* newspaper.

The CDBG jurisdictions jointly held three regional goals/visioning workshops in September 2009 to identify regional needs to assist local jurisdictions to establish their federal funding priorities. The workshops were held in San Jose on September 9, Morgan Hill on September 16, and Sunnyvale on September

23. Notice of regional visioning workshops was published in the *San Jose Mercury* newspaper and was posted on the City's website.

Public hearings were conducted by the Housing and Human Services Commission on March 24 and April 28, 2010, and May 11, 2010 is the final public hearing before the City Council. A thirty-day public comment and review period began on March 24, 2010 and ended on April 30, 2010. Meeting minutes are provided in **Attachment C**, and public comments received are included in **Attachment D**.

On April 28, the HHSC recommended approval of the Consolidated Plan, with additional wording regarding the unmet need for child care in the City, and additional detail regarding senior legal services, as requested by Senior Adults Legal Assistance; and approval of the draft Action Plan, with some shifts in funding between several new activities, resulting in the amounts described above. All of these changes, described in detail in Attachments C and D, have been incorporated into the draft Plans provided in Attachments A and B.

ALTERNATIVES

1. Approve the 2010-2015 Consolidated Plan and 2010-2011 Action Plan as shown in Attachments A and B.

2. Approve the 2010-2015 Consolidated Plan and 2010-2011 Action Plan with modifications.

RECOMMENDATION

Staff recommends Alternative 1: Approve the 2010-2015 Consolidated Plan and 2010-2011 Action Plan. The Plans, consistent with HUD requirements and HHSC recommendations, set forth local goals and describe how the City will use its HUD funds to address local housing and community development needs during the next five years. Approval of Alternative 1 includes approval of two funding awards for housing rehabilitation projects, as explained above, and conceptual approval of several new HUD-funded programs, as explained in the Action Plan. Additional detail regarding the proposed new projects and programs will be brought to the Commission and/or Council in subsequent months for formal approval as needed, such as program guidelines or major contract awards.

Reviewed by:

Hanson Hom Director, Community Development
Suzanne Isé, Housing Officer
Prepared by: Katrina L. Ardina, Housing Programs Analyst

Approved by:

Gary M. Luebbers
City Manager

Attachments

A. 2010-15 Consolidated Plan (provided to Council in CD form and available for public review at City Hall, the Library or online at housing.insunnyvale.com).
B. 2010-11 Action Plan
C. Minutes of the Housing and Human Services Commission meetings (March and April, 2010)
D. Public Comments

ATTACHMENT A

2010-15 CONSOLIDATED PLAN

(Provided to Council in CD form and available for public review at City Hall, the Library or online at housing.insunnyvale.com).

DRAFT

City of Sunnyvale
2010-15 Consolidated Plan

For HUD Entitlement Grants
CDBG and HOME

Released for Public Review:

March 24, 2010
Through
April 30, 2010

5/5/2010

Acknowledgements:

Prepared by:	**The City of Sunnyvale Housing Division**
In cooperation with:	**Participating Entitlement Jurisdictions of Santa Clara County:** The cities of Cupertino, Gilroy, Mountain View, Palo Alto, San Jose, Santa Clara, and Sunnyvale; and The Santa Clara Urban County *(Santa Clara County and the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga)*
With data, analysis, maps and technical assistance provided by:	**Bay Area Economics** 1285 66th Street, Emeryville, CA 94608 bayareaeconomics.com
Reviewed by:	**Sunnyvale Housing and Human Services Commission** and **Sunnyvale City Council**
Public Hearing Dates:	**March 24, April 28, and May 11, 2010**

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1 Executive Summary

This 2010-15 Consolidated Plan serves as an application for funds under two formula grant programs administered by the U.S. Department of Housing and Urban Development (HUD) which provide the City with nearly $2 million annually: a Community Development Block Grant (CDBG) of approximately $1,200,000, and a HOME investment Partnership Program grant in the range of $700,000 to $800,000. In addition to these grants, the City has a local Housing Mitigation Fund (HMF), which is used to support local affordable housing programs, including some that are not eligible for HUD funding. This fund is derived from fees received occasionally in varying amounts, and there is no guaranteed annual funding amount, therefore less emphasis is placed on these funds as a regular funding source in this Consolidated Plan. The Consolidated Plan includes a number of required components, including:

- **Citizen Participation**
- **Housing and Community Development Needs Assessment:** a housing market study, including estimates of: housing units needed by type and affordability level, the needs of homeless people, and the number of households with special housing needs; an assessment of other (non-housing) community development needs; and a number of other specific assessments required in all Consolidated Plans in order to qualify for the HUD grants
- **Strategic Plan:** describes the City's housing and community development goals and objectives for the five-year period, and how the City proposes to meet those goals using available resources (primarily the HUD grants)
- **Appendices:**
  - Required HUD Tables, maps, and other supporting data
  - **Action Plan** For Program Year 2010-11 (subsequent Action Plans will be appended by May 15 of each year).

The Needs Assessment provides the data and information required to identify the local "unmet priority needs" to be addressed in the five-year Strategic Plan. The Strategic Plan explains how the City will use its federal housing and community development resources to address those priority needs in the next five years. It specifies goals, measurable objectives, and programs to meet those goals to be funded during the five year period. An Action Plan, which is an annual addendum to the Consolidated Plan, will describe specific activities and projects to be funded during the first year (fiscal year 2010-11) of the five-year period. The Action Plan was prepared and released for public review following the March 24, 2010 public hearing on the draft Consolidated Plan, so that the public and Commission input provided at that hearing could aid in selection of activities to be funded in the 2010-11 Action Plan.

Citizen Participation

To encourage citizen participation in the development of the 2010-2015 Consolidated Plan, the City conducted outreach in various forms that included e-newsletters, postings on the City website, presentations at neighborhood associations and Neighborhood Enhancement Action Team (NEAT) meetings, and the following public meetings and hearings:

- A regional goals/visioning workshop on September 23, 2009 attended by more than 50 residents and stakeholders
- A public meeting on the draft Consolidated Plan before the Housing and Human Services Commission on March 24, 2010
- A public hearing on the draft Action Plan before the Housing and Human Services Commission on April 28, 2010
- A public hearing on both Plans before the City Council on May 11, 2010

Needs Assessment

Sunnyvale's population increased by 5.4%, from 131,760 to 138,826, between 2000 and 2009. Seniors (those aged 62 and older) comprised 11.8% of the population in 2009. Projections by Claritas, based on Sunnyvale's poverty rate as estimated by the 2000 Census, indicate that approximately 1,430 Sunnyvale households were likely to be living below the federal poverty threshold in 2009, which was $22,025 for a family of four in 2009. According to 2000 Census estimates, many Sunnyvale households were of types considered to have special housing needs, including: approximately 17,000 residents with one or more disabilities (physical, developmental, mental, and/or self-care); more than 4,500 large family households; more than 2,000 female-headed households with children; and an estimated 349 people who were without a home for at least one night in 2009. The median price of homes sold in Sunnyvale from January through May of 2009 was $529,000. Sunnyvale apartment rents declined by 14.2% from 2008 to an average of $1,406 in the fourth quarter of 2009, and the apartment vacancy rate in the City rose to 5.1%, according to the RealFacts 4Q2009 Market Overview. Average rents were generally affordable to households at or slightly below the low income limit for the county (at or below 80% of area median income, as determined annually by HUD), while most Sunnyvale home prices remain out of reach for lower-income households.[1]

Strategic Plan

The Strategic Plan describes how the City will use its available resources to address the needs identified in the Needs Assessment, and serves as a five-year work plan with goals and strategies to

[1] HUD's 2009 low-income limit for Santa Clara County ranged from a maximum gross annual household income of $59,400 for a single person, to $84,900 for a four-person household, to $112,050 for an eight-person household. These figures equate to approximately 80% of area median income, by household size, as determined by HUD.

guide the allocation of entitlement grant funds and the implementation of HUD programs during this period. The goals in the Plan are derived from the results of the housing market study, needs assessment, and public outreach process, and take into consideration funding availability and associated requirements. In addition, several other required topics are addressed: how the City works with the Housing Authority, mitigates barriers to affordable housing, addresses poverty, and coordinates with the public and private sector on community development efforts. These topics are included in Chapters Four and Five. The goals and objectives in the Plan include:

A. **Affordable Housing**
- Support for development, rehabilitation, acquisition and/or preservation of affordable rental housing, especially for very low-income households, including seniors, disabled people, and families
- Assistance for first-time home buyers with low to moderate-incomes
- Housing Improvement Program: rehabilitation, accessibility, paint, and energy efficiency assistance
- Fair housing services

B. **Alleviation of Homelessness**

(Permanent and/or transitional supportive housing is included within Goal A)
- Tenant-based rental vouchers and security deposit assistance
- Supportive services

C. **Community Development Activities**
- Public facilities and infrastructure: remove architectural barriers, improve or expand facilities or improve infrastructure
- Public services, especially for people with very low incomes and/or special needs, such as seniors, disabled and/or homeless people, large families, and single parents:
  - Basic needs: food, shelter, health care, paratransit, etc.
  - Youth programs: recreation, mentoring, academic/career counseling, mental health services
  - Supportive services for people who are homeless or have special needs
  - Substance abuse/addiction counseling
  - Legal assistance, rehabilitation, and other specialized services
- Blight elimination/neighborhood improvement: Façade and/or streetscape improvements in downtown redevelopment area or other CDBG-eligible neighborhoods.

D. **Improving Economic Opportunities**
- Vocational/Career Training for youth and/or those with special needs
- Micro-enterprise/Small Business Assistance with focus on child care and/or other priority

economic opportunity needs

E. **Sustainability**

- Support the emerging local green business and technology sector by sourcing locally to the extent possible for environmentally friendly construction materials and services
- Incorporate green building and green development models, such as transit-oriented and/or mixed-use development, in housing, community development, and/or economic development projects
- Coordinate the Housing Improvement Program with Retrofit Bay Area and similar voluntary residential energy efficiency/renewable energy financing programs for interested property owners.
- Build on and coordinate with existing vocational training and job-creating programs in the green economy.

Annual Report to HUD (CAPER)

Every fall, the City prepares a "Consolidated Annual Performance Evaluation Report" on the progress the City has made on the Consolidated Plan goals during the prior fiscal year. This report is released for public comment and any comments are addressed prior to submittal to HUD, and is required for the City to continue receiving CDBG and HOME grants. It includes the results of the City's monitoring of all activities funded by the grants, including any activities funded through sub-recipient grant agreements to various outside agencies. The CAPER is not a part of the Consolidated Plan document itself, however it reports on the progress in implementing the Consolidated Plan and all prior year CAPERS are available to the public for review and comment.

2 Introduction

2.1 Purpose of the Consolidated Plan

The U.S. Department of Housing and Urban Development (HUD) administers several types of grants to local jurisdictions for various community development activities. These grants, funded annually by Congressional appropriation, include Community Development Block Grants (CDBG), HOME Investments Partnerships Program Grants (HOME), Housing Opportunities for People with AIDS (HOPWA), and Emergency Shelter Grants (ESG). The City of Sunnyvale receives annual CDBG and HOME grants.

Jurisdictions typically must have a population of 50,000 or more to qualify as an "entitlement jurisdiction" that receives grant funding directly from HUD. Allocation of funding is based on a formula, rather than by a competitive awards process. The formula uses several factors to determine each grantee's grant amount. These factors include population growth, poverty rates, and several other factors. In order to receive these entitlement grants, Title I of the National Affordable Housing Act requires jurisdictions to prepare a five-year "Consolidated Plan" that identifies local community development needs and sets forth a strategy to address these needs. The Consolidated Plan must address both affordable housing and other community development needs, such as economic development, neighborhood improvement, blight elimination, and disaster relief.

2.2 Santa Clara Entitlement Jurisdictions

In the interest of regional collaboration and efficient use of resources, the City of Sunnyvale joined all but one of the other entitlement grantees in Santa Clara County to prepare the 2010-2015 Consolidated Plans. This group of jurisdictions, referred to by this document as the "Entitlement Jurisdictions," includes the cities of Cupertino, Gilroy, Mountain View, Palo Alto, Sunnyvale, San José, and Santa Clara, as well as the Santa Clara Urban County, which is a HOME "consortium" consisting of the County of Santa Clara, and participating non-entitlement cities: Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga. The City of Milpitas, the remaining entitlement jurisdiction in the County, did not participate in this collaborative effort because they use a plan period other than 2010-2015, and they will update their Consolidated Plan in several years.

2.3 Resources for Housing and Community Development Activities

Federal Entitlement Grants

The following describes the resources that the City of Sunnyvale currently has available for housing and community development activities, as well as other grants allocated by HUD to some entitlement jurisdictions. Allocation of entitlement grants are largely on a formula basis, based on several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing stock, and extent of population growth lag in relationship to other metropolitan areas.[2] Sunnyvale has not experienced population growth lag, which is exhibited by long-term trends of declining property values and population loss, often seen in Rust Belt inner cities such as Detroit, Pittsburgh, and Cleveland.

Community Development Block Grant (CDBG). CDBG is one of the largest federal funding programs administered by HUD. CDBG Funds can be used for a variety of housing and community development activities such as:[3]

- Acquisition of real property
- Relocation and demolition
- Rehabilitation of residential and non-residential structures
- Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes
- Public services, within certain limits
- Activities related to energy conservation and renewable energy resources
- Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities

Generally, the following types of activities are <u>ineligible</u> for CDBG funding:

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

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[2] HUD defines ”population growth lag” as the number of persons who would have been residents in a city or urban county, in excess of its current population, if the city or urban county had a population growth rate equal to the population growth rate of all metropolitan cities during that period.

[3] HUD, Community Development Block Grant Entitlement Communities Grants, August 27, 2009, http://www.hud.gov/offices/cpd/communitydevelopment/programs/entitlement/

At least 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons (i.e., those earning at or below 80% of "area median income" as established by HUD for each metropolitan area.). In addition, each activity must meet one of the following "national objectives" for the program:

- benefit low- and moderate-income persons,
- prevention or elimination of slums or blight, or
- Address community development needs having a particular urgency because existing conditions (such as a natural disaster) pose a serious and immediate threat to the health or welfare of the community, and for which no other funding is available.

HOME Investment Partnership Program (HOME). HOME funds are available only for affordable housing activities. HOME funds may be used to provide homebuyer and/ or rehabilitation assistance to eligible lower-income homeowners and homebuyers; to build or rehabilitate housing for rent or for sale. HOME funds are also available for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated housing to make way for new HOME-assisted development, and payment of relocation expenses. Participating jurisdictions may use HOME funds to provide tenant-based rental assistance (similar to Housing Choice Vouchers) for terms of up to two years if such activity is consistent with their Consolidated Plan and justified under local market conditions.[4]

Mortgage Credit Certificates (MCC). The federal government allows homeowners to claim a federal income tax deduction equal to the amount of interest paid each year on a residential mortgage loan. This itemized deduction only reduces the amount of taxable income. Through an MCC, a homeowner's deduction can be converted into a federal income tax credit for lower- and moderate-income first-time homebuyers. This credit actually reduces the household's tax payments on a dollar for dollar basis, with a maximum credit equal to 10% to 20% of the annual interest paid on the borrower's mortgage. The County issues mortgage credit certificates in Santa Clara County directly to eligible homebuyers throughout the County. A number of these have been issued to homebuyers in Sunnyvale.

Other Federal Entitlement Grants Available within the County:

Housing Opportunities for People with AIDS (HOPWA). HOPWA provides housing assistance and supportive services for people with AIDS, including, but are not limited to acquisition, rehabilitation, or new construction of housing; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds may also be used for health care and

[4] HUD, Home Investment Partnerships Programs, October 19, 2009, http://www.hud.gov/offices/cpd/affordablehousing/programs/home/

mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services. The City of San José administers HOPWA funds for Santa Clara County.

Emergency Shelter Grants (ESG). The ESG program provides funding for shelter operations and essential supportive services. ESG also provides short-term homelessness prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shut-offs. The City of San José administers ESG funds for various areas of the County.

Other Federal Grant Programs

In addition to the entitlement grants listed above, the federal government provides several other funding programs for community development and affordable housing activities. These are available as competitive or formula grants to housing authorities, non-profit developers, and other local housing agencies. These include the Section 8 Rental Assistance program, Section 202, Section 811, and various public housing programs. The recent Housing & Economic Recovery Act (HERA) of 2008 and the American Recovery and Reinvestment Act (ARRA) of 2009 created several new types of community development and housing programs. The City received an ARRA formula grant of Homelessness Prevention and Rapid Re-Housing (HPRP) funds in 2009, however these funds are anticipated to be fully expended by the end of the current fiscal year (2009-10), and additional HPRP funding is not anticipated.

State of California Housing and Community Development Resources

The California Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) administer a variety of state housing programs, including: Multifamily Housing Program (MHP), Affordable Housing Innovation Fund (AHIF), Building Equity and Growth in Neighborhoods Program (BEGIN), CalHOME, and Farmworker Housing Grants, among others. One-time state bonds, primarily Proposition 46 of 2002 and Proposition 1C of 2006, funded most of these programs. Much of the funding made available by those bonds has already been expended or allocated by the State, and additional funds are not available at this time. CalHFA offers first mortgage programs, down payment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. The State Tax Credit Allocation Committee (TCAC) also administers the federal and state Low Income Housing Tax Credit (LIHTC) program, a widely used funding source for affordable housing projects.

In 2009, the City of Sunnyvale was awarded an HCD grant of $6.6 million through the Infill Infrastructure Grant Program, which was funded by Proposition 1C of 2006. This grant will assist development of one hundred twenty-four new rental apartments at Fair Oaks and Garland Avenues in Sunnyvale for very low-income seniors, including some units for disabled seniors. That grant will be expended for construction of that project during the first eighteen months of this Plan period.

Local Housing and Community Development Sources

The City has several other local resources for affordable housing uses:

Jobs-Housing "Linkage" Fees. Many local governments in areas with high housing costs apply a "linkage" or "mitigation" fee, pursuant to the California Mitigation Fee Act, on new job-generating developments, and use the fees to support local affordable housing efforts. The cities of Cupertino, Mountain View, Palo Alto, and Sunnyvale currently operate a linkage fee program. Sunnyvale's fees are deposited into a separate Housing Mitigation Fund (HMF). To date the City has received nearly $15 million in HMF funds. Approximately $13 million in HMF was previously obligated to several projects: approximately $5 million for the Fair Oaks senior housing project, and $8.2 million reserved for two rental projects (the "Onizuka projects") contingent upon the conveyance of the Onizuka Air Force Station to the City, to serve individuals meeting the HUD definition of homeless, pursuant to the homeless housing provisions in the Onizuka Local Redevelopment Authority (LRA) Plan adopted in 2008[5]. With these commitments, a limited amount remains in the HMF available for allocation under this Plan, as fees have not been received since the economic collapse of 2008, and are not projected until new large-scale commercial and industrial development resumes in the City.

Redevelopment Funds. Sunnyvale currently has no redevelopment funds available for housing uses. The Sunnyvale Redevelopment Agency projects that the first deposit of redevelopment tax-increment funds into its "housing set-aside" fund will be made in FY 2015-16. Recent state actions to borrow or redirect tax increment funds may further delay the City's receipt of these funds. The State has been sued by the California Redevelopment Association and related parties[6] regarding this matter.

2.4 Organization of the Consolidated Plan

The remainder of this Consolidated Plan consists of the following sections:

Chapter 3: Citizen Participation. Describes the process used to obtain community input on the Consolidated Plan.

Chapter 4: Housing and Community Development Needs. Includes quantitative and qualitative data summarizing housing and community development needs within the city and the larger region. This section describes local demographics, housing stock characteristics, extent and types of homelessness, housing affordability, the supply of affordable housing, current barriers to housing development, and fair housing issues. Non-housing community development needs are also described. The document presents the most recent data available from various sources, including:

[5] Onizuka Air Force Station Local Redevelopment Authority Redevelopment Plan, December 2008. Available online at: www.Onizuka.inSunnyvale.com

[6] California Redevelopment Agency v. Genest, Sacramento County Superior Court, Civil No. 34-2009-80000359

Census 2000, the American Community Survey, Claritas, Inc. (a private data service that benchmarks estimates to the Census), the Association of Bay Area Governments (ABAG), the California Department of Finance, the State Employment Development Department, and other specialized sources. The needs assessment also incorporated input from participants at the Consolidated Plan Workshops (discussed in Section 3).

Chapter 5: Strategic Plan. A five-year plan for addressing the city's housing and community development needs with available federal and other resources.

APPENDIX: FY 2010-11 Action Plan. A one-year plan and budget for use of Sunnyvale's CDBG and HOME grants in FY 2010-11.

Terminology Notes:
In order to eliminate potential confusion caused by differences among various HUD programs for the standard income levels, this Consolidated Plan will use the State terminology, because it includes all income levels and is consistent with the City's Housing Element, and some of the City's local (non-HUD) housing funds are used to assist moderate-income households. Many City programs are available to all households with incomes at or below 80% of area median, referred to collectively herein as "lower-income" for brevity, meaning the same income group as the CDBG phrase "low and moderate-income" households. Direct assistance through HUD programs is generally limited to lower-income households, except for certain CDBG programs with "area benefit", blight elimination, and/or job creation objectives, which benefit mostly (at least 51%), but not exclusively lower-income households.

<table>
<tr><th>Percent of Area Median Income* (AMI)</th><th colspan="2">CDBG</th><th>HOME</th><th colspan="2">State of California</th></tr>
<tr><td>At or below 30%</td><td>Very low</td><td rowspan="3">"Low and Moderate"</td><td>Extremely low</td><td>Extremely Low</td><td rowspan="3">"Lower"</td></tr>
<tr><td>At or below 50%</td><td>Low</td><td>Very Low</td><td>Very Low</td></tr>
<tr><td>At or below 80%</td><td>Moderate</td><td>Low</td><td>Low</td></tr>
<tr><td>At or below 120%</td><td colspan="2">(Middle)</td><td>n/a</td><td colspan="2">Moderate</td></tr>
<tr><td>Above 120%</td><td colspan="2">n/a</td><td>n/a</td><td colspan="2">Above Moderate</td></tr>
</table>

* As established by HUD "Section 8" income limits

3 Citizen Participation

Sunnyvale Outreach

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. To encourage citizen participation in the development of the 2010-2015 Consolidated Plan, the City, conducted outreach in various forms that included: e-newsletters, postings on the City website, presentations at neighborhood associations and Neighborhood Enhancement Action Team (**NEAT**) meetings, and the following public meetings and hearings:

- A Goals/Visioning workshop on September 23, 2009
- A public meeting on the draft Consolidated Plan before the Housing and Human Services Commission on March 24, 2010;
- A public hearing before the Housing and Human Services Commission on April 28, 2010; and
- A public hearing before the City Council on May 11, 2010.

Collaborative Regional Outreach

Throughout September 2009, the Entitlement Jurisdictions jointly hosted three Consolidated Plan workshops, facilitated by Bay Area Economics, to engage the public and local stakeholders in the planning process. The workshops were held in Sunnyvale, San José, and Morgan Hill, to encompass northern, central, and southern Santa Clara County. Workshops were scheduled both after hours (6pm to 7:30pm) and during the workday (3pm to 4:30pm), allowing more flexibility for participants to attend. Appendix A.1 contains the date, time, and location of each workshop.

The workshops were well attended, thanks to extensive public outreach efforts including email to community groups, service providers, internet postings, advertisements in the local newspapers, and calls to local stakeholders, neighborhood groups, and public officials. A total of 103 individuals participated in the workshops, including approximately 50 participants at the Sunnyvale workshop. Appendix A.1 documents the attendance at each session.

At the workshops, staff explained the Consolidated Plan requirements, process, and purpose of the document. The attendees were then asked to split into small groups to focus on several specific topics: (1) human services, (2) housing and neighborhood improvements, and (3) economic development and community facilities/infrastructure. Specifically, participants were asked:

- What are the primary needs associated with each topic?
- What services and facilities are currently available to meet those needs?
- What unmet needs remain?

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

As another method of soliciting input, workshop participants also completed a written survey about local community development needs. This survey was distributed at the workshops as well as through other venues, particularly in San Jose, to further engage the public in the Consolidated Plan. Although the survey group was not selected by scientific methods (i.e., no claims are made that the respondent are representative of the County population as a whole or that the results have any statistical significance), the responses offer some ideas about community needs and priorities. A total of 120 surveys were received. Appendix A.3 contains the survey instrument and the responses. These responses, along with the participant comments from the workshop, were incorporated into the following section, which summarizes community development needs in the City and to some extent throughout the county.

Sunnyvale Public Hearings

Public hearings on the draft Consolidated Plan and Action Plan were held before the Housing and Human Services Commission on March 24 and April 28, and by the City Council on May 11. The following comments were received and have been incorporated into these plans where appropriate. More detailed descriptions of the comments made are included in Appendix A in the form of meeting minutes, along with copies of written comments received.

March 24, 2010 Housing & Human Services Commission Meeting:
Several service providers and agency staff attended the meeting and expressed the need for the following priority services: jobs for youth, health care for uninsured children, legal services for seniors, emergency financial/rent assistance and food for very low income households, and home access and accessibility equipment grants for moderate income disabled people.

April 28, 2010 Housing & Human Services Commission Meeting:
Public comments were made in support of housing rehabilitation assistance for the Momentum and Homestead Park capital project proposals; service providers expressed thanks for current and prior support of health and mental health care services for families and children, and health coverage for uninsured children. Commissioners moved to emphasize the unmet priority need for child care services in Sunnyvale, given that adults of child-bearing age are the largest age cohort in the City, there are many families with children, and the demand for child care currently exceeds capacity of existing providers. They also moved to incorporate the changes requested in writing by Senior Adults Legal Assistance to clarify and emphasize the need for legal assistance specifically for seniors.

4 Housing and Community Development Needs

This Housing and Community Development Needs Assessment incorporates quantitative data from a variety of sources and qualitative information from various organizations and community members. Quantitative data sources include demographic and/or economic estimates and projections from the following agencies: the United States Census Bureau; the Association of Bay Area Governments; the State of California Department of Finance; and Claritas, Inc., a market research firm that conducts detailed socioeconomic analysis and develops estimates based on Census and other data. All data sources used in this Needs Assessment are listed in Appendix B. Whenever possible, the Needs Assessment presents the most recent data available regarding current market and economic conditions. For example, Claritas, Inc. uses Census 2000 data and applies more recent indicators (such as unemployment rates) to estimate current (2009) demographic and socioeconomic conditions.[7] However, in some cases, the 2000 U.S. Census provides the most reliable data, and information that is more current is not available.[8]

4.1 Demographic Profile and Housing Needs

Population and Household Trends

In 2009, approximately 138,800 people resided within Sunnyvale, which equaled approximately 7% of the total population of Santa Clara County. San José, the largest city in the County, had over 1 million residents, comprising 54% of the County total. The city of Santa Clara, the third largest city in the County, had 117,200 residents. As shown in Table 4.1 on the next page, Santa Clara County's population increased by 10% between 2000 and 2009. Between 2000 and 2009, Sunnyvale's population increased by 5.4%, from 131,760 to 138,826. Among entitlement jurisdictions, Mountain View and Palo Alto experienced modest growth, with population increases of less than 6% between 2000 and 2009. In contrast, Gilroy and Santa Clara experienced the largest growth, increasing by 24% and 15%, respectively, over the same period. Higher home prices, as well as the limited supply of developable land in many hillside jurisdictions, likely shifted a large share of the new population growth to the more affordable and larger jurisdictions of Gilroy, San José, and Santa Clara.

[7] Claritas is used instead of the American Community Survey (ACS) because the ACS does not provide data at the Census block group level, which is needed to accurately map the demographic data.

[8] In reviewing this Needs Assessment, it is important to consider that the 2000 Census marked a peak in the County's economy, with low unemployment and a severe housing shortage. In contrast, today's economy is characterized by high unemployment and more available and affordable housing, therefore data from 2000 may not accurately reflect current conditions.

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

	Population		2000-2009	Households		2000-2009
	2000	2009 (a)	% Change	2000	2009 (a)	% Change
Cupertino	50,546	55,840	**10.5%**	18,204	19,752	**8.5%**
Gilroy	41,464	51,508	**24.2%**	11,869	14,529	**22.4%**
Mountain View	70,708	74,762	**5.7%**	31,242	32,444	**3.8%**
Palo Alto	58,598	64,484	**10.0%**	25,216	27,387	**8.6%**
San Jose	894,943	1,006,892	**12.5%**	276,598	305,660	**10.5%**
Santa Clara	102,361	117,242	**14.5%**	38,526	43,483	**12.9%**
Sunnyvale	**131,760**	**138,826**	**5.4%**	**52,539**	**54,375**	**3.5%**
Urban County	269,507	277,250	2.9%	94,537	95,716	1.2%
Santa Clara County	**1,682,585**	**1,857,621**	**10.4%**	**565,863**	**612,463**	**8.2%**

Note:
(a) 2009 population and household estimates provided by California Department of Finance
Sources: 2000 U.S. Census; Claritas, 2009; California Department of Finance, 2009: BAE, 2009.
(b) The Urban County is composed of the County and cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga.

Household Composition and Size

Table 4.2 provides 2009 estimates of various household types. Seventy percent of the County's households were families, defined as two or more individuals who are related by birth, marriage, or adoption. Individuals comprised 21% of households, while the remaining 9% were "non-family" households, or unrelated individuals living together. In 2009, the average household size in Sunnyvale was 2.54. This is lower than both the Santa Clara County average of 2.98 persons per household and the Entitlement Jurisdictions' average household size of 2.96 persons per household.

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

	Household Type				
		2 or more persons			
	Single Person	Married Couple	Other Family	Non-Family	Average Household Size (a)
Cupertino	19.2%	64.0%	10.9%	5.9%	2.80
Gilroy	13.7%	61.5%	19.7%	5.1%	3.52
Mountain View	35.1%	40.1%	10.9%	13.8%	2.29
Palo Alto	32.7%	48.1%	9.3%	9.8%	2.33
San Jose	18.5%	55.7%	17.6%	8.2%	3.26
Santa Clara	25.7%	48.2%	14.1%	12.0%	2.63
Sunnyvale	**26.8%**	**49.9%**	**12.2%**	**11.1%**	**2.54**
Urban County	20.5%	59.2%	12.0%	8.3%	2.79
Santa Clara County Total	**21.2%**	**54.8%**	**15.1%**	**8.9%**	**2.98**

(a) Average household size is based on 2009 California Department of Finance estimates. Sources: Claritas, 2009; California Department of Finance, 2009; BAE, 2009.

Age Distribution

The median age of all County residents in 2009 was 37.2 years old. As shown in Table 4.3, 24% of the County's population was under 18 years old while only 11% was 65 years old or over. The County's proportion of elderly residents is consistent with that of the state and lower than the national average: 11 % of California residents and 13 % of U.S. residents were 65 years old or older in 2009.[9] Sunnyvale's median age was 37.8, slightly higher than the County's. While the highest proportion of persons was aged 25-44, representing 34.7% of the population, the smallest proportion was 6.1%, representing persons aged 18-24. Nearly twelve percent of Sunnyvale's population was comprised of persons 65 years old and over.

Table 4.3: Age Distribution, Santa Clara County, 2009

	Age Cohort					Median Age (a)
	Under 18	18 - 24	25 - 44	45 - 64	65 & Older	
Cupertino	23.7%	8.7%	24.2%	30.5%	12.9%	40.8
Gilroy	30.5%	10.1%	29.0%	22.5%	7.9%	32.6
Mountain View	19.4%	5.8%	37.1%	26.2%	11.5%	38.6
Palo Alto	19.4%	6.9%	25.6%	31.3%	16.8%	43.8
San Jose	25.4%	9.2%	30.7%	24.7%	9.9%	36.1
Santa Clara	21.2%	8.8%	34.4%	24.3%	11.4%	37.2
Sunnyvale	**22.3%**	**6.1%**	**34.7%**	**25.0%**	**11.8%**	**37.8**
Urban County	22.6%	10.5%	23.7%	29.6%	13.6%	NA
Santa Clara County Total	**24.1%**	**8.9%**	**30.1%**	**25.9%**	**11.0%**	**37.2**

Note:
(a) Median age data is not available for the Urban County.
Sources: Claritas, 2009; BAE, 2009.

Race/Ethnicity

Santa Clara County has a very diverse population, with no one race or ethnic group comprising a majority in 2009. As shown in Table 4.4, Non-Hispanic White persons accounted for 37% of the population while Asians represent 31% countywide. Hispanic/Latino residents comprised 26% of the County's population overall. In Sunnyvale, Non-Hispanic White and Asian residents make up 36%

[9] Estimates based on data provided by Claritas, Inc., 2009.

and 42% of the population, respectively, while Hispanic/Latino residents represented almost 17% of the population.

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

Non-Hispanic Population by Race

	White	Black/ African American	Native American	Asian	Native Hawaiian/ Pacific Islander	Other	Two or More Races	Total Non-Hispanic/Latino
Cupertino	36.0%	0.6%	0.1%	56.6%	0.1%	0.3%	2.9%	96.6%
Gilroy	31.9%	2.0%	0.5%	4.9%	0.2%	0.1%	2.2%	41.7%
Mountain View	49.2%	1.8%	0.2%	25.6%	0.2%	0.3%	3.1%	80.4%
Palo Alto	66.6%	1.8%	0.1%	23.2%	0.1%	0.3%	3.1%	95.2%
San Jose	29.6%	3.0%	0.3%	31.3%	0.4%	0.2%	3.1%	67.9%
Santa Clara	39.1%	2.1%	0.2%	37.4%	0.4%	0.3%	3.9%	83.5%
Sunnyvale	**35.7%**	**1.7%**	**0.2%**	**41.7%**	**0.3%**	**0.2%**	**3.2%**	**83.1%**
Urban County	58.6%	1.6%	0.3%	16.9%	0.2%	0.2%	3.2%	80.9%
Santa Clara County Total	**37.0%**	**2.4%**	**0.2%**	**30.8%**	**0.3%**	**0.2%**	**3.1%**	**74.1%**

Hispanic Population by Race

	White	Black/ African American	Native American	Asian	Native Hawaiian/ Pacific Islander	Other	Two or More Races	Total Hispanic/ Latino
Cupertino	1.9%	0.1%	0.0%	0.1%	0.0%	0.8%	0.5%	3.4%
Gilroy	25.4%	0.4%	1.3%	0.4%	0.1%	27.0%	3.7%	58.3%
Mountain View	10.0%	0.2%	0.2%	0.1%	0.0%	7.9%	1.3%	19.6%
Palo Alto	3.1%	0.0%	0.1%	0.1%	0.0%	1.0%	0.5%	4.8%
San Jose	12.2%	0.2%	0.5%	0.2%	0.1%	16.8%	2.2%	32.1%
Santa Clara	6.8%	0.1%	0.3%	0.2%	0.0%	7.7%	1.5%	16.5%
Sunnyvale	**7.5%**	**0.1%**	**0.2%**	**0.2%**	**0.0%**	**7.6%**	**1.3%**	**16.9%**
Urban County	8.3%	0.1%	0.4%	0.2%	0.0%	8.6%	1.5%	19.1%
Santa Clara County	**10.4%**	**0.2%**	**0.4%**	**0.2%**	**0.0%**	**12.9%**	**1.8%**	**25.9%**

Sources: Claritas, 2009; BAE, 2009.

Although no one race or ethnic group constitutes a majority in the County, HUD defines "areas of minority concentration" as Census block groups where at least 50% of the population is comprised of a single ethnic or racial group other than Whites. Figure 4.1 provides a map of the racial/ethnic composition of the county by census tract. Appendix C provides more detailed maps of minority

concentration, as well as maps of the two largest minority groups in the county, Asians and Hispanics/Latinos, mapped separately. Another way HUD defines "minority concentration" is census tracts where the percentage of all minorities combined is at least 20% greater than it is county-wide. In 2009, the non-White population comprised approximately 63% of the County's population. Therefore, under this definition, Census block groups where non-Whites represent over 83% of the population are considered areas of "minority concentration." Figure 4.2 shows that areas of minority concentration occur in portions of San José, Sunnyvale, Santa Clara, and Gilroy.

Housing Problems by Income and Race

HUD requires grantees to identify in their Consolidated Plans any racial/ethnic groups that have a disproportionately greater "housing need". Housing need (also referred to as "housing problems") is defined as paying more than 30% of income on housing, living in overcrowded units, and/or in units that lack complete kitchen or plumbing facilities (i.e., HUD-identified "housing problems"). HUD defines "disproportionate" needs at least 10% greater rate of housing problem(s) among a certain racial/ethnic group than that of all households in the same income category.

Table B-2.2 in Appendix B provides HUD's Comprehensive Housing Affordability Strategy (CHAS) tabulations from the 2000 Census, which estimated the number and percentage of Sunnyvale households in 1999 with specific housing problems at each income level, by race/ethnicity. The actual incidence of "housing problems" for current Sunnyvale residents may be somewhat different than those shown in the CHAS data, given that many changes have occurred both to housing prices, household incomes, and shifts in local demographics in the ten years since these surveys were completed.

The CHAS data show the following disproportionate rates of housing problems, as highlighted in Table B-2.2:

1. Native American households of all income levels except very low income have a disproportionate rate of housing problems compared to all households in the same income category.
2. Hispanics of very low and moderate income levels, and total Hispanic households have a disproportionate rate of housing problems compared to all households in the same income categories.
3. Very low income Black/African American households have a disproportionately higher rate of housing problems than all households of the same income level.
4. Very low and low income Asians have a disproportionately higher rate of housing problems than all households of the same income levels.
5. Pacific Islanders of all income levels and as a group have a disproportionate rate of housing problems compared to all households in the same income categories.

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

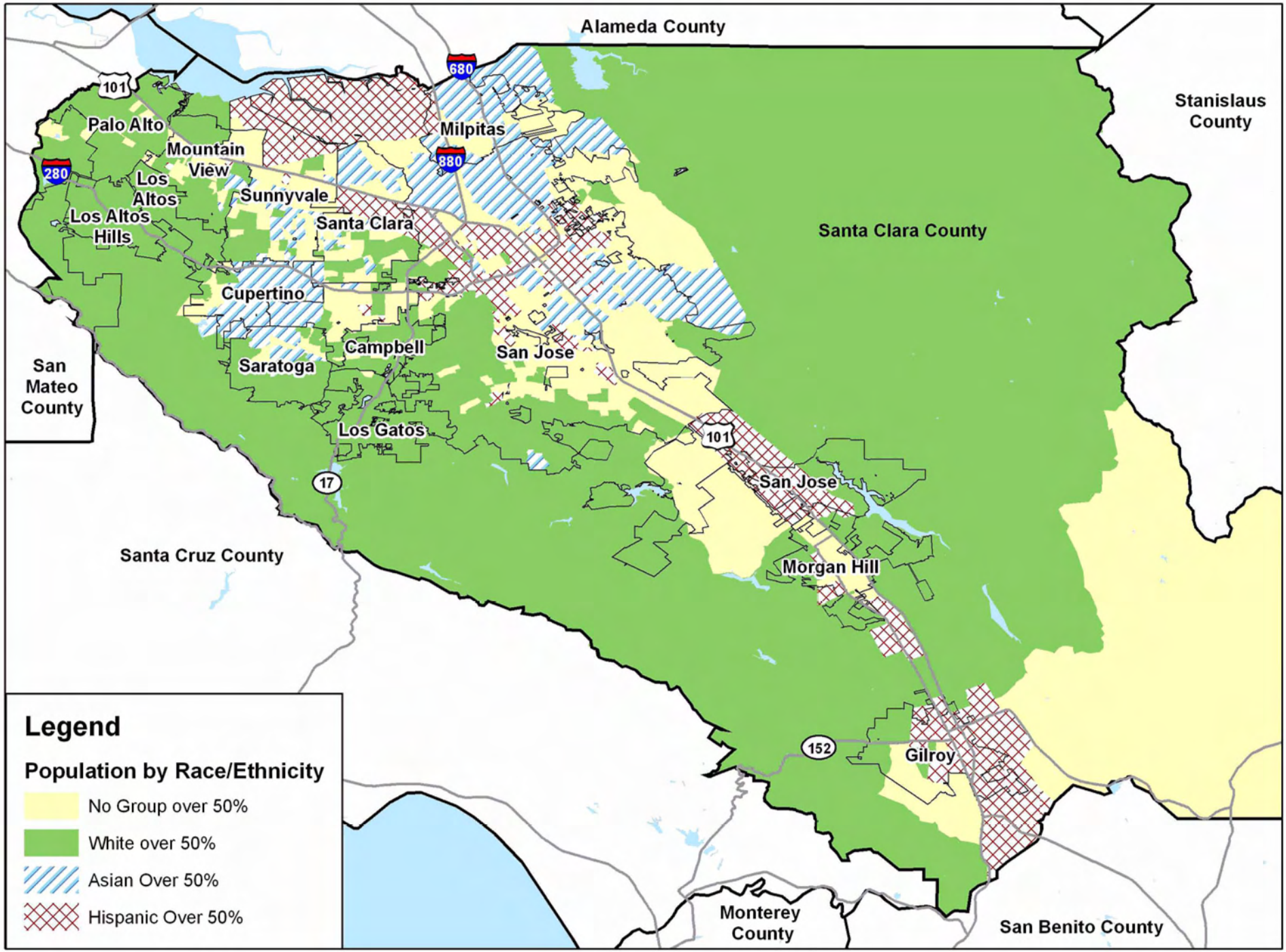
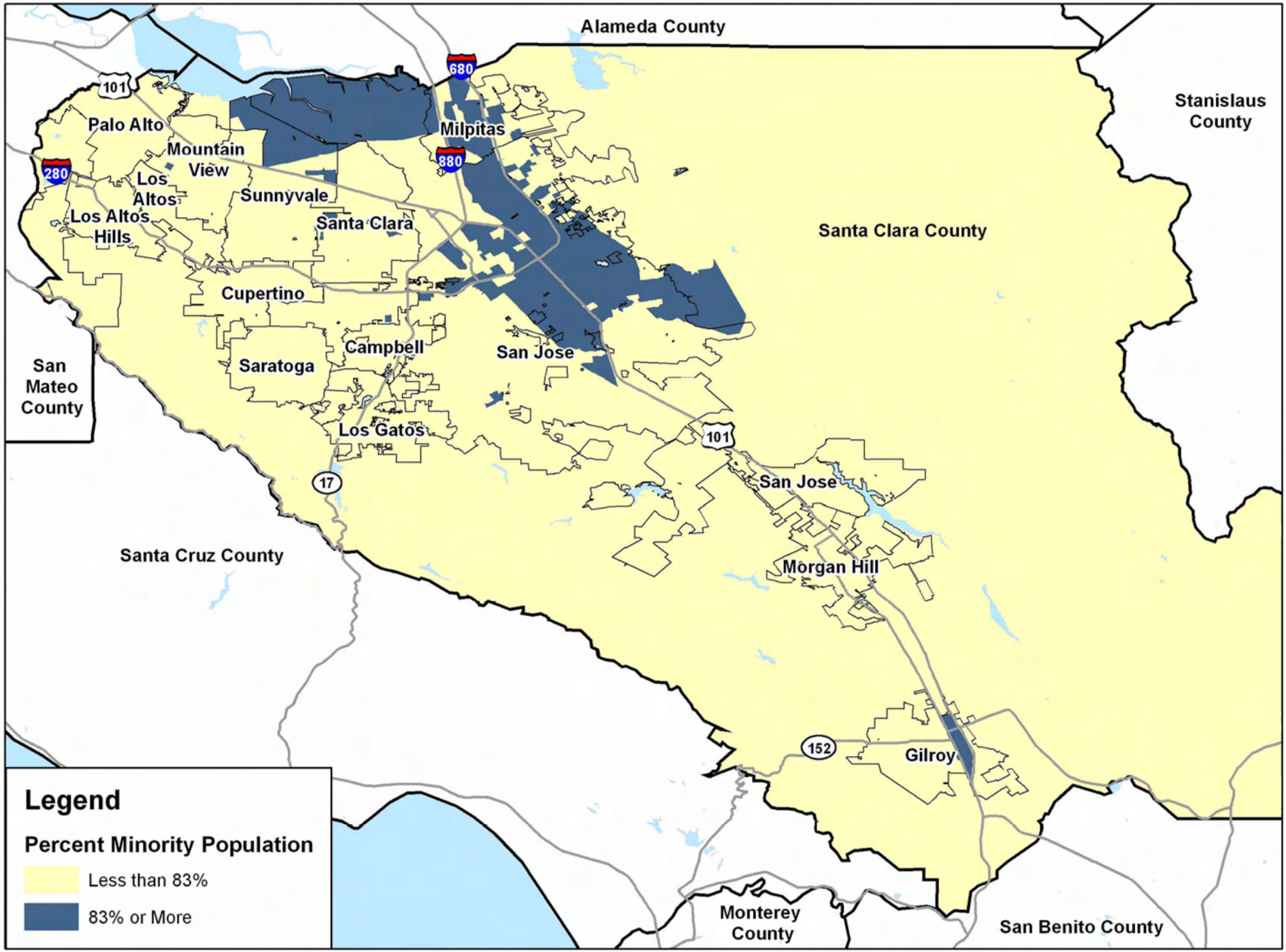


Figure 4.2: Areas of Minority Concentration, Santa Clara County, 2009



Household Income Distribution

According to Claritas estimates, Santa Clara County had a median household income of $88,430 in 2009. As shown in Table 4.5, the median household income for Sunnyvale was $89,206, slightly higher than that of the County. Twenty-six percent of Sunnyvale households earned between $35,000 and $74,999, while another 37% earned between $75,000 and $149,999 annually.

Table 4.5: Household Income, Santa Clara County, 2009

	Less than $35,000	$35,000 to $74,999	$75,000 to $149,999	$150,000 or More	Area Median Income (a)
Cupertino	11.2%	17.3%	36.2%	35.3%	$119,009
Gilroy	19.8%	31.3%	37.3%	11.6%	$73,564
Mountain View	17.6%	27.6%	34.0%	20.8%	$83,359
Palo Alto	16.8%	20.3%	29.7%	33.3%	$104,948
San Jose	17.8%	27.3%	36.4%	18.5%	$83,106
Santa Clara	17.6%	26.9%	38.5%	17.1%	$83,711
Sunnyvale	**15.1%**	**26.0%**	**37.7%**	**21.2%**	**$89,206**
Urban County	14.9%	22.5%	30.5%	32.1%	N/A
Santa Clara County Total	**16.6%**	**25.7%**	**35.4%**	**22.2%**	**$88,430**

Note:
(a) Area Median (household) Income data is not available separately for the Urban County.
Sources: Claritas, 2009; BAE, 2009.

Household Income by Household Type

HUD sets income limits for the various programs it administers, such as Section 8 and HOME. These limits are set at various levels based on various program requirements to set aside or reserve a portion of the program's assistance for various income levels, such as: extremely low-income, very low-income, and low-income, based roughly on percentages of Area Median Income (AMI) and adjusted for certain other regional factors, such as high cost areas. The income limits are also adjusted by HUD for different household sizes, using median family income estimates from census data, from the Census for each county or metropolitan area.[10] Although the names of the various income groups vary by HUD program (i.e., CDBG, HOME, etc.), as explained in Chapter 2, generally the following names are used most often to refer to the most commonly used income levels:

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

- Extremely Low Income: Up to 30 % of AMI
- Very Low Income: 31 % to 50 % of AMI
- Low Income: 51 % to 80 % of AMI

HUD published various estimates on each of these income groups using 2000 Census data in HUD's "Comprehensive Housing Affordability Strategy" (CHAS), dated 2000. Table 4.6 shows the percentage of households estimated by HUD to have been lower-income (i.e., earning less than 80% of AMI) in 2000, by household type. As shown, 31% of the County's households were lower-income in 2000. Over 27% of Sunnyvale households had low incomes in 2000, and over 56% of these lower-income households were headed by seniors.

The majority of elderly households countywide were lower-income in 2000, which is not surprising given that most seniors are retired and live on fixed incomes. HUD's income estimates do not include household assets, including home equity and retirement savings, which are relevant considerations, particularly for elderly householders who may own highly valuable property or other significant assets, such as savings and/or investment portfolios.

As shown in Table 4.6, approximately 34% of large families with five or more members, and 22% of small families, were lower-income in 2000 in the County. In Sunnyvale, over 30% of large families with five or more members, and 19% of small families, were lower-income in 2000.

Table 4.6: Percent of Households with Low and Very Low Incomes by Household Type, 2000 (a)

	Elderly	Small Family	Large Family	All Others	Total
Cupertino	40.2%	13.1%	15.2%	21.6%	19.6%
Gilroy	65.9%	30.8%	51.4%	32.5%	40.6%
Mountain View	57.4%	20.0%	44.3%	26.1%	30.0%
Palo Alto	41.9%	12.4%	13.3%	28.3%	24.4%
San Jose	58.9%	25.5%	36.6%	32.5%	33.7%
Santa Clara	62.7%	21.8%	32.9%	27.9%	31.8%
Sunnyvale	**56.7%**	**19.2%**	**30.7%**	**22.7%**	**27.5%**
Urban County	42.0%	16.1%	27.3%	29.7%	25.5%
Santa Clara County	**53.5%**	**21.8%**	**34.3%**	**29.1%**	**30.5%**

Notes:
(a) Very low-income households were defined as those earning less than 50% of area median income (AMI). Low-income households defined as those earning between 51% and 80% of AMI

Definitions: Elderly households: 1 or 2 person household, either person 62 years old or older; Small family: 2 to 4 related members; Large family: 5 or more related members

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

Areas of Concentrated Poverty

The most recent federal estimates of poverty rates at the block group (neighborhood) level are from Census 2000. Areas of concentrated poverty in 2009 were estimated by Claritas by applying the Census 2000 poverty rates for each block group to the estimated population of each block group in 2009. Block group estimates were then aggregated to larger geographies such as cities and counties.[11] These estimates indicate that approximately 4% of Sunnyvale households (1,430 households), and just under 6% of all households in the County as a whole, had incomes below the poverty threshold in 2009, which was $22,128 for a 4-person household.

Table 4.7: Poverty Status, 2009

	Households Below Poverty Line	Percent of Total
Cupertino	543	3.9%
Gilroy	869	7.4%
Mountain View	701	4.4%
Palo Alto	609	4.1%
San Jose	14,420	6.6%
Santa Clara	1,396	5.3%
Sunnyvale	**1,430**	**4.4%**
Urban County	2,412	5.2%
Santa Clara County	23,000	5.7%

Sources: Claritas, 2009; BAE, 2009.

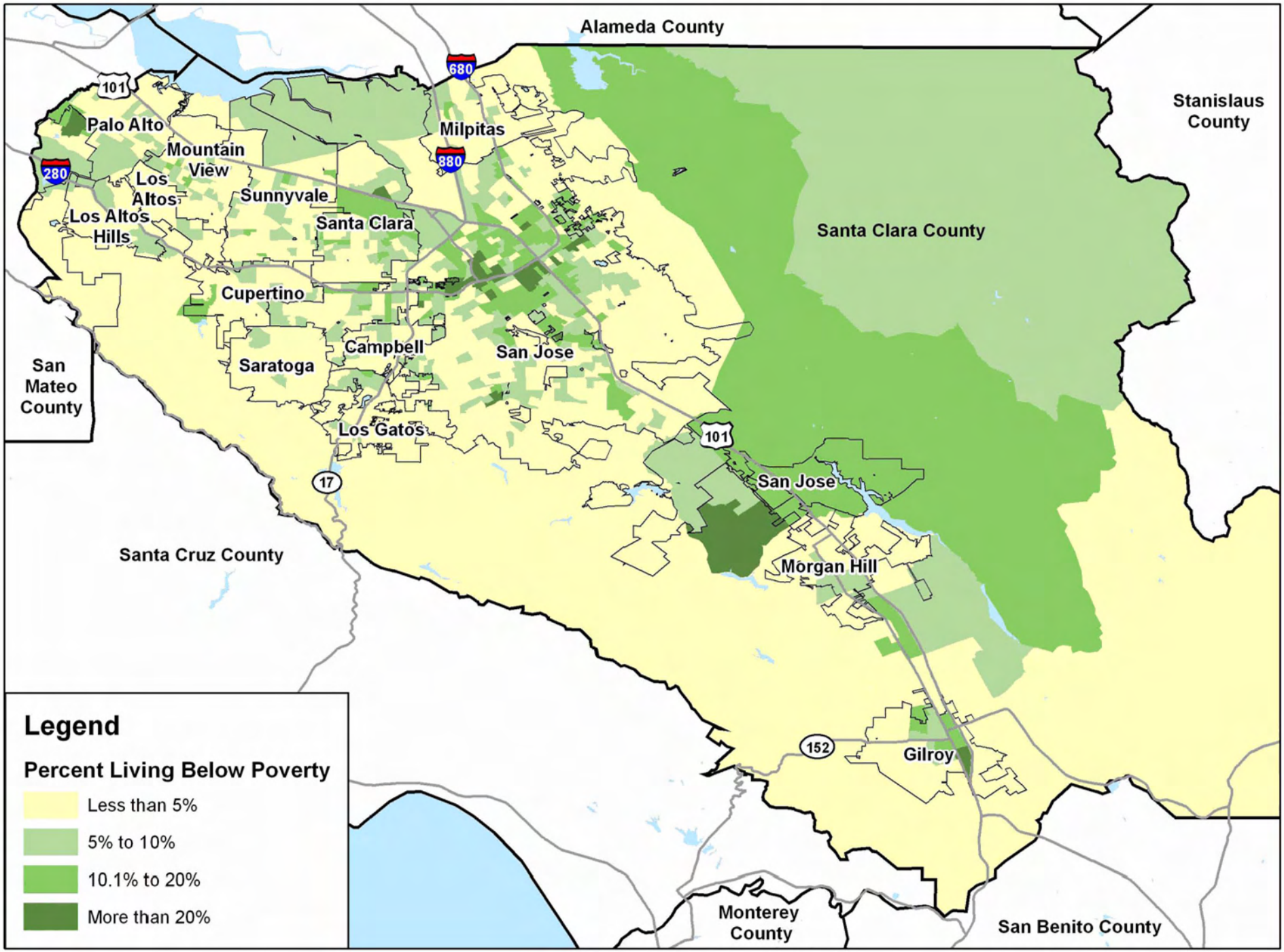
Figure 4.3 shows areas of concentrated poverty in the County. The U.S. Census Bureau uses three categories to discuss the incidence of poverty in an area – less than 20%, between 20% and 40%, and 40% or more.[12] The traditional definition of concentrated poverty is where 40% of the population lives below the federal poverty threshold.[13] There are no block groups in the County with poverty rates of 40% or more. However, there are a few block groups in the County but outside of Sunnyvale where 20% of the population is below the poverty line. The high poverty area west of Palo Alto is where Stanford University is located, reflecting the high concentration of full-time students with little or no income. Sunnyvale's highest poverty block group is located in the northern part of the city, just south of highway 101, between Mathilda, north of Maude and west of Fair Oaks Avenues. Appendix C provides a more detailed map of high-poverty areas in the County.

[11] Claritas method described in BAE correspondence dated April 8, 2010.

[12] U.S. Census Bureau, "Areas with Concentrated Poverty: 1999," July 2005, http://www.census.gov/prod/2005pubs/censr-16.pdf

[13] Wolch, Jennifer and Nathan Sessoms, USC Department of Geography, "The Changing Face of Concentrated Poverty," http://www.usc.edu/schools/sppd/lusk/research/pdf/wp_2005-1004.pdf

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



The effectiveness of the current federal poverty threshold has been questioned by numerous sociologists and others as a way of measuring poverty and self-sufficiency. The federal poverty level uses 1964 household cost data, and may not be the best measure for a region with a high cost of housing, such as Santa Clara County. As an alternative to the federal poverty level, a report entitled "*First Steps to Cutting Poverty in Half by 2020"* prepared for Santa Clara County by *Step up Silicon Valley, the Campaign to Cut Poverty in Santa Clara County*, a community-based initiative, presents a self-sufficiency standard that identifies the wage needed for a household to have enough money to pay for basics like rent, food, child care, health care, transportation, and taxes, and to save and build assets for the future. According to the report, a household with two adults, a preschooler, and a school age child would need to earn $68,430 a year in 2009 to make ends meet in Santa Clara County. That is more than three times the federal poverty level of approximately $21,200 for the same-sized family.[14] The Self-Sufficiency Standard is higher than the federal poverty level, in part, due to high housing costs in Santa Clara County compared to most other regions of the nation.

Major Employers

The distance between jobs and housing, and the availability of transportation options affects residents' ability to find and hold jobs. Table 4.8 provides a list of the largest private sector employers in Santa Clara County, while Figure 4.4 shows their locations. Many of the County's largest employers are located in San José, Santa Clara, and Sunnyvale. Importantly, 21 of the County's 26 largest employers are within one-quarter mile of a transit station or bus stop, facilitating access to households who rely on public transit to get to work.[15]

Major Job Centers

In 2005, the Association of Bay Area Governments estimated there were approximately 872,900 jobs in Santa Clara County, of which nearly 74,000 were located in Sunnyvale. In 2009, ABAG projected that employment in Santa Clara County would increase by 62% between 2005 and 2015, to 981,000 jobs. The number of jobs in Sunnyvale was projected to increase by 10.6%. Although ABAG released its projections data in the summer of 2009, and made some adjustments for the ongoing recession, employment levels are likely to be lower than ABAG projected in the short term, due to the current economic climate, and number of lay-offs and closures that have occurred in the County.

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

[15] Based on GIS analysis of employer locations and transit network.

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

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

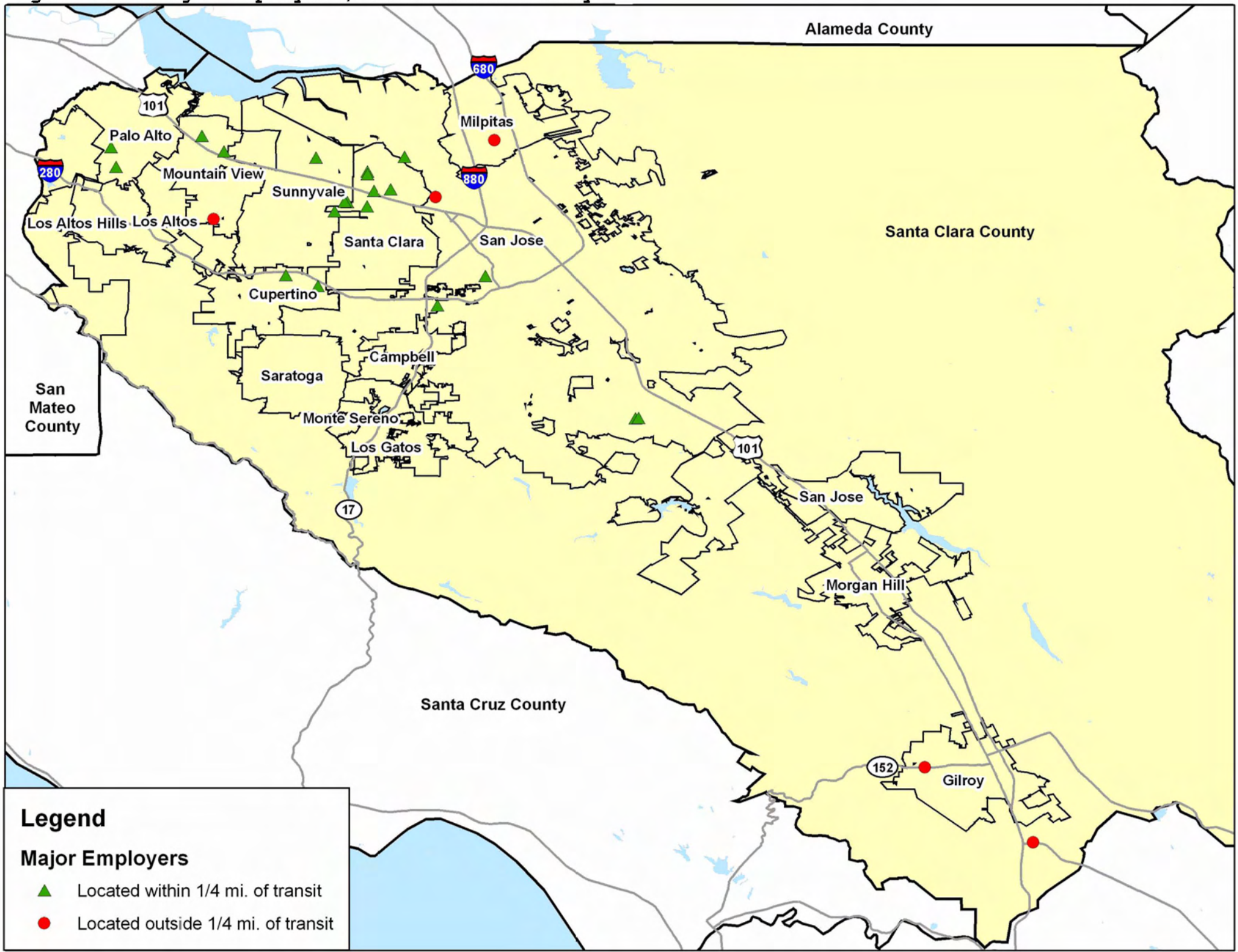
Note:
(a) These companies are ranked by employment size category; no exact employment figures were provided by California Employment Development Department.
Sources: California Employment Development Department, 2nd Edition 2009 ; BAE, 2009.

Table 4.9: Job Projections, Santa Clara County, 2005-2015

	2005	2010	2015	% Change '05-'15
Cupertino	31,060	31,780	32,550	4.8%
Gilroy	17,370	17,850	18,710	7.7%
Mountain View	51,130	51,990	52,510	2.7%
Palo Alto	75,610	76,480	76,740	1.5%
San Jose	348,960	369,500	425,100	21.8%
Santa Clara	104,920	106,750	111,560	6.3%
Sunnyvale	**73,630**	**77,890**	**81,460**	**10.6%**
Urban County	122,600	125,660	132,230	7.9%
Santa Clara County Total	**872,860**	**906,270**	**981,230**	**12.4%**

Sources: ABAG Projections, 2009; BAE, 2009.

Figure 4.4: Major Employers, Santa Clara County



4.2 Needs of Homeless People

Many homeless people face various difficulties, such as physical or mental disabilities, unemployment, HIV/AIDS, and/or substance abuse, which can impair their ability to secure or retain housing and/or jobs. These needs may be addressed temporarily with emergency shelters, transitional housing, permanent supportive housing, and/or rental housing affordable to extremely lower-income households. Emergency shelters are generally group quarters, such as the Sunnyvale Armory, and may offer minimal services, with occupancy ranging from one night to six months. HUD defines transitional housing as "housing and appropriate supportive services to help people move to independent living within 6 to 24 months". Permanent supportive housing offers on- or off-site services that support residents with health-related and/or other services. Some people who experience only a brief episode without a home may only require assistance with locating and moving into a new unit, and/or subsidized rents or ongoing rental assistance, such as a Housing Choice Voucher or Homelessness Prevention and Rapid Re-Housing Program (HPRP) assistance.

Nationally, there has been a shift to the "Housing First" model, which originated in 2002. "Housing First" proposes to reduce reliance on emergency shelters, while making a sincere effort, using "deep subsidies" or other tools, to provide people with standard housing (their own apartments or other type of unit) within no less than 30 days of losing their prior home. This allows them to quickly regain stability and return to work or otherwise enhance their self-sufficiency. In 2005, Santa Clara County also shifted to a similar "Housing First" approach. The Santa Clara County "Collaborative on Affordable Housing and Homeless Issues" consisting of charitable organizations, service and shelter providers, local jurisdictions, and the Housing Authority, is working together to implement the new approach.

Homeless Population

According to the *2009 Santa Clara County Homeless Census and Survey*, 7,086 people were identified as homeless under the HUD definition on January 26-27, 2009, meaning that they were either sleeping in a place not fit for human habitation, or were in emergency or transitional housing for homeless people. The Homeless Census found the greatest number of homeless in San José, with approximately 4,200 homeless people counted, or 59% of the County's total homeless population. Gilroy had the second largest count of homeless people among the jurisdictions, with nearly 600 people living without permanent shelter, while 349 homeless people were counted in Sunnyvale in 2009, a decrease of 45% from 2007. Overall, the Homeless Census suggests the homeless count generally decreased from 2007, with 116 fewer homeless people in the County by 2009 (see Table 4.10). This count, however, should be considered conservative because many homeless individuals cannot be found, even with the most thorough methodology. Although careful training took place prior to the count of unsheltered homeless people, it is very difficult to count all people living on the streets, and people may have been missed, both in 2007 and 2009.

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

	Individuals			Persons in Families			Adults of Undetermined Gender/Age (b)			Total Homeless		
Jurisdiction	**2007**	**2009**	**Change**	**2007**	**2009**	**Change**	**2007**	**2009**	**Change**	**2007**	**2009**	**Change**
Cupertino	37	53	16	12	-	(12)	4	8	4	53	61	8
Gilroy	235	292	57	308	265	(43)	117	42	(75)	660	599	(61)
Mountain View	55	31	(24)	10	10	-	57	35	(22)	122	76	(46)
Palo Alto	196	129	(67)	20	23	3	21	26	5	237	178	(59)
San Jose	2,523	2,519	(4)	515	384	(131)	1,271	1,290	19	4,309	4,193	(116)
Santa Clara	181	208	27	229	166	(63)	70	100	30	480	474	(6)
Sunnyvale	**541**	**285**	**(256)**	**18**	**15**	**(3)**	**81**	**49**	**(32)**	**640**	**349**	**(291)**
Urban County	199	449	250	130	135	5	205	484	279	534	1,068	534
Santa Clara County (c)	**4,049**	**4,011**	**(38)**	**1,257**	**1,008**	**(249)**	**1,896**	**2,067**	**171**	**7,202**	**7,086**	**(116)**

Notes:
(a) This survey does not include people in rehabilitation facilities, hospitals, or jails. The 2007 Homeless Census and Survey was conducted from Jan. 29- 30, 2007. The 2009 Census took place during Jan. 26-27, 2009.
(b) This category includes individuals whose family status, or sex, could not be determined by observers during point-in-time homeless count. These unsheltered individuals resided in vehicles, abandoned buildings, or other obscure locations.
(c) A decrease in homeless persons in shelters count does not necessarily represent a loss of beds, but rather a re-classification of the bed "type" to a non-shelter status, such as transitional or permanent units.
Sources: Santa Clara County Homeless Census, Applied Survey Research, 2007 & 2009; BAE, 2009.

Although the 2009 Homeless Census reports a decrease in homeless individuals since 2007, local homelessness service providers in the County report that they have seen an increase in clients seeking assistance. For example, staff at the Community Services Agency (CSA), which serves Los Altos, Los Altos Hills, and Mountain View, report that the number of clients they served rose from 300 in 2007-2008 to 394 in 2008-2009.[16] In addition, representatives from shelters and service providers such as EHC Lifebuilders, Inn Vision, the Bill Wilson Center, and West Valley Community Services, reported increased demand for assistance, particularly as a result of the recession and many households having one or more members out of work. Table 4.11 below shows that the majority of homeless men and women lived without shelter in both 2007 and 2009. However, the majority of homeless children lived in transitional housing.

[16] Nadia Llivea, Homeless Services Specialist, Community Services Agency, email and phone correspondence with BAE.

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

Setting	Men			Women			Youth (b)			Adults of Undetermined Gender/Age (c)			Total Individuals		
	2007	2009	Change	2007	2009	Change	2007	2009	Change	2007	2009	Change	2007	2009	Change
Unsheltered	**2,084**	**2,022**	**(62)**	**647**	**499**	**(148)**	**246**	**80**	**(166)**	**2,124**	**2,382**	**258**	**5,101**	**4,983**	**(118)**
Single individuals	2,022	2,009	(13)	580	480	(100)	114	46	(68)	222	315	93	2,938	2,850	(88)
Persons in families	62	13	(49)	67	19	(48)	132	34	(98)	-	-	-	261	66	(195)
Individuals in cars, vans, RVs	-	-	-	-	-	-	-	-	-	1,031	978	(53)	1,031	978	(53)
Individuals in encampments	-	-	-	-	-	-	-	-	-	865	752	(113)	865	752	(113)
Individuals in abandoned buildings	-	-	-	-	-	-	-	-	-	NA	285	NA	NA	285	NA
Individuals reported by park ranger	-	-	-	-	-	-	-	-	-	6	52	46	6	52	46
Sheltered (d)	**902**	**917**	**15**	**557**	**227**	**(330)**	**640**	**547**	**(93)**	**2**	**412**	**410**	**2,101**	**2,103**	**2**
Emergency Shelter	616	675	59	219	148	(71)	163	163	-	1	92	91	999	1,078	79
Single individuals	594	675	81	143	148	5	21	17	(4)	1	-	(1)	759	840	81
Persons in families	22	NA3	NA	76	NA3	NA	142	146	4	-	92	92	240	238	(2)
Transitional Housing	286	242	(44)	338	79	(259)	477	384	(93)	1	320	319	1,102	1,025	(77)
Single individuals	213	242	29	105	79	(26)	27	-	(27)	1	-	(1)	346	321	(25)
Persons in families	73	NA3	NA	233	NA3	NA	450	384	(66)	-	320	320	756	704	(52)
Total Unsheltered & Sheltered (e)	**2,986**	**2,939**	**(47)**	**1,204**	**726**	**(478)**	**886**	**627**	**(259)**	**2,126**	**2,794**	**668**	**7,202**	**7,086**	**(116)**

Notes:

(a) This survey does not include people in rehabilitation facilities, hospitals, or jails. The 2007 Homeless Census and Survey was conducted from Jan. 29- 30, 2007. The 2009 Census took place during Jan. 26-27, 2009.

(b) It should be noted that a change in the youth data collection process was made in 2009. As opposed to 2007, youth census enumerators in 2009 were asked to make a distinction between unaccompanied youth under age 18 and unaccompanied youth ages 18 - 22 years. Those enumerated youth ages 18 - 22 were subsequently integrated into the overall adult population (18 years and over) enumerated during the general homeless census. However, the distinction and integration made in 2009 were not made in 2007. Therefore, the difference in the total number ofyouth enumerated in 2007 and 2009 may be due in part to this change in data collection.

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

(d) In 2009, shelter service providers were not asked to indicate the gender of individuals in families, which resulted in the considerable increase of individuals in the "undetermined gender" category.

(e) Decrease in homeless counted during point-in-time estimate does not necessarily signify a corresponding decrease in homelessness due to difficulty in counting all homeless individuals. Similarly, a decrease in homeless count does not necessarily represent a loss of inventory in the County or City capacity, but rather a re-classification of the bed "type" that reflects a programming or funding change.

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

Table 4.12 presents the estimated racial/ethnic composition of the homeless population in Santa Clara County, based on the 936 individuals who were surveyed as part of the 2009 Homeless Census. As shown, White and Hispanic/Latino individuals represented the largest proportions of the homeless population, each comprising 33% of the survey group. While African Americans represented just 2% of Santa Clara County's total population in 2009, they represented 20% of the homeless population.

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

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

Note:
(a) Represents surveyed homeless population only.
Sources: Santa Clara County Homeless Census,
Applied Survey Research, 2009; BAE, 2009.

The 2009 Homeless Census found that approximately 39% of homeless individuals surveyed have chronic substance abuse problems. Another 32% are "chronically homeless", which is defined by HUD as "an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years" (see Table 4.13). A homeless person could be counted in more than one category (i.e., substance abuse and chronically homeless). These findings and comments from Consolidated Plan workshop participants highlight the ongoing need for substance abuse treatment for homeless people and others.

Table 4.13: Homeless Subpopulations, Santa Clara County, 2009 (a)

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

Notes:
(a) Estimates calculated by applying the Homeless Survey results to the point-in-time Census count.
(b) Total do not equal sum of all subpopulations. An individual may be counted in more than one category. The total represents the total number of individuals counted in the Homeless Census.
Sources: 2009 Santa Clara County Homeless Census and Survey, Applied Survey Research, January 2009; BAE, 2009.

Inventory of Facilities and Services for Homeless People

There are a variety of facilities and services within the County to assist individuals and families who are homeless or at risk of homelessness. Some facilities target specific groups, such as victims of domestic violence, veterans, or individuals with HIV or AIDS. Tables 4.14, 4.15, and 4.16 provide an inventory of the facilities in Santa Clara County, along with the type of clients served and facility capacity. Table 4.14 lists the emergency shelters in the County, while Table 4.15 and Table 4.16 list the County's transitional housing and permanent supportive housing facilities, respectively. The inventories of facilities are based on the County's 2009 Continuum of Care application for various types of HUD grants to be used to help homeless people regain housing, meet basic needs, and stabilize.

As described earlier, emergency shelters provide temporary shelter for homeless individuals and/or families. Transitional housing provides rental housing for individuals and families who are transitioning out of homelessness for a predetermined amount of time (usually up to 24 months). Permanent supportive housing offers on- or off-site services to assist residents, with no limit on the length of stay. Countywide, jurisdictions support the Housing First model, which is based on the principle that permanent housing, combined with access to the supportive services that many homeless people need, can help end homelessness for many people. This model places people in permanent housing as quickly as possible, as national and local fiscal analyses and field research conducted during the last decade have shown to this to be the most cost-effective approach, with the greatest chance of permanently ending the cycle of homelessness. Some transitional housing (and the existing shelters) will likely be needed for the long term to provide interim housing while permanent units are identified for each household.

Continuum of Care Gap Analysis

Each year the County's "Continuum of Care" group prepares a "Continuum of Care Gap Analysis" which identifies the County's unmet need for emergency shelters, transitional housing, and permanent supportive housing.[17] The Gap Analysis, presented in Table 4.17, is based on the current inventory and the number of beds under development as well as the most recent Homeless Census, and uses data submitted to HUD in the County's 2009 Continuum of Care Application. As shown in Table 4.17, there is an unmet need of nearly 3,000 transitional and permanent supportive housing units for individuals. Approximately 300 beds in transitional and permanent supportive housing units are needed for households with children. The unmet need for homeless families is lower in 2009 compared to previous years because the Census showed a decrease in families. Appendix D

[17] The Continuum of Care is a collaborative group established to apply for, distribute, and administer three competitively-awarded HUD programs created to address the problems of homelessness in a comprehensive manner with other federal agencies. The programs are: Supportive Housing Program (SHP), Shelter Plus Care program, and Single Room Occupancy program (SRO).

provides the Continuum of Care Gap Analysis (HUD Table 1A) for the Entitlement Jurisdictions.

Table 4.14: Emergency Shelters, Santa Clara County, 2009

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

Under Development									
Next Door Solutions to Domestic Violence	ND Solutions	San Jose	HC	DV	3	1	0	3	0
	Subtotal				**3**	**1**	**0**	**3**	**0**
	Total				**284**	**75**	**507**	**791**	**346**

Notes:
(a) Target Population Key:
SM: single males
SF: single females
SMF: single males and females
CO: couples only, no children
SMHC: single males and households with children
SFHC: single females and households with children
HC: households with children
YM: youth males
YF: youth females
YMF: youth males and females
SMF + HC: Single male and female plus households with children
DV - Domestic Violence victims only
VET - Veterans only
HIV - HIV/AIDS populations only
Sources: Santa Clara County, Continuum of Care Application, 2009; BAE, 2009.

Table 4.15: Transitional Housing, Santa Clara County, 2009

Provider	Facility Name	City	Target Population (a) A	Target Population (a) B	All Year-Round Beds/Units: Family Beds	Family Units	Individual Beds	Total Year-Round Beds
Current Inventory								
West Valley Community Services	Transitional Housing Program	Cupertino	SMHC		12	6	10	22
Bill Wilson Center	TH/Homeless Youth and Young Families - Maria Way	Gilroy	HC		8	4	0	8
South County Housing (previously EHC LifeBuilders)	Sobrato Transitional Apts. - TH for Single Mothers and Their Children	Gilroy	HC		196	44	0	196
Community Solutions	El Invierno Transitional Housing	Gilroy	SM		0	0	12	12
Community Solutions	Kern Avenue Transitional Housing	Gilroy	SM		0	0	8	8
Bill Wilson Center	TH/North County - Villa Street	Mountain View	HC		10	5	0	10
InnVision (with Community Services Agency)	Graduate House	Mountain View	SMF		0	0	6	6
Bill Wilson Center	TH/Homeless Youth and Young Families- Humbolt Street	San Jose	YMF		0	0	5	5
Bill Wilson Center	TH/Homeless Youth and Young Families - Leigh Ave.	San Jose	YMF		0	0	5	5
City Team Ministries	House of Grace	San Jose	SF		0	0	22	22
City Team Ministries	Men's Recovery/Discipleship	San Jose	SM		0	0	40	40
City Team Ministries	Heritage Home	San Jose	SF		0	0	20	20
EHC LifeBuilders	Boccardo Regional Reception Center	San Jose	SMF+HC		40	10	0	40
Family Supportive Housing	Glen Art - Transitional Housing Program #1	San Jose	HC		33	10	0	33
InnVision	HomeSafe San Jose	San Jose	SFHC	DV	66	24	1	67
InnVision	Montgomery Street Inn	San Jose	SM	VET	0	0	39	39
InnVision	Stevens House	San Jose	SMF		0	0	7	7
Salvation Army	Hospitality House (Emmanuel House)	San Jose	SM		0	0	40	40
Salvation Army	Volunteer Recovery	San Jose	SM		0	0	6	6
San Jose Cathedral	Worker House for Women and Children	San Jose	HC		25	7	0	25
San Jose Cathedral	Worker House for Men	San Jose	SM		0	0	20	20
Unity Care	Unity Place (THP Plus)	San Jose	YMF		0	0	16	16
InnVision	InnVision Villa	San Jose	SMF		46	14	9	55
EHC LifeBuilders	Sobrato House Youth Center	San Jose	YMF		0	0	9	9
EHC LifeBuilders	Boccardo Regional Reception Center (Single Adults Transitioning out of Psychiatric Hospitals)	San Jose	SMF		0	0	15	15
Family Supportive Housing	Transitional Housing Program #2	San Jose	HC		24	7	0	24
Bill Wilson Center	Young Parents with Children - Jackson St. Santa Clara	Santa Clara	HC		16	8	0	16

EHC LifeBuilders	Sobrato Family Living Center (Santa Clara)	Santa Clara	HC		173	43	0	173
Next Door Solutions to Domestic Violence	HomeSafe Santa Clara	Santa Clara	SFHC	DV	44	20	4	48
EHC LifeBuilders	Boccardo Family Living Center in San Martin	Santa Clara County	HC		81	18	0	81
InnVision	North Santa Clara County Transitional Housing	Santa Clara County	HC		18	5	0	18
Community Solutions	La Casa del Puente TRT	Santa Clara County	SMF		0	0	12	12
Bill Wilson Center	TH/North County - Rockefeller Drive	Sunnyvale	YMF		0	0	8	8
Bill Wilson Center	TH/Homeless Youth and Young Families - Norman Drive	Sunnyvale	HC		10	5	0	10
	Subtotal				**802**	**230**	**314**	**1,116**
Under Development								
EHC LifeBuilders	Veterans THP at the Boccardo Reception Center	San Jose	SMF	VET	0	0	10	10
	Subtotal				**0**	**0**	**10**	**10**
	Total				**802**	**230**	**324**	**1,126**

Notes:

(a) Target Population Key:

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

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

Table 4.16: Permanent Supportive Housing, Santa Clara County, 2009

Provider	Facility Name	City	Target Population (a) A	Target Population (a) B	All Year-Round Beds/Units: Family Beds	Family Units	Individual Beds	Total Year-Round Beds
Current Inventory								
South County Housing (formerly EHC LifeBuilders)	Sobrato Transitional Apartments in Gilroy (PBA Units)	Gilroy	HC		68	15	0	68
Community Solutions	Walnut Lane	Gilroy	SM		0	0	6	6
Community Solutions	Glenview Dr.	Gilroy	SM		0	0	6	6
Community Working Group	Opportunity Center	Palo Alto	SMF+HC		56	18	75	131
Catholic Charities of San Jose	New Directions	San Jose	SMF		0	0	25	25
Charities Housing Development Corp.	San Antonio Place and Scattered Sites	San Jose	SMF+HC		4	2	8	12
SCC Department of Mental Health (formerly EHC Lifebuilders)	Off the Streets Project for Homeless Addicted to Alcohol (Housing Homeless People with Alcohol Addiction)	San Jose	SMF		0	0	44	44
Emergency Housing Consortium of Santa Clara County dba EHC LifeBuilders	Markham Terrace	San Jose	SMF		0	0	95	95
First Community Housing (SCC Dept. of Mental Health)	Curtner Gardens	San Jose	SMF		0	0	27	27
Housing Authority of the County of Santa Clara	Shelter Plus Care/Off the Streets	San Jose	SMF		0	0	12	12
Housing Authority of the County of Santa Clara	Shelter Plus Care	San Jose	SMF+HC		276	77	117	393
Housing Authority of the County of Santa Clara	Section 8 Vouchers - Housing First	San Jose	SMF+HC		249	62	2	251
Housing for Independent People	Sunset Leasing	San Jose	SMF+HC		10	3	4	14
Housing for Independent People	Sesame Court	San Jose	SMF		0	0	6	6
InnVision	Alexander House	San Jose	SMF		0	0	6	6
InnVision	North County Inns	San Jose	SMF		0	0	19	19
InnVision	Safe Haven Permanent Housing for Women (Hester Project)	San Jose	SF		0	0	10	10
InnVision	Sunset Square	San Jose	HC		55	15	0	55
Catholic Charities of San Jose	Navigator Project	San Jose	SMF		0	0	29	29
Charities Housing Development Corp.	Paseo Senter II (1900 Senter Rd.)	San Jose	SMF+HC		9	4	1	10
Charities Housing Development Corp.	Paseo Senter I (1896 Senter)	San Jose	SMF+HC		11	5	3	14
Housing Authority of the County of Santa Clara	Section 8 Voucher - MTW	San Jose	SMF+HC		10	3	1	11
Housing Authority of the County of Santa Clara	HUD-VASH Veteran Housing Choice Vouchers	San Jose	SMF+HC	VET	2	1	19	21
EHC LifeBuilders	Sobrato Family Living Center	Santa Clara	HC		32	8	0	32

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

	Number of Beds		
	Current	Under	Unmet
Individuals	**Inventory**	**Development**	**Need (a)**
Emergency Shelter	507	0	0
Transitional Housing	314	10	37
Permanent Supportive Housing	523	428	2,911
Total	**1,344**	**438**	**2,948**
Families with Children			
Emergency Shelter	281	3	0
Transitional Housing	802	0	151
Permanent Supportive Housing	782	630	126
Total	**1,865**	**633**	**277**

Part 1: Homeless Population (b)

	Sheltered			
	Emergency Shelter	Transitional Housing	Unsheltered	Total
Number of Families with Children	77	187	21	285
Number of Persons in Families with Children	238	704	66	1,008
Number of Persons in Households without Children (c)	840	321	4,917	6,078
Total	**1,078**	**1,025**	**4,983**	**7,086**

Part 2: Homeless Subpopulations (d)

	Sheltered	Unsheltered	Total
a. Chronically Homeless	195	2,075	2,270
b. Seriously Mentally Ill	409		
c. Chronic Substance Abuse	492		
d. Veterans	283		
e. Persons with HIV/AIDS	5		
f. Victims of Domestic Violence	149		
g. Unaccompanied Youth (Under 18)	17		

Notes:
(a) Unmet need derived from the number of beds under development and the number of sheltered and unsheltered homeless enumerated in the 2009 Santa Clara County Homeless Census and Survey. Methodology used to calculate unmet need based on the 2009 Continuum of Care Application. For complete description of methodology and assumptions, contact the Executive Committee of the Santa Clara County Collaborative on Housing and Homeless Issues.
(b) Based on 2009 Santa Clara County Homeless Census and Survey.
(c) Persons in households without children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks where family status could not be determined.
(d) These data are based on both the Homeless Census and data from the Homeless Survey. The results are estimates, calculated by applying the survey results to the point-in-time Homeless Census population.
Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009; 2009 Santa Clara County Continuum of Care Application; BAE, 2009.

Efforts to Address Homelessness

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

10-Year Plan to End Chronic Homelessness in Santa Clara County. The "Santa Clara County Collaborative on Affordable Housing and Homeless Issues" strives to provide housing and other relevant services to unhoused and very low-income residents in the County.[18] To this end, in 2005 the Collaborative developed a 10-Year Plan to End Chronic Homelessness. The Plan indicates, consistent with national research findings, that the chronically homeless utilize most of the shelter and services available to homeless people, and incur other public costs through frequent interactions with hospitals, mental health crisis services, and the criminal justice system. Strategies identified in the Plan to end chronic homelessness are identified below:[19]

- Prevent its occurrence.
- Provide people with permanent housing with access to treatment, services, and benefits for which they qualify (such as supplemental security income, veterans' benefits, or other assistance) to help them remain in housing and meet their basic needs over the long term.
- Encourage chronically homeless people to use available services and housing currently offered within the County.
- Help people obtain employment, if they are able to work.
- Establish an infrastructure for success.
- Engage the entire community.

Destination: Home. Destination: Home is a task force established by the County and City of San Jose charged with implementing the recommendations of the County's 2007 "Blue Ribbon Commission on Ending Chronic Homelessness and Solving the Affordable Housing Crisis in Santa Clara County." The Blue Ribbon Commission (BRC) identified solutions for ending homelessness in the County,[20] some of which are paraphrased below:

- Improve access to services by creating outreach teams that have a consistent and dependable presence on the streets where chronically homeless individuals congregate.
- Create an Institutional Outreach and Discharge Planning Strategy for health care and corrections facilities.
- Create a medical respite facility where homeless patients being discharged from hospitals

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[18] http://www.collabscc.org

[19] *Keys to Housing: A 10 Year Plan to End Chronic Homelessness in Santa Clara County*, May 2005, http://www.collabscc.org/Keys_to_Housing_10_Year_Plan.pdf

[20] *Executive Summary for the Blue Ribbon Commission to End Homelessness and Solve the Affordable Housing Crisis*, November 30, 2007, http://www.sjhousing.org/homeless/BRC.pdf

or emergency rooms can recover and recuperate.

- Establish a "One Stop" Homeless Prevention Center that will provide various services needed by homeless populations to address critical issues and help them obtain permanent housing.
- Shift to a Housing First model that emphasizes placing people in housing first, then attempting to assist them with other needs for social services, such as drug treatment or employment assistance.

Destination: Home opened two One-Stop Homeless Prevention Centers in November 2008, and has served over 3,700 homeless and at-risk clients to date. The County of Santa Clara Department of Social Services has Supplemental Security Income (SSI) advocates at each One-Stop location to help eligible clients to apply for SSI benefits and search for employment, receive housing assistance, or get assistance with other needs.[21]

4.3 Other People with Special Housing Needs

People with "special housing needs", according to HUD, generally include the following groups: large households, female-headed households with children, seniors, disabled people, and persons with HIV/AIDS, and may include others, such as farm workers in rural areas. These groups may encounter greater difficulty finding adequate and affordable housing due to a shortage of units of the type/location/size they need, or at a price they can afford, or with access to special services, such as for elderly or disabled people, or due to other barriers. Chapter 5 includes a summary of Sunnyvale's estimated unmet special housing needs, and proposes annual goals for addressing these needs (HUD Table 1B).

Large Households

The U.S. Census Bureau defines large households as those with five or more persons. Large households may encounter difficulty in finding adequately-sized, affordable housing due to the limited supply of large units in many jurisdictions. In most places, including Sunnyvale, there tend to be relatively few rental units with three or more bedrooms that are affordable to lower-income households. Additionally, large units generally cost more to rent and buy than smaller units. This may cause larger families to live in overcrowded conditions and/or overpay for housing. In 2000, 16% of Santa Clara County households had five or more persons. This figure varied substantially across the County, as shown on Table 4.18. Again, the 2000 Census was taken during the "dot-come" boom, when local rents spiked sharply, with double digit annual percentage increases, so it does not necessarily reflect current or historically average levels of overcrowding.

[21] Maureen O'Malley-Moore, Project Director, Destination: Home, "One Stop Homelessness Prevention Centers."

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

	Large HH Owners		Large HH Renters		All Large Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
Cupertino	1,246	10.8%	477	7.2%	1,723	9.5%
Gilroy	1,415	19.5%	1,455	31.6%	2,870	24.2%
Mountain View	779	6.0%	1,378	7.5%	2,157	6.9%
Palo Alto	1,189	8.2%	430	4.0%	1,619	6.4%
San Jose	33,290	19.5%	22,202	21.0%	55,492	20.1%
Santa Clara	1,987	11.2%	2,033	9.8%	4,020	10.4%
Sunnyvale	**2,369**	**9.5%**	**2,209**	**8.0%**	**4,578**	**8.7%**
Urban County	8,145	12.2%	3,654	11.3%	11,799	12.5%
Santa Clara County Total	**53,262**	**15.7%**	**34,484**	**15.2%**	**87,746**	**15.5%**

Note:
(a) A "large household" is defined as five persons or more.
Sources: U.S. Census, SF1 H-15, 2000; BAE, 2009.

Elderly

Elderly residents often have physical limitations, lower household incomes, and high health care expenses. Small, low-maintenance and/or accessible units with proximity to transit, goods and services, health care, and community facilities are generally sought after by lower-income seniors. The majority of seniors live on fixed incomes and many cannot afford market-rate rents in the Bay Area. As the Baby Boom generation ages, the demand for senior housing serving various income levels is projected to increase in the Bay Area, California, and in the nation.

According to the 2000 Census, 38% of Santa Clara County's elderly households (age 65 years or older) had one or more "housing problems" as defined by HUD (see Table 4.19). The housing problems enumerated in the 2000 Census included: spending more than 30% of household income on housing costs, living in an overcrowded unit, or living in a unit that lacks a complete kitchen or plumbing. High cost burden is generally more prevalent among elderly renters than among elderly homeowners, although maintenance costs or difficulties often burden homeowners. Approximately 60% of elderly renter households experienced housing problems, compared to 31% of owner households. Participants at each of the Consolidated Plan workshops noted a need for more affordable senior housing (i.e., subsidized or below-market-rate) particularly given the long waiting lists for existing affordable senior housing.

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

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

Notes:
(a) Figures reported above are based on the HUD-published CHAS 2000 data series, using 1999 incomes. CHAS data reflect HUD-defined household income limits, for various household sizes, calculated for Santa Clara County.
Elderly household defined as those with householders 65 years old and over.
(b) Renter data does not include renters living on boats, RVs or vans, excluding approximately 25,000 households nationwide.
Definitions:
"Any Housing Problems" signifies cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.
Cost Burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) Special Tabulations from Census 2000; BAE, 2009.

The Census Bureau defines the frail elderly as persons 65 years old or older who have a self-care or mobility limitation. In 2000, approximately 60,600 seniors, or 39 % of the elderly in Santa Clara County, had one or more disabilities. Among disabled seniors, 25 % had a disability that prevented them from leaving their homes and 11 % had a self-care disability.[22]

[22] It should be noted that individuals might have more than one disability. For example, those with a self-care disability may also have a go-outside-of-home disability.

Female-Headed Households

According to the Census Bureau's 2006 American Community Survey, 43% of single-parent female-headed households (single mothers) nationwide lived at or below the federal poverty level in 2006, compared to the national poverty rate of 10%. Single mothers have a greater risk of falling into poverty than single fathers, due to factors such as the wage gap between men and women, and inadequate child support and/or childcare. Claritas estimates that in 2009 there were approximately 30,500 female-headed households with children living in Santa Clara County. This equates to approximately 5% of all households in the County (see Table 4.20). Claritas estimates that there were approximately 2,000 single mother households living in Sunnyvale in 2009, or just under 4% of all households in the City.

Table 4.20: Female-Headed Households with Children, 2009

	Number of Female-Headed HH's w/ Children	Percent of Total Households
Cupertino	724	3.9%
Gilroy	1,233	8.6%
Mountain View	1,043	3.3%
Palo Alto	921	3.6%
San Jose	17,855	6.0%
Santa Clara	1,762	4.2%
Sunnyvale	**2,002**	**3.8%**
Urban County	4,026	4.1%
Santa Clara County Total	**30,528**	**5.1%**

Sources: Claritas, 2009; BAE, 2009.

Persons with Disabilities

A disability is a physical or mental impairment that limits one or more major life activities.[23] People with disabilities generally have lower-incomes and often have difficulty finding employment or adequate housing due to physical, structural, or other obstacles. People with disabilities may need housing that is wheelchair accessible or has other special features that accommodate physical or sensory limitations, and ideally located near accessible routes to transit, goods and services, employment and/or community facilities. The severity of disabilities varies greatly and this affects housing needs: many disabled people are able to live independently, others may need some in-home assistance but are otherwise independent and able to live in standard housing, while some people with more severe disabilities may need to live in assisted living or

[23] According to the Americans with Disabilities Act, major life activities include seeing, hearing, speaking, walking, breathing, performing manual tasks, learning, caring for oneself, and working.

special care facilities. The 2000 Census estimated that there were approximately 254,700 people with disabilities living in Santa Clara County, in 1999, or 16% of the County's then-population of civilian, non-institutionalized residents aged five years and older. Approximately 14% of Sunnyvale residents, or 17,400 people, had one or more disabilities in 1999.

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

	Population with a Disability	% Total Population (a)
Cupertino	5,082	10.8%
Gilroy	6,454	17.2%
Mountain View	9,527	14.5%
Palo Alto	6,920	12.5%
San Jose	152,089	18.5%
Santa Clara	14,915	15.7%
Sunnyvale	**17,360**	**14.2%**
Urban County	32,992	13.1%
Santa Clara County Total	**254,729**	**16.4%**

Note:
(a) Total percentage of population taken from universe of non-institutionalized civilians, age five years and older.
Sources: U.S.Census, SF3-P42, 2000; BAE 2009.

The U.S. Census Bureau categorizes disabilities into the following six types, as defined below:

- **Sensory disability –** blindness, deafness, or a severe vision or hearing impairment
- **Physical disability –** a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying
- **Mental disability –** a physical, mental or emotional condition that makes it difficult to perform certain activities like learning, remembering, or concentrating
- **Self-care disability –** a physical, mental, or emotional condition that makes it difficult to perform certain activities like dressing, bathing, or getting around inside the home
- **"Going outside the home" disability –** a physical, mental, or emotional condition that makes it difficult to leave home alone, for example, to shop or visit a doctor's office
- **Employment disability –** a physical, mental, or emotional condition that makes it difficult to work at a job or run a business

As shown in Table 4.22, the largest proportion (51%) of disabled individuals had an employment disability. The second most common type was "go outside the home" disability, representing 43% of disabled people, followed by physical disabilities at 31%. Disabled people may have more than one disability. Detailed data on disability type is not available at the City level, therefore County-

wide data is provided.

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

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

Notes:
(a) Total percent of persons with disabilities exceeds 100 percent because individuals may have more than one disability type.
(b) Total disabilities exceed total persons with disabilities because individuals may have more than one disability type.
Source: U.S.Census, SF3-P41, 2000; BAE, 2009.

Persons with Alcohol/Other Drug Abuse

Alcohol/other drug abuse (AODA) refers to excessive and impairing use of alcohol or other drugs, including addiction. The National Institute of Alcohol Abuse and Alcoholism reports that 17.6 million people in the United States (about one in every 12 adults) abuse alcohol or are alcohol dependent.[24] Persons with AODA may have special housing needs during treatment and recovery. Group homes are often appropriate for treatment and recovery while affordable rental housing can provide stability for those leaving treatment facilities who may not be able to afford market-rate housing.

The most recent public health data available for Santa Clara County showed 9,358 admissions of adults to outpatient and residential treatment facilities during the 2002-2003 fiscal year. Five primary substances accounted for the large majority of treatment admissions: methamphetamines (47%), alcohol (24%), marijuana (11%), cocaine (10%), and heroin (5%). Seventy-six percent of Santa Clara County admissions in 2003 were referred by the criminal justice system.[25]

The State has significantly cut its funding for substance abuse treatment programs due to the recent budget crisis. For example, the State's 2009-2010 budget eliminated funding for the Substance Abuse and Crime Prevention Act, which provided first- and second-time nonviolent drug offenders

[24] National Institute of Alcohol Abuse and Alcoholism, "FAQ for the General Public," http://www.niaaa.nih.gov/FAQs/General-English/default.htm#groups

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

the opportunity to receive substance abuse treatment instead of incarceration.[26] Local agencies will likely face severe consequences due to this reduction in treatment services, such as increased emergency room visits and/or encounters with law enforcement.

HIV/AIDS

HIV and AIDS can have difficulty in obtaining or maintaining stable housing. For people with HIV/AIDS, a lack of stable housing can be a barrier to receiving consistent medical care and treatment. Furthermore, despite federal and State fair housing laws, many people with HIV/AIDS face eviction if their health conditions are disclosed.

Recent data from the California Department of Health Services indicates that there have been 153,901 individuals with AIDS and 36,412 people with HIV reported in the State from the 1980's through April 2009. Within Santa Clara County, 4,121 cases of AIDS and 762 cases of HIV have been reported cumulatively through April 2009. Of these cases, 2,008 people with AIDS and 755 people with HIV were alive.[27] Medical advances in the treatment of HIV and AIDS now allow people living with HIV/AIDS to live longer, and many are able to continue living without the need for public assistance, such as subsidized housing or other public benefits. However, some may need assistance with discrimination issues, and/or other supportive services.

Inventory of facilities and services for people with special needs

People with special housing needs of various types, such as those listed above, often need help to obtain or maintain adequate housing. Generally speaking, housing located near public transportation, services, and shopping is very convenient for seniors, disabled people, and others without personal vehicles or with mobility limitations, just as it is for many people without special needs. People with disabilities may also need wheelchair-accessible units, or other modifications or equipment to accommodate physical or sensory limitations. Depending on the severity of the disability, support program regulations, and reimbursement levels, disabled people and/or the elderly may live independently, often with some assistance in their own homes, or may live in assisted living or in other special care facilities.

Table 4.23 shows the number and capacity of licensed community care facilities in the County by jurisdiction, while Figure 4.5 shows the location of these facilities. These licensed facilities are defined by the California Department of Social Services, Community Care Licensing Division as follows:

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[26] State of California, "2009-2010 Enacted Budget Summary," July 28, 2009, http://www.ebudget.ca.gov/pdf/Enacted/BudgetSummary/FullBudgetSummary.pdf

[27] California Department of Health Services, "HIV/AIDS Surveillance in California," April 2009, http://www.cdph.ca.gov/programs/aids/Documents/HIVAIDSMergedApr09.pdf

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

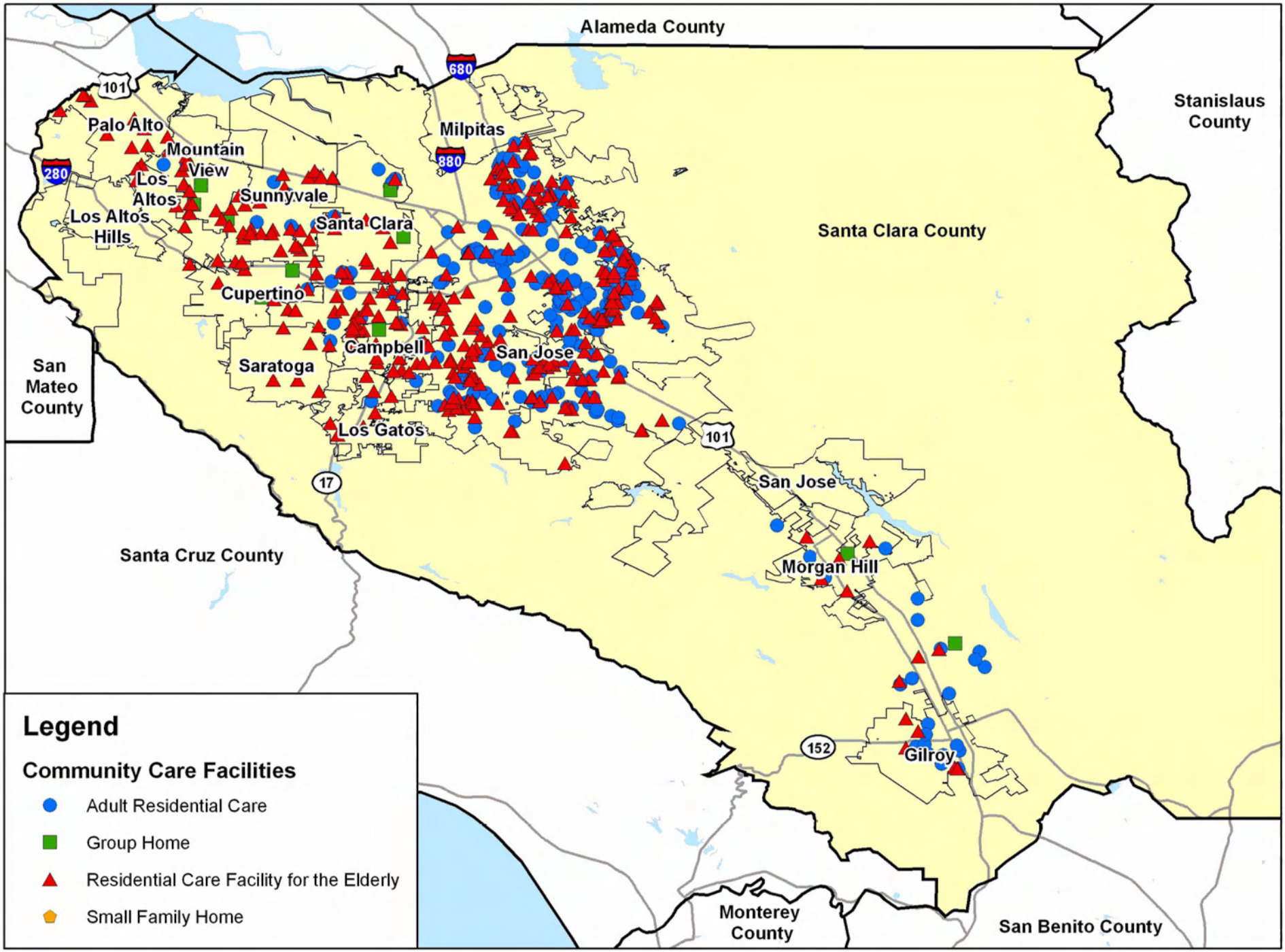
This inventory includes facilities throughout the County, as an individual city often does not have the wide range of facilities needed to serve all types of special needs. Sunnyvale has a total of fifty care facilities and group homes, with a combined total of 852 beds. Eighty-four percent of these facilities are residential care facilities for the elderly, which include 92% of all the beds in care facilities within the City, as shown on Table 4.23. There are 715 licensed care facilities with capacity to accommodate approximately 11,400 individuals within the County.

Table 4.23: Licensed Community Care Facilities in Santa Clara County, 2009

	Facilities (F) and Beds (B)									
	Total		Adult Residential (a)		Residential Care for the Elderly (b)		Group Homes (c)		Small Family Homes (d)	
Jurisdiction	**F**	**B**	**F**	**B**	**F**	**B**	**F**	**B**	**F**	**B**
Cupertino	10	985	2	12	6	961	2	12	-	-
Gilroy	29	419	19	127	6	244	4	48	-	-
Mountain View	20	184	2	18	16	152	2	14	-	-
Palo Alto	10	1,785	-	-	10	1,785	-	-	-	-
San Jose	490	4,572	220	1,677	234	2,553	35	336	1	6
Santa Clara	29	285	12	72	15	187	2	26	-	-
Sunnyvale	**50**	**852**	**6**	**60**	**42**	**782**	**1**	**6**	**1**	**4**
Urban County	59	2,227	12	155	40	2,003	5	57	2	12
Santa Clara County Total	**715**	**11,412**	**283**	**2,178**	**371**	**8,677**	**57**	**535**	**4**	**22**

Notes:
(a) Adult Residential Facilities provide 24-hour non-medical care or adults who are unable to provide for their own daily needs.
(b) Residential Care Facilities for the Elderly provide care, supervision, and assistance with daily living activities.
(c) Group homes provide non-medical care and supervision to children.
(d) Small Family Homes provide twenty-four hour care in the licensee's family residence for six or fewer children who require special care and supervision due to mental or developmental disabilities or physical handicap.
Sources: California Community Care Licensing Division, 2009; BAE, 2009

Figure 4.5: Licensed Community Care Facilities in Santa Clara County, 2009



In addition to the residential care facilities described above, many programs operate within the County to help special needs populations with supportive services and/or treatment programs. Many of these programs target specific groups such as youth, veterans, or persons with HIV/AIDS. In addition, a number of programs are available to help people without homes, or those at imminent risk of homelessness. Appendix E provides a complete inventory of services for special needs households and homeless people in Santa Clara County.

4.4 Lead-Based Paint

Lead poisoning is a major environmental health problem in the United States, particularly among children living in poorly maintained housing built prior to 1979, which is often found in older inner cities along the East Coast and in the Midwest, and especially in Victorian-era neighborhoods on the West Coast, such as in older homes of Oakland and San Francisco. According to the Center for Disease Control (CDC), approximately 250,000 U.S. children aged one to five years old have elevated levels of lead in their blood. Children are particularly vulnerable to lead poisoning because their growing bodies absorb more lead and their brains and nervous systems are more sensitive to lead's damaging effects. Lead poisoning can cause damage to the brain and nervous system, behavior and learning problems, slowed growth, hearing problems, and headaches.

Lead-based paint (LBP) is the most common source of lead exposure for children today. In 1978, the use of lead-based paint on residential properties was banned. According to the U.S. Department of Housing and Urban Development (HUD), approximately 75% of all residential structures nationwide built prior to 1978 contain LBP.[28] Low-income and minority children are more likely to be exposed to lead hazards because they more often live in older housing with LBP, and where the units suffer from deferred maintenance and chipping paint. According to a 2000 nationwide study, 16% of low-income children living in older housing have lead poisoning, compared to 4.4% of all children.[29]

Table 4.24 provides data that can be used to estimate the extent of LBP hazards among lower-income households in Santa Clara County. According to this data, approximately 45,600 rental units were occupied by extremely low-, low-, and moderate-income households that may contain LBP. In addition, approximately 6,000 low- and moderate-income homeowners occupied units in 2000 that may contain LBP. However, not all units that contain LBP threaten occupants with high risk of lead exposure. Units that have been properly maintained with regular applications of non-lead-based paint, without areas of chipping or flaking paint, and without exposed soil around the

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

[29] President's Task Force on Environmental Health Risks and Safety Risks to Children, "Eliminating Childhood Lead Poisoning: A Federal Strategy Targeting Lead Paint Hazards," February 2000.

home, generally test negative for lead hazards. Although much of Sunnyvale's housing stock was built prior to 1978, most homes have been well-maintained, rates of childhood lead poisoning are quite low, and very few homes have tested positive for lead hazards in recent years.

Table 4.24: Housing Units likely to contain Lead-Based Paint that were Occupied by Lower-income Households in Santa Clara County in 2000

Renters

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

Owners

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

Notes:
(a) Approximately 75% of homes built before 1978 contain lead-based paint according to the U.S. Department of Housing and Urban Development (HUD).
(b) Data for extremely-low income owners is not available.
Sources: U.S. Census, CHAS, 2000; HUD, 2002; BAE, 2009.

In Santa Clara County in 2006, there were 65 confirmed cases of elevated blood lead levels among children, accounting for 20 % of all confirmed cases in the Bay Area that year.[30] In 2007, the last complete year for which data is readily available, there were 58 new cases recorded in the County.[31]

The County and local jurisdictions address LBP hazards by conducting ongoing screening of

[30] Center for Disease Control and Prevention, State of California, 2006.
[31] Chuck Fuller, Santa Clara County Childhood Lead Poisoning Prevention Program, "Identifying Unique Sources of Lead Exposure & Challenges of Lead Hazard Enforcement."

children and providing lead hazard abatement through various housing rehabilitation programs. Consistent with federal regulations, jurisdictions require that single-family or multifamily units rehabilitated with any federal funds be inspected for LBP if the property was constructed before 1978. Properties that test positive for lead paint exposure must undergo appropriate hazard reduction and abatement procedures. During the last two fiscal years, seven local homes built before 1978 where tested as part of Sunnyvale's Home Improvement Program. Only one of these homes tested positive for lead.

The Santa Clara County Childhood Lead Poisoning Prevention Program (CLPPP) offers services to reduce LBP hazards. These include outreach and education, public health nurse case management and environmental investigations, resources and referrals for children who require lead testing, and investigation of complaints of unsafe work practices and lead hazards. The relatively low number of elevated blood lead level cases in the County and in the City suggests that these measures are effective. Nonetheless, CLPPP staff note that abatement measures can be costly and these programs may be under funded.[32]

4.5 Housing Stock Characteristics

Housing Units

Sunnyvale's housing stock consists of single family homes (48%), multi-family homes (45%) and mobile/manufactured homes (7%). According to the California Department of Finance, the majority of housing units in Santa Clara County were single-family (attached and detached) in 2009 (see Table 4.25).

Often, a jurisdiction's housing stock correlates with the tenure distribution of the occupied housing units. Cities with a higher proportion of single-family residences generally have a higher homeownership rate. As shown in Table 4.26, an estimated 59% of Santa Clara County housing units were occupied by homeowners in 2009. In Sunnyvale, 53% of all housing units were occupied by renters, while 47% of units were owner-occupied.

[32] Fuller, Chuck, Santa Clara County Childhood Lead Poisoning Prevention Program, Phone Interview with BAE, November 3, 2009.

Table 4.25: Housing Unit Type by Jurisdiction, 2009

	Total Units	Housing Unit Type: Single-Family (a)	Multifamily	Mobile Homes
Cupertino	20,269	71.1%	28.9%	0.0%
Gilroy	14,874	73.5%	23.6%	2.9%
Mountain View	33,680	40.1%	56.2%	3.7%
Palo Alto	28,291	58.9%	40.5%	0.6%
San Jose	311,452	63.5%	33.0%	3.5%
Santa Clara	44,729	50.2%	49.6%	0.2%
Sunnyvale	**55,630**	**47.8%**	**44.8%**	**7.4%**
Urban County	98,358	78.7%	19.2%	2.0%
Santa Clara County	**626,659**	62.7%	34.1%	3.1%

Notes:
(a) Includes single-family detached and single-family attached units.
Sources: CA Department of Finance, Table E-5, 2009; BAE, 2009.

Tenure

Although in many jurisdictions tenure aligns closely with type of unit (i.e., single family homes are predominately owner-occupied, while multi-family units are strictly rental housing, and mobile homes are generally owner-occupied), Sunnyvale has a significant number of owner-occupied and rental units of various types. For instance, many condominiums (counted as multi-family units) are owner-occupied, while a number of single family homes are rented out.

Table 4.26: Tenure Distribution by Jurisdiction, 2009

	Total Occupied Units	Owner	Renter
Cupertino	18,408	63.7%	36.3%
Gilroy	14,408	62.1%	37.9%
Mountain View	31,244	41.6%	58.4%
Palo Alto	25,525	55.8%	44.2%
San Jose	295,221	61.4%	38.6%
Santa Clara	42,034	45.0%	55.0%
Sunnyvale	**52,585**	**46.8%**	**53.2%**
Urban County	97,460	70.2%	29.8%
Santa Clara County	**595,646**	**59.4%**	**40.6%**

Sources: Claritas, 2009; BAE, 2009.

Housing Conditions

Age of Housing Stock. Older housing units, particularly in California, often lack adequate insulation and/or heating equipment, and sometimes create health and safety problems for occupants. Even with normal maintenance, dwellings over 40 years of age often require significant rehabilitation and/or upgrades to improve comfort and energy efficiency through use of modern materials, such as dual-pane windows, insulation, and modern heating/ventilation systems. According to the 2000 Census, approximately half of all the housing units in the County were built before 1970, as shown in Table 4.27.

As of 2000, approximately 45% of the City's housing units were was built between 1950 and 1969, while just 6% of the units were built prior to 1950, as much of the City's current area was orchards until the 1950's. The "median year built" for the City's housing stock was 1969, meaning approximately half the units were built before, and half after 1969.

Table 4.27: Age of Housing Stock by Jurisdiction, 2000

	1949 or earlier	1950 to 1969	1970 to 1989	1990 to March 2000	Median Year Built
Cupertino	4.3%	45.8%	36.1%	13.8%	1970
Gilroy	9.3%	20.4%	49.3%	21.0%	1978
Mountain View	9.0%	43.8%	38.4%	8.8%	1969
Palo Alto	29.5%	44.4%	20.1%	6.0%	1957
San Jose	9.0%	35.4%	43.2%	12.3%	1972
Santa Clara	9.3%	52.0%	30.6%	8.1%	1965
Sunnyvale	**6.2%**	**45.3%**	**36.2%**	**12.4%**	**1969**
Urban County	15.7%	42.3%	32.5%	9.5%	n/a
Santa Clara County	**10.5%**	**39.4%**	**38.6%**	**11.5%**	**1970**

Housing Conditions. Despite their age, much of the County's housing units are in relatively good condition and appear to have been well maintained over the years. The 2000 Census, which provides the most recent detailed data on housing conditions, found that less than one percent of the occupied housing units in the County lacked complete plumbing. In addition, less than one percent of owner-occupied units and 1.1 percent of renter-occupied units in the County did not have a complete kitchen. In Sunnyvale, these rates were slightly below those found in the County.

Units without a complete kitchen are often second units/nanny units/guest houses which accommodate extended family members, nannies, or other household members who are allowed access to kitchen and/or bathrooms in the main home. Nevertheless, housing conditions generally appear to be good throughout most of the County.

Table 4.28: Housing Conditions by Jurisdiction, 2000

	Percent without Complete Plumbing Facilities			Percent without Complete Kitchen Facilities		
	Owners	Renters	Total	Owners	Renters	Total
Cupertino	0.2%	0.4%	0.2%	0.1%	0.4%	0.2%
Gilroy	0.4%	1.0%	0.6%	0.0%	1.5%	0.6%
Mountain View	0.1%	0.5%	0.3%	0.2%	0.4%	0.3%
Palo Alto	0.1%	0.3%	0.2%	0.1%	2.6%	1.2%
San Jose	0.4%	0.9%	0.6%	0.3%	1.0%	0.6%
Santa Clara	0.3%	0.6%	0.4%	0.3%	1.2%	0.7%
Sunnyvale	**0.3%**	**0.6%**	**0.5%**	**0.1%**	**1.1%**	**0.7%**
Urban County	0.2%	1.0%	0.4%	0.1%	1.8%	0.6%
Santa Clara County	**0.3%**	**0.8%**	**0.5%**	**0.2%**	**1.1%**	**0.6%**

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

New Residential Building Permits

Since 2000, approximately 58% of the units permitted within the County between 2000 and June 2009 were in multi-family structures, as shown on Table 4.29. Single-family units represented 39% of all units permitted within the County. Not all units for which building permits are issued are actually constructed. Due to the recent downturn in the housing market, many building permits were issued for units which have not yet been built, however construction is resuming in some parts of the County, including within Sunnyvale.

Table 4.29: Building Permits by Building Type, Santa Clara County, 2000-2009

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

Notes:
(a) Includes building permits issued through June 2009.
Sources: U.S. Census Bureau, 2009; BAE, 2009.

As shown in Table 4.30, the City of San Jose issued the majority of residential building permits, accounting for 55% of permits issued countywide between 2000 and 2009. The City of Santa Clara followed with the second largest share of building permits, issuing 10% of the County's total. Sunnyvale issued less than five percent of the County total, in fourth place after Gilroy.

Table 4.30: Building Permits by Jurisdiction, 2000-2009

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 YTD (a)	2000-2009 Total	Percent of County Total
Cupertino	105	77	371	36	87	106	126	83	107	9	1,107	**2.3%**
Gilroy	307	448	353	247	355	669	238	204	12	5	2,838	**5.8%**
Mountain View	121	349	25	92	155	83	163	371	205	7	1,571	**3.2%**
Palo Alto	94	95	132	110	113	163	222	486	227	39	1,681	**3.5%**
San Jose	4,426	3,375	2,465	4,336	2,795	2,775	2,975	1,942	1,769	38	26,896	**55.4%**
Santa Clara	217	551	547	1,113	315	910	510	90	535	37	4,825	**9.9%**
Sunnyvale	189	179	18	270	415	171	264	317	356	54	2,233	**4.6%**
Santa Clara County	**6,611**	**5,917**	**4,461**	**7,006**	**4,984**	**5,571**	**6,075**	**4,137**	**3,507**	**289**	**48,558**	**100.0%**

Note:
(a) Includes building permits issued through June 2009.
Sources: U.S. Census Bureau, 2009; BAE, 2009.

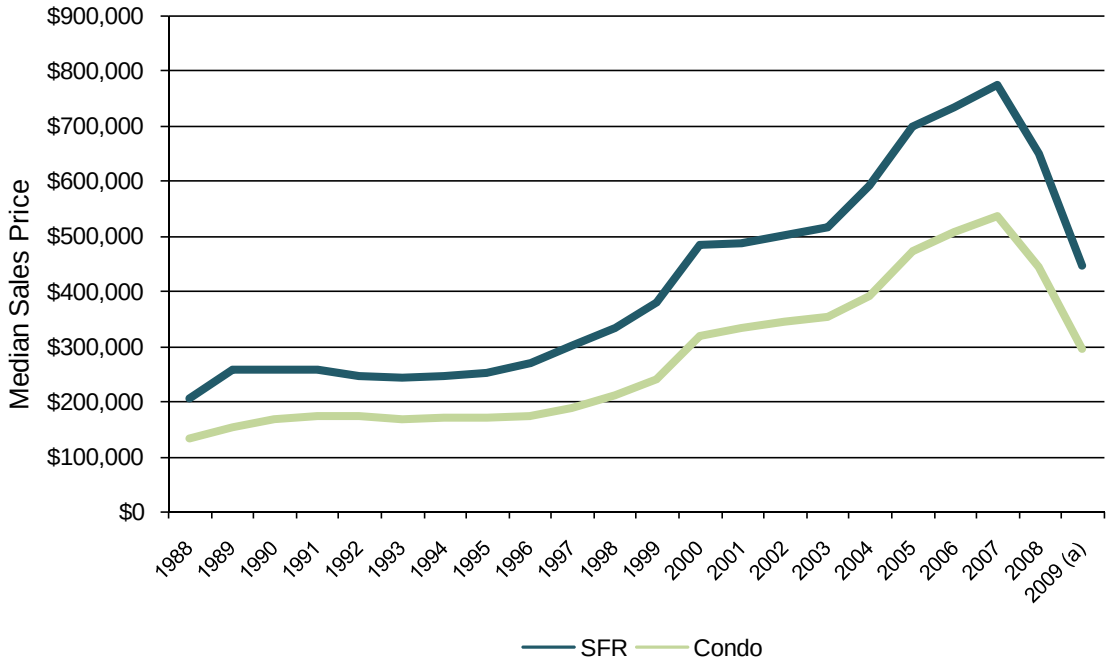
4.6 Housing Affordability

Home Prices

As shown in Figure 4.6, the median price of single-family homes sold in Santa Clara County rose dramatically between 2000 and 2007 before falling during the current economic downturn, which began in fall of 2008. The median sales price for single-family homes sold in the county rose by 60% (from $483,000 to $775,000) between 2000 and 2007. Since the 2007 peak, the median sales price of County homes has decreased by 42 percent, falling below the median price in 2000. During 2009 (January through May), the median home price of single-family homes sold in the county was $447,000.

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

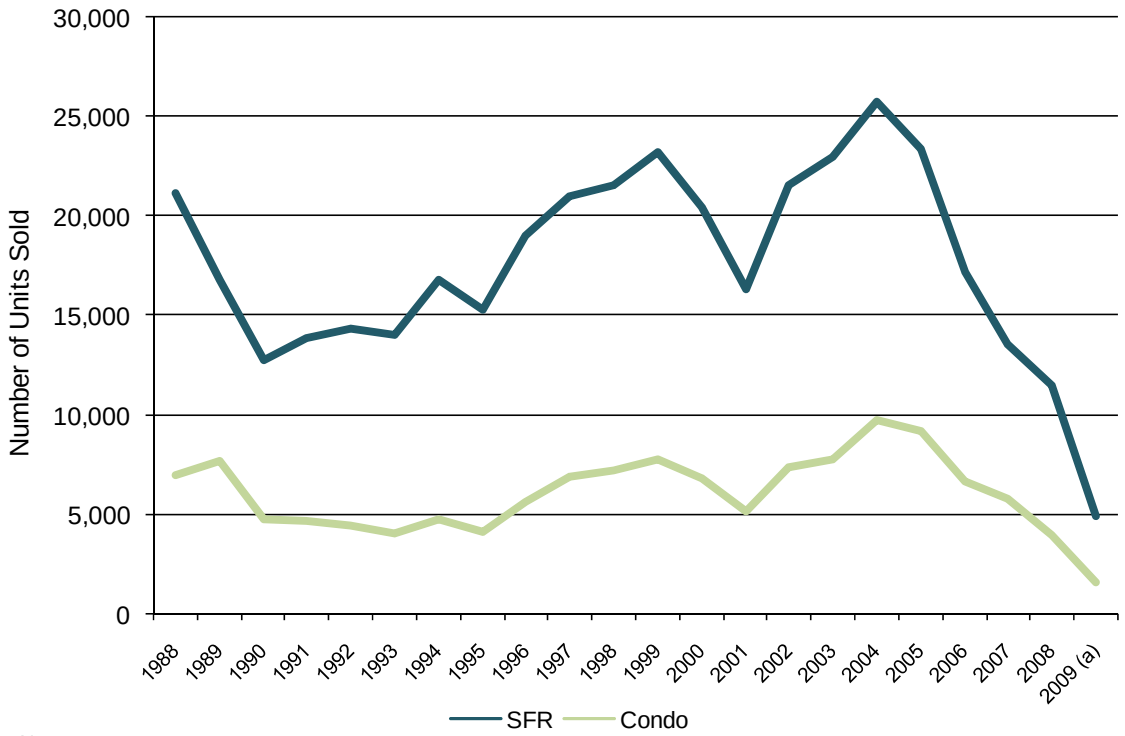
Figure 4.6: Median Sales Price of homes sold in Santa Clara County, 1988-2009



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

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

Figure 4.7: Sales Volume, Santa Clara County, 1988-2009



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

Median sales price and volume varies significantly by jurisdiction or zip code. Table 4.31 presents the median sales price for single-family homes and condominiums sold in each jurisdiction during the first five months of 2009.

In Sunnyvale, the median price of 215 single family homes sold in the first five months of 2009 was $529,000, a decline of 40% from the peak median price in 2007 (approximately $740,600). The median price of condominiums sold in Sunnyvale during this same period declined by a smaller percentage of 24%, to a median of $499,500. Sunnyvale's housing market remains relatively strong compared to the County as a whole, as the median price of a single-family home sold in Sunnyvale during this period was approximately 18% higher than the county median, while

the median price of Sunnyvale condominiums was nearly 70% higher than the median price of all condominiums sold within the County. See Table 4.31 for details. In general, the housing market downturn since 2007 has impacted all the jurisdictions, with notable declines in median sales prices. Gilroy and San José experienced particularly sharp decreases of 48 percent and 44 percent, respectively, among single-family homes. However, Los Gatos has actually experienced an increase in prices over this period for single-family homes, and Palo Alto condominiums increased slightly in price.

Table 4.31: Median Sales Price by Jurisdiction, 2009 (a)

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

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

Rental Market Trends

A review of rental market conditions in the County was conducted using data from RealFacts, a private data provider that surveys apartment complexes with 50 or more units on a quarterly basis. For the purposes of this analysis, the County was divided into four sub-areas, described below.[33]

- **North County:** Palo Alto, Mountain View, Los Altos, Los Altos Hills, Sunnyvale
- **Central County:** Cupertino, Santa Clara, San José, Campbell

[33] The four regions do not include the City of Milpitas.

- **Central West County:** Saratoga, Los Gatos, Monte Sereno
- **South County:** Morgan Hill, Gilroy

Table 4.32 shows rental market characteristics for these four geographies while Appendix F provides more detailed market conditions for each sub-area. During the second quarter of 2009, monthly rents were highest on a per unit and per square foot basis in Central West County while rental housing was most affordable in South County. The average monthly rent in Central West County was $1,975, compared to $1,409 in South County. In Sunnyvale, rents declined 14% between the fourth quarters of 2008 and 2009, according to a RealFacts data on Sunnyvale apartments (see Appendix F).

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

Table 4.32: Rental Market Characteristics, 2Q 2009

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

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

Economists generally consider a rental vacancy rate of five percent adequate to provide a reasonable degree of housing choice and mobility for renters, and sufficient income for landlords. Higher vacancy rates often result in a depressed rental market with declining rents, while lower vacancy rates can limit tenant mobility and lead to overcrowding, overpayment and rising rents. During the second quarter of 2009, vacancy rates across the County ranged from five to six percent, meeting the benchmark for a "healthy" rental market. Sunnyvale had a vacancy rate of 5.1% in 2009 and 4.7% in 2008, according to RealFacts. Historically, vacancy rates have fluctuated; in 2007, North and Central County vacancy rates were approximately three percent, while Central West and South County had higher rates of nine percent and 10 percent, respectively.

Housing Affordability for Various Income Groups

Affordability is generally discussed in the context of households with different income levels. As explained previously, households are grouped by income for purposes of determining housing needs: extremely low-income, very low-income, or low-income. Federal affordable housing programs generally target housing assistance to households earning up to 80 percent of AMI, while some State and local programs also offer assistance to households earning up to 120 percent of AMI. The income levels used in this affordability analysis are:

- Extremely Low Income: Up to 30% AMI
- Very Low Income: 31% to 50 % AMI
- Low Income: 51% to 80% AMI

- Moderate Income: 81% to 120% AMI

Homebuyer Affordability. Table 4.33 shows affordability scenarios for four-person households with extremely low-, very low-, and low-incomes. This analysis compares the maximum affordable sale price for each of these households to the market-rate prices for three-bedroom units in the four sub-county regions described earlier between April 28, 2009 and July 28, 2009.[34] The maximum affordable sales price was calculated using household income limits published by HUD, conventional financing terms, and assuming that households spend 30 percent of gross income on mortgage payments, property taxes, and insurance. Appendix G shows the detailed calculations used to derive the maximum affordable sales price for single-family residences and condominiums.

Affordability of market-rate housing varies across Santa Clara County. As shown in Table 4.33, the maximum affordable sales price for a low-income, four-person household seeking to purchase a single-family home was $353,500. In Sunnyvale, very few three-bedroom homes are available at this price. By comparison, single-family homes in Central County and South County were somewhat more affordable. Approximately 33% of Central County homes and 56% of South County homes sold for $353,500 or less.

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

This analysis indicates that 2009 median home prices were too high for most lower-income households to purchase in the North and Central West areas. However, homes in Central and South County have become more affordable to this income level.

Lending, however, has tightened in tandem with the decline in home values. As such, although homes have become more affordable, lender requirements for a minimum down payment or credit score may present a greater obstacle for buyers today. Some home loan products are available, such as Federal Housing Administration (FHA) loans, which have slightly less restrictive requirements than other loans. FHA loans are insured by the federal government and have traditionally allowed

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

lower-income households to qualify for mortgages they would not be able to obtain in the commercial lending market. However, interviews with lenders suggest that many households are not aware of these programs, and many loan officers prefer to focus on conventional mortgages because of the added time and effort associated with processing and securing approval on a FHA loan.[35] However, in the last year, many more lenders have turned to FHA loans because other loan types were not widely available.

Table 4.33: Affordability of Market Rate For-Sale Housing in Santa Clara County

Single-Family Residences

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

Condominiums

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

Notes:
(a) Income limits published by U.S. Department of Housing and Urban Development for four-person household in Santa Clara County, 2009.
(b) Assumptions used to calculate affordable sales price:

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

(c) Analysis based on all full and verified sales of three-bedroom units between April 28, 2009 and July 28, 2009.
(d) The geographic regions are defined as follows:
North County: Palo Alto, Mountain View, Los Altos, Los Altos Hills, Sunnyvale
Central County: Cupertino, Santa Clara, San Jose, Campbell
Central West: Saratoga, Los Gatos, Monte Sereno
South County: Morgan Hill, Gilroy
(e) Due to the high sales volume in Central County, analysis for this geography is based on full and verified sales of three-bedroom units sold between June 28, 2009 and July 28, 2009.
Sources: U.S. HUD, 2009; DataQuick, 2009; BAE, 2009.

[35] Thompson, Samuel, Chase Bank, phone interview with BAE, July 8, 2009.

Rental Housing. Table 4.34 compares the maximum affordable monthly rent with the average market rents in the four sub-county areas, for households of various sizes. Maximum affordable monthly rents assumed that households pay 30% of their gross income on rent and utilities combined. With a few exceptions, market-rate rents were generally affordable to low-income households (across the County). In many cases, the market-rate rent was actually lower than the maximum rent affordable to lower-income households in the second quarter of 2009. Exceptions included small units in Central West County and three-bedroom units in North and Central County. The average market-rate rent throughout the County far exceeded the maximum rent affordable to very low- and extremely low-income households. These households would need to spend substantially more than 30% of their gross incomes to afford market-rate rental housing. For very low-income households, the gap between the affordable monthly rent and the average market rent ranged from $262 for a two-bedroom unit in South County to $1,063 a month for a three-bedroom unit in North County.

Table 4.34: Affordability of Market Rate Rental Housing in Santa Clara County

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

Notes:
(a) The following unit sizes are assumed based on household size:
1 person - 1 bedroom/1 bathroom
2 person - 1 bedroom/1 bathroom
3 person - 2 bedroom/1 bathroom
4 person - 3 bedroom/2 bathrooms
(b) Reported by Real Facts for 2Q 2009.
(c) Household income published by the U.S. Department of Housing and Urban Development for Santa Clara County, 2009
(d) Assumes 30 percent of income spent on rent and utilities. Utility costs based on utlility allowance for multifamily dwelling established by Housing Authority of the County of Santa Clara.
Sources: U.S. Dept. of Housing and Urban Development, 2009; RealFacts, 2009; Housing Authority of the County of Santa Clara, 2009; BAE, 2009.

Overpayment

According to HUD's CHAS statistics, which are based on 2000 Census data, a household is considered "cost-burdened" (i.e., spending too much of their income on housing) if it spends more than 30% of its gross monthly income on housing. Households are "severely cost burdened" if they pay more than 50% of their incomes on housing costs. Countywide, approximately 31% of households overpaid for housing in 2000. The incidence of overpayment was higher for renters than owners, with 36% of renter households and 28% of owner households spending more than 30% of their incomes on housing costs. However, 2000 represented a peak in the local economy (the dot-com boom) and rents were increasing dramatically during 1999, when Census 2000 data was gathered. In the intervening years, area median incomes have increased, while rents have stabilized or decreased in recent years, as explained in the rental market overview, so these cost burden figures may be somewhat overstated.

Throughout the County, renter households were more likely than homeowners to be cost burdened. During the current economic downturn, the rate of overpayment may have increased for some households due to rising unemployment or may have fallen for others, particularly in North County, due to higher vacancy rates, landlord concessions, and declining average rents. Unfortunately, more recent data on overpayment is unavailable.

Table 4.35: Overpayment by Jurisdiction, 2000

	Percent of Households Spending More than 30% of Income on Housing		
	Owners	Renters	All
Cupertino	26.2%	31.1%	28.0%
Gilroy	34.1%	34.7%	34.3%
Mountain View	28.6%	31.9%	30.5%
Palo Alto	21.7%	37.0%	28.3%
San Jose	29.0%	39.4%	33.0%
Santa Clara	23.4%	33.1%	28.6%
Sunnyvale	25.4%	29.2%	27.4%
Urban County	28.4%	36.2%	30.7%
Santa Clara County	27.9%	36.1%	31.2%

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

Overcrowding

The U.S. Census defines overcrowding as housing units occupied by more than one person per room, excluding bathrooms and kitchens. Table 4.36 shows the overcrowding rate among renters and owners by jurisdiction in Santa Clara County. In 2000, approximately 14% of all households countywide were overcrowded. Overcrowding was substantially higher among renters than owners, with 23% of renters and 8% of homeowners living in overcrowded situations.

The prevalence of overcrowding varied across the County. As this data was gathered during the dot-com boom of 1999-2000, which significantly affected Sunnyvale's housing market, these rates may be significantly higher than current rates of overcrowding. As with overpayment, however, rising unemployment and foreclosures in recent months may contribute to a rise in overcrowding. However, more recent data on overcrowding will not be available until the results of the 2010 Census become available.

Table 4.36: Overcrowding by Jurisdiction, 2000

	Owners	Renters	All Households
Cupertino	5.2%	17.3%	9.6%
Gilroy	6.9%	37.5%	18.7%
Mountain View	3.7%	16.7%	11.3%
Palo Alto	1.7%	7.4%	4.2%
San Jose	11.5%	29.3%	18.3%
Santa Clara	6.2%	21.1%	14.3%
Sunnyvale	5.4%	19.9%	13.0%
Urban County	3.4%	13.8%	6.4%
Santa Clara County	8.2%	23.3%	14.3%

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

Foreclosures

The spike in sub-prime lending, adjustable-rate mortgages and 0% down payment loans which occurred primarily between 2003 and 2007, combined with other economic factors, caused California and the nation to undergo an unprecedented wave of foreclosures beginning in 2008. During the third quarter of 2009, at least 3,890 homeowners within the County received notices of default from their lenders. These notices are the first step in the foreclosure process. This represented a 45% increase in the number of defaults compared with the third quarter of 2008. In contrast, 789 trustee's deeds, the final step in foreclosure, were recorded by the County Assessor in the third quarter of 2009. This was 55% less than the number of trustee's deeds recorded in the third quarter of 2008 (see Table 4.37). Greater willingness among lenders to work with homeowners in default, as well as foreclosure prevention efforts by the federal, State, and local government has contributed to this trend.

Table 4.37: Foreclosure Filings by Jurisdiction, Q3 2008, Q3 2009

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

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

4.7 Public and Assisted Housing

Public Housing

The Housing Authority of the County of Santa Clara (HACSC) provides public housing and rental assistance (such as Housing Choice Vouchers, also known as "Section 8", and similar programs) for very low-income families, seniors, and persons with disabilities in the County. Within the County as a whole, there are nine public housing developments, including two developments for families, four developments for seniors, and three developments for persons with disabilities, none of which are in Sunnyvale. In total, HACSC owns 555 units, the majority of which are one-bedroom units.

HACSC maintains a waiting list of approximately 4,000 applicants for its two rental properties for families, located in San Jose. The waiting lists for seniors and disabled individuals are maintained by each rental property's management office. Each rental property for seniors and/or disabled people has a waiting list of 200 to 500 applicants. These waiting lists have been closed since 2006. The number of people on the waiting list indicates, to some extent, the level of demand and need for affordable units serving very low-income households in the County.

HACSC is in the process of rehabilitating its properties and converting all nine public housing developments into low-income housing tax credit (LIHTC) units and/or project-based Section 8 units. The Housing Authority has received funding from HUD to rehabilitate the properties. Improvements at the developments will include compliance with the accessibility requirements

under Section 504.[36] The rehabilitation process will be conducted in phases, allowing households to continue occupying portions of the development that are not under construction. Families currently living in public housing will be eligible to receive tenant-based Section 8 vouchers and will be free to use the voucher at the rehabilitated public housing development or at another location of their choosing.[37]

Housing Choice Vouchers (Section 8)

HACSC also provides rental assistance to lower-income households through the Housing Choice Voucher program, formally known as Section 8.[38] Through this program, HACSC issues an eligible household a voucher and the household rents a unit of its choice, subject to landlord approval and acceptance of the voucher. HUD also provides project-based Section 8 vouchers to certain assisted rental developments, including most recently an award of 120 project-based vouchers to the senior housing development currently under construction in Sunnyvale at Fair Oaks and Garland. Table 4.38 shows Section 8 assistance within Santa Clara County. As shown, there are 15,228 tenant-based and 5,642 project-based vouchers within the County. Table 4.38 reports where voucher holders reside, regardless of which housing authority issued the voucher.

Subsidized Housing

In addition to public housing and Section 8, other federal, state, and local programs also subsidize rental housing for lower-income households. These include federal and state low-income housing tax credits, HOME, CDBG, HOPWA, the County and redevelopment agency set-aside funds, among others. There are 324 subsidized developments within the County, with a total of 24,162 units as listed in Table 4.39. These subsidized units represented approximately 10 percent of all rental units. However, this percentage varied significantly by jurisdiction. Figure 4.8 illustrates the locations of the subsidized and public housing in Santa Clara County.

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[36] Section 504 of the Rehabilitation Act of 1973 prohibits the discrimination because of a disability in any program or activity that receives federal assistance, including HUD. In 1982 HACSC's conducted a Section 504 needs assessment and determined that its properties were in compliance. Several years later, HACSC passed a Section 504 audit.

[37] Rivera, Claudia, Housing Authority of the County of Santa Clara, Phone interview with BAE, September 19, 2009.

[38] HACSC also administers and manages the Section 8 program for the City of San José Housing Authority.

Table 4.38: Project- and Tenant-Based Section 8 Vouchers

	Section 8			
	Tenant-Based	Project-Based (a)	Section 8 Total	Percent
Cupertino	50	127	**177**	**0.8%**
Gilroy	759	249	**1,008**	**4.7%**
Mountain View	378	366	**744**	**3.4%**
Palo Alto	202	643	**845**	**3.9%**
San Jose	11,683	2,964	**14,647**	**67.7%**
Santa Clara	795	109	**904**	**4.2%**
Sunnyvale	599	423	**1,022**	**4.7%**
Urban County				
Campbell	372	449	**821**	**3.8%**
Los Altos Hills	2	-	**2**	**0.0%**
Los Gatos	61	112	**173**	**0.8%**
Morgan Hill	300	30	**330**	**1.5%**
Saratoga	6	170	**176**	**0.8%**
Unincorporated County				
San Martin	19	-	**19**	**0.1%**
Alviso	2	-	**2**	**0.0%**
Urban County Total	**762**	**761**	**1,523**	**7.0%**
Entitlement Jurisdictions	**15,228**	**5,642**	**20,870**	**96.5%**
Santa Clara County Total	**15,839**	**5,791**	**21,630**	**100.0%**
Section 8 Waiting List (b)			**53,369**	

Note:
(a) Project-based Section 8 vouchers include those issued by HACSC in addition to those issued through HUD's Section 8 Multifamily Program.
(b) Waitlist and Section 8 data current through October 5, 2009.
Sources: Housing Authority of the County of Santa Clara, 2009; Section 8 Multifamily Program Vouchers, HUD, Region IX, October 2009; BAE, 2009

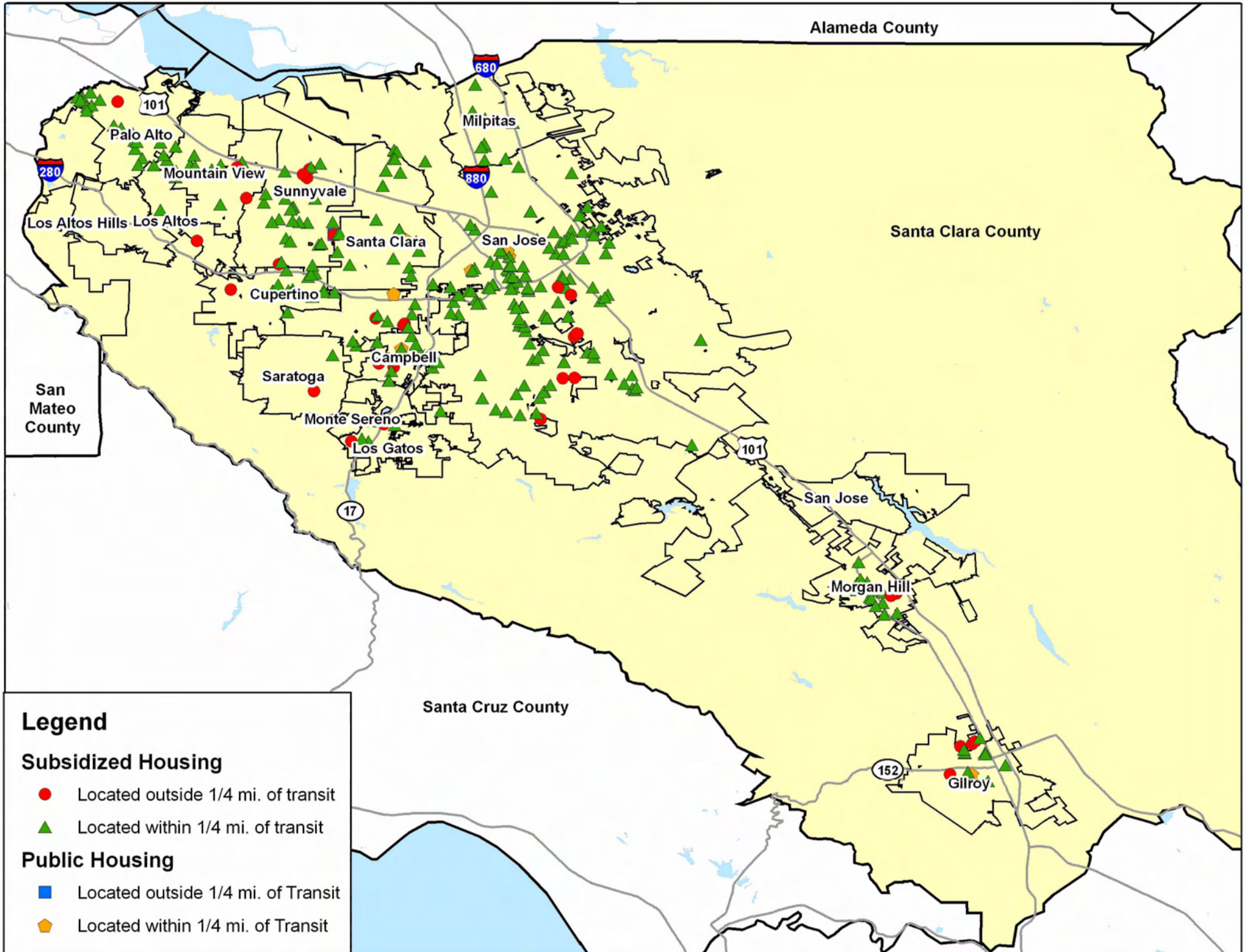
Table 4.39: Subsidized Rental Housing in Santa Clara County

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

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

Most subsidized affordable housing developments receive government subsidies that require units to be rented at affordable rents for a minimum term, typically ranging from 15 to 55 years. In Sunnyvale, there are several properties with affordability covenants that expire in the next five years, however they are all owned by nonprofit organizations, and therefore are considered to be affordable for the long term because of the nonprofits' commitment and mission to preserve affordability. Further description of Sunnyvale's affordable housing inventory and expiration of restrictions is available in the Housing Element of Sunnyvale's General Plan, which was updated in 2009.

Figure 4.8: Subsidized Rental Housing by Jurisdiction



4.8 Barriers to Affordable Housing

Governmental policies and/or market factors may act as barriers to affordable housing development, maintenance and/or preservation.

Governmental Policies

Governmental barriers may include very restrictive zoning or land use policies, such as those contained in General Plans and zoning ordinances of some local governments. Sunnyvale's recent housing element update received a very favorable review and was certified as compliant with State housing element law by the HCD in July 2009. This certification of compliance is a determination by the State that the City's land use and zoning policies do not present a barrier to affordable housing. This determination verifies the City's compliance with state laws relative to reasonable accommodation, permitting of shelters and other special needs housing or residential facilities, parking requirements and permitting or impact fees.

The Home Builders Association of Northern California conducted a *South Bay Area Cost of Development Survey, 2006-2007*, which compared permit and development impact fees in Santa Clara County jurisdictions. The total of entitlement fees, construction fees, impact/capacity fees, and development taxes, for a single-family home in a typical 50-lot subdivision ranged from a low of $27,000 per unit in Sunnyvale to $80,000 in Cupertino.[39] Sunnyvale's fees, being the lowest in the County and only 34% of Cupertino's, a neighboring city with similar physical features and development patterns, are not perceived to be a barrier to affordable housing. While these fees can affect the costs of housing production, they are necessary to provide adequate public review, planning services, and to provide public services and facilities such as streets, sewer and water infrastructure for the new units. Some jurisdictions provide fee waivers or reductions for affordable housing projects for housing for special needs populations.

Market Barriers

Currently, the largest non-governmental barriers to affordable housing in the County are market factors, such as availability of construction financing, as well as high local land and construction costs. The high land and housing costs indicate the desirability of Sunnyvale and the County as a whole, due to its high quality of life, proximity to good jobs and schools, relatively high median incomes, and provision of public services and infrastructure. Construction financing has become much more difficult to obtain in the last 12 – 18 months due to the national real estate collapse. However, financing appears to be available for some market-rate projects in desirable locations,

[39] Home Builders Association of Northern California, *South Bay Area Cost of Development Survey, 2006-2007*, http://www.sanjoseca.gov/development/docs/06-07_COD_Survey_Results.pdf

although more rigorous underwriting is being conducted than in recent years, and it may take longer to obtain loan approval.

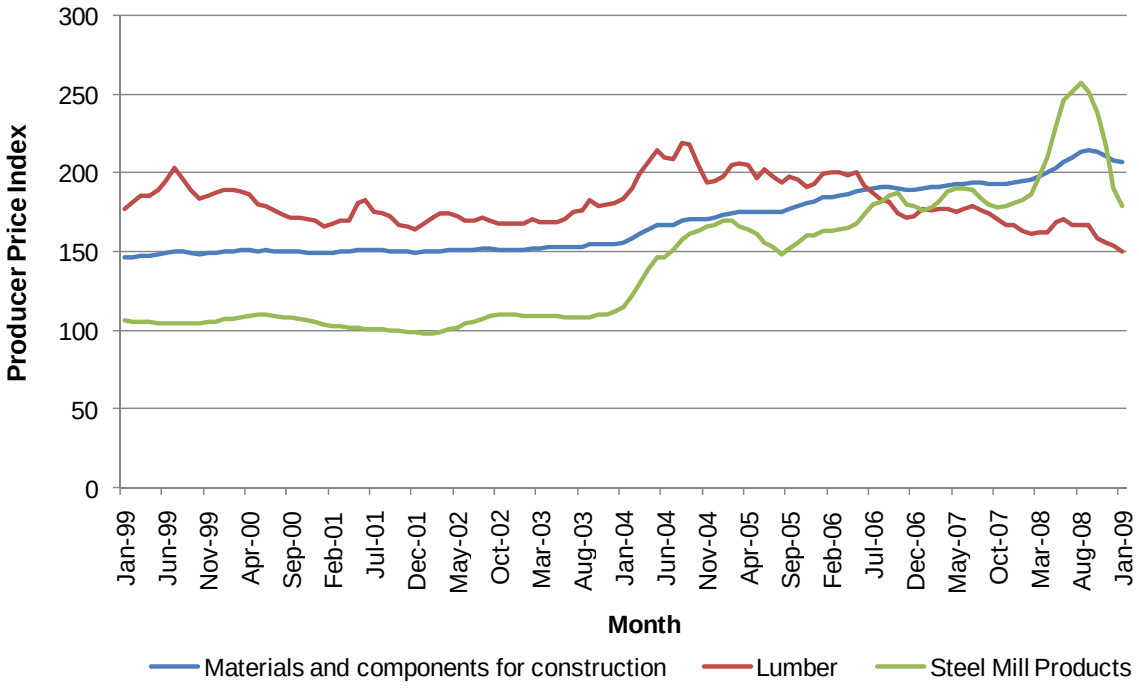
Supply of Available Land. The limited availability of land for housing development constrains new housing production. These constraints are particularly challenging for cities like Sunnyvale that do not have the potential to expand outward, because they are completely surrounded by other urbanized areas, including adjacent incorporated cities. As a result, new residential production will largely occur as infill projects, often a more challenging and costly development type. It is worth noting, however, that infill development offers the benefits of greater transit accessibility, reuse of underused sites, and proximity to jobs, goods and services and other civic and cultural amenities.

Land Costs. Due to the limited supply and high demand, land in Santa Clara County generally costs significantly more than in most similar, primarily suburban, metropolitan areas. For example, just before the real estate market downturn, a general rule-of-thumb for estimating land costs in Sunnyvale (likely similar to its neighboring jurisdictions) was $3 to $4 million per acre, for land virtually anywhere in the City, with almost any type of zoning (residential, commercial or industrial). Such land costs are probably not typical of most areas where HUD programs are being implemented, particularly those outside the major coastal metropolitan areas, and these prices obviously make it difficult to meet affordable housing goals. Local developers indicate that land prices are slowly adjusting downward during this economic downturn. However, developers generally report that the market is not efficient and land owners' expectations of what their land is worth declines slowly. Unless land owners are compelled to sell their property, many will wait for the market to recover.

Construction Costs. In recent months, key construction costs (materials and labor) have fallen nationally in conjunction with the declining residential real estate market. Figure 4.9 illustrates construction cost trends for key materials based on the Producer Price Index, a series of indices published by the U.S. Department of Labor's Bureau of Labor Statistics that measures the sales price for specific commodities and products. Lumber prices have declined by 19% between 2004 and 2008. As shown in Figure 4.9, steel prices have fallen sharply since August 2008. Local developers report that construction costs, including labor, have fallen by approximately 20% in tandem with the weak housing market.[40]

[40] Papanastassiou, Andrea, Director of Real Estate Development, Eden Housing, Inc., phone interview with BAE, July 14, 2009.

Figure 4.9: Producer Price Index for Key Construction Costs



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

Availability of Construction Financing. According to regional affordable housing developers, the availability of financing presents the biggest barrier to producing new subsidized housing. Although the cost of land and construction have declined, the associated tightening of the credit market has made it very difficult for affordable housing developers to take advantage of lower construction costs. The sharp decline in State funding for affordable housing, as the funds authorized under Proposition 46 and Proposition 1C have largely been allocated and/or expended, as well as a shortage of local housing funds in many cities, has also contributed to the financing difficulties.

The value of low-income housing tax credits (LIHTC) has also fallen with the recession, as the number of investors with large federal tax liabilities has dropped due to the recession, and therefore the value of tax credits has dropped. Tax credit investors also now have an even greater preference for new construction, family housing, and senior housing developments, which they perceive to be a safer investment than rehabilitation projects and permanent supportive housing.[41] This loss in tax

[41] Sawislak, Dan, Executive Director, Resources for Community Development, phone interview with BAE, July 2, 2009.

credit funding further reduces the amount of capital and financing for affordable housing development. However, the American Recovery and Reinvestment Act of 2009, which included supplemental funding for the Community Development Block Grant, HOME, and Tax Credit Assistance Programs, provided some additional funding. The State's weak fiscal condition has led to uncertainty of future bond financing, a strategy used in prior years to generate affordable housing funds. Given California's current fiscal difficulties, this constraint will likely remain in effect during some or all of the 2010-2015 Consolidated Plan cycle.

Public Resistance. Very often, public resistance to new affordable housing developments may act as a barrier. Community opposition may arise from neighbors who live near a proposed new development, or even just within the same city or urban area. Residents may have concerns about a project's proposed dimensions and impact or perceived impact on parking and traffic conditions, schools and/or other community facilities. Fortunately, Sunnyvale residents, like those of most of the South Bay cities, have generally been quite supportive of affordable housing, as evidenced by popular public-private efforts to raise funds and improve public policies for affordable housing, such as the Housing Trust of Santa Clara County. Sunnyvale also has a nearly thirty-year track record of supporting affordable housing through local inclusionary zoning and similar programs.

4.9 Fair Housing

Fair Housing is defined as "the ability of persons of similar income levels to have the same housing choices regardless of race, color, religion, sex, handicap, familial status or national origin." HUD requires all entitlement jurisdictions to "affirmatively further" fair housing choice and to conduct an "Analysis of Impediments to Fair Housing Choice" (AI), every three to five years as part of the required Consolidated Plan process. The City shall take appropriate actions to overcome the effects of any impediments identified through the AI, and maintain records documenting the AI and actions taken. Sunnyvale's current AI, completed in 2006, will be updated with the new data and research obtained through this Consolidated Planning process and submitted in accordance with HUD deadlines.

Fair Housing Impediments

The AI must identify public- and private-sector impediments to fair housing choice, and provide recommendations to remove any identified impediments.

The following factors may impede fair housing choice in Santa Clara County:

Access to Mortgages. Minority borrowers have traditionally faced greater difficulty qualifying for mortgages, however they were heavily targeted by sub-prime lenders in the last decade, as evidenced by the national wave of foreclosures following the sub-prime lending bubble, which is generally recognized to have disproportionately affected minorities in particular. FHA loans traditionally

served as an alternative to those who were not approved for a conventional mortgages, however their use in high-cost coastal markets, such as the San Francisco Bay Area, was limited due to the FHA loan limits and other factors. FHA loans have resurged in popularity recently as underwriting practices for conventional mortgages have become stricter, loan limits have increased, and home prices have decreased.[42] However, the FHA has also recently tightened its underwriting standards due to the national housing market collapse. With industry-wide scrutiny of lending practices, and a tightening of the secondary mortgage market, these difficulties are now affecting virtually all prospective borrowers, as well as minorities in particular.

Affordable Housing Applications. Certain households, particularly homeless and/or disabled households, may have difficulty applying for subsidized housing. Affordable housing projects (consistent with HUD and other public funding regulations) often require applicants to provide numerous documents, such as tax returns, for income verification. These requirements may present obstacles for disabled individuals, including some homeless people, who may not have the equipment needed to submit applications quickly, or have any family members available to assist, or may not possess the pertinent documents.

Mismatch and Shortage of Accessible Units. Individuals with mobility disabilities usually need accessible units that are located on the ground floor or have elevator access, as well as kitchens, bathrooms, and showers that can be used by people in wheelchairs. Building codes and HOME regulations require developers to design 5% of units in new multifamily housing as wheelchair accessible units, and another 2% must be accessible for individuals with sensory impairments.[43] Affordable housing developers follow these requirements and provide accessible units in their subsidized housing developments. However, as most of the local housing stock was built prior to enactment of the ADA and therefore many properties lack accessible units, local service providers report a shortage of accessible, subsidized housing units.

At the same time, property managers often have difficulty finding tenants to lease their accessible units. Some providers report that they only have a few disabled persons on their waiting list, and if those on the waiting list have been placed in a unit and accessible units still remain, the developer will place a non-disabled person in the unit. In fact, affordable housing providers state that filling accessible units with disabled individuals often requires a substantial effort, including outreach to disabled groups and service providers in order to solicit applications. The primary problem seems to

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[42] Thompson, Samuel, Chase Bank, phone interview with BAE, July 8, 2009.
Zhovreboff, Walter, Bay Area Homebuyer Agency / First Home, Inc., phone interview with BAE, July 16, 2009.

[43] Papanastassiou, Andrea, Director of Real Estate Development, Eden Housing, Inc., phone interview with BAE, July 14, 2009.

be a mismatch between when people need accessible housing and when it becomes available. Earlier outreach to potential applicants may address this problem.

Accommodations

Other challenges disabled individuals may face include difficulties securing reasonable accommodations requests. As discussed previously, the Fair Housing Act prohibits the refusal of reasonable accommodations in rules, policies, practices, or services, when such accommodations are necessary to afford a person with a disability equal access to housing. This applies to those involved in the provision of housing, including property owners, housing managers, homeowners associations, lenders, real estate agents, and brokerage services. Local fair housing organizations, including ECHO and Project Sentinel, indicate that some property owners resist approving tenant's reasonable accommodation requests, such as: permission to have a service animal in the residence, or requesting a parking space closer to their unit. ECHO and Project Sentinel report that property managers/owners hesitancy or refusal to make reasonable accommodations for disabled tenants is one of the most common fair housing complaints they receive in Santa Clara County.[44]

Access to Mortgages by People with "Limited English Proficiency" (LEP). Regional housing counseling agencies reported that, at the height of the housing boom, lenders were very interested in serving people with limited English proficiency. However, bank outreach and interest in serving these borrowers has since declined following the widespread difficulties currently being faced by the lending sector. As financial institutions institute more stringent lending practices in response to the economic downturn, people with limited proficiency in English may face greater difficulties in obtaining a mortgage.

Housing Opportunities for Families. Federal and state laws prohibit discrimination based on familial status (i.e. presence of children in the household). However, local service providers report that households with children sometimes face discrimination when applying for rental housing. Property owners often view households with children as less desirable tenants, due to assumptions about potential noise issues or damage to the unit. Property owners and property managers may offer families less desirable units, such as units at the back of a complex. Often families may not know that other units in a complex are available, and therefore may not realize that they are being offered a less desirable unit. This is one of the more common types of fair housing complaints reported in the County.[45]

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[44] Arlene Zamorra, Housing Counselor, ECHO, phone interview with BAE, September 30, 2009.
Marquart, Ann, Executive Director, Project Sentinel, phone interview with BAE, October 14, 2009.

[45] Arlene Zamorra, Housing Counselor, ECHO, phone interview with BAE, September 30, 2009.
Marquart, Ann, Executive Director, Project Sentinel, phone interview with BAE, October 14, 2009.

Service providers also reported that the recession has led to more homelessness among families than they have seen previously. The County's efforts to alleviate homelessness attempts to get families with children into housing or shelter as soon as possible.

Fair Housing Services

Many nonprofit agencies and public benefit law firms provide investigation and testing, education and outreach services related to housing discrimination and fair housing laws to residents within the county. Some agencies receive federal, state, local or foundation grants to provide these services, as well as occasional legal fees awarded following successful litigation. Several jurisdictions in the County, including Sunnyvale, have provided financial support to some of these agencies over the years, however fiscal constraints currently impacting most local governments may reduce the amount of public funding available for these services during the next few years. Fair housing services, most of which are provided at no cost to lower-income clients, may include:

- Investigating alleged discrimination, and counseling tenants and landlords on their rights and responsibilities under state and local laws;
- Providing fair housing education, public outreach, conflict resolution services, referrals, testing, and audits;
- Helping clients file complaints with HUD or the State Department of Fair and Equal Housing (DFEH), if the service provider finds evidence of discrimination.

Fair Housing Recommendations

1. *Publicize the availability of accessible affordable housing at assisted properties*: Publicize availability of accessible units through the City's website, KSUN and other communication methods and media outlets. Alert service providers with disabled clients of the availability of such units.
2. *Provide Fair Housing Outreach & Education* to inform property owners, property managers, real estate agents, and lenders.
3. *Encourage fair housing testing efforts.* Testing looks for evidence of differential treatment or discrimination against prospective applicants in various protected classes by rental property managers/owners.
4. *Maintain safe and efficient transit routes.* Continue to encourage the Valley Transportation Agency (VTA) and Caltrain to maintain safe and efficient transit service between affordable housing and employment centers.

4.10 Non-Housing Community Development Needs

As discussed in Chapter 3, three Consolidated Plan workshops were held to engage the public and local stakeholders in the planning process. One of these workshops was held in Sunnyvale. Workshop participants discussed community development needs in their respective neighborhoods and completed a questionnaire about the needs they saw for various services, facilities, and/or improvements. This section summarizes the key needs the public noted through this outreach process. The comments expressed in each Workshop are provided in Appendix A.

Human Services

Workshop participants, the majority of whom were service providers experienced with HUD and other public programs, emphasized the need to continue supporting a broad range of human services. Very low-income households and those with special needs often require more than one type of assistance to meet their basic needs for food, clothing, healthcare, and shelter, and/or specialized services such as:

- Legal assistance, especially for seniors;
- Affordable child care;
- Housing counseling;
- Domestic violence counseling, prevention services, and assistance for victims of violence;
- Social and recreational activities, especially for lower-income youth, as well as for seniors;
- Paratransit;
- Parenting support and/or family counseling;
- Financial literacy and homebuyer education classes;
- Substance abuse treatment;
- Services for people facing or at imminent risk of homelessness; and
- Positive alternatives for youth, including mentoring, gang prevention and intervention.

Table 4.40 summarizes the results of the survey completed by participants at the Sunnyvale workshop. Respondents were asked to consider their clients' and/or neighborhood's needs for human services, and ranked types of services from "least need" to "greatest need" on a four-point scale. The three needs ranked highest by survey respondents are highlighted. It is important to keep in mind that the survey was not conducted using scientific survey methods, and according to Bay Area Economics, the scores have no statistical significance whatsoever due to small sample size and other factors, but nevertheless provide a very rough indication of needs as perceived by the respondents.

Table 4.40: Summary of CDBG Survey Responses for Human Services Needed

	Avg Level of Need (Top 3 highlighted)
	North Co. Survey Respondents
Community Services	
Other_____	3.50
Health Services	3.39
Mental Health Services	3.22
Homeless Services	3.21
Neglected/Abused Children	3.00
Family Counseling and Case Management	3.00
Domestic Violence Services (e.g., counseling)	3.00
At-Risk Youth Services	3.00
Food and Nutrition Services	2.92
Child Care	2.88
Youth Activities	2.81
Senior Activities	2.78
Substance Abuse Services	2.76
Legal Services	2.72
Emancipated Youth (aging out of foster care)	2.72
Foreclosure Prevention and Housing Counseling	2.71
Anti-Crime Programs	2.68
Transportation Assistance	2.68
Disabled Services	2.52
HIV/AIDS Services	2.50
Tenant/Landlord Mediation	2.09

The recession and unemployment have exacerbated demand for all types of services, while reduced funding from the public and private sources has made it more difficult for agencies to meet this demand. Continued support from donors and the public sector was considered to be critical.

Unmet Needs

Some of the service types listed above are currently being provided and, to varying degrees, may meet current levels of demand in the City. However several needs were noted in the workshops that are either not being provided at all in some locations, or where a significant gap exists between the need and the amount of assistance available, either due to funding cuts or increased levels of need. In the Sunnyvale meeting, several needs were mentioned which currently are perceived as "unmet needs":

- **Child Care:** A severe shortage of space in existing child care facilities, and a shortage of subsidized child care spaces in the north County in particular, including Sunnyvale.
- **Youth Programs:** County juvenile services staff noted a significant lack of programs and services for youth in north County areas, including Sunnyvale, where troubled or at-risk youth can be referred by schools or law enforcement, for intervention, counseling, positive alternatives to gangs and drugs, academic support, mentoring, and other activities to lead to

success in life. A shortage of general recreational programs for teens and other youth in many lower-income areas, including parts of Sunnyvale, was also noted.

- **Programs for released non-violent offenders:** A need for supportive services, particularly substance abuse and mental health services, to deal with the impending influx of non-violent offenders soon to be released from State facilities due to State budget cuts, is needed to maximize community safety, improve employment and housing opportunities, and minimize homelessness and/or recidivism.

A participant noted that while the existing network of public and private agencies already provides a broad range of services, some still face access barriers, such as some service providers' inability to use American Sign Language or make other accommodations for the deaf. Youth, particularly at-risk youth, can also encounter barriers, such as school programs that exclude youth who have been expelled from the district. A need for more mental health services for youth was also noted.

Transportation also arose as a concern, particularly for seniors, the disabled and lower-income households without a car. Transit, including bus, light rail (VTA), and heavy rail (Caltrain) is available in most of the County, but is not nearly as quick or convenient as driving, and routes are limited in the outer suburbs and rural areas of the County. Limited routes, and generally longer travel times compared to driving, make it difficult especially for families traveling with small children who need to make multiple trips to school, work, and to do errands. As regional transit agencies face deficits and cut services, non-drivers face even more difficulty traveling around the County to meet their daily needs. Alternative options, such as paratransit, are particularly important to the elderly and disabled people, however, paratransit costs much more per trip than standard transit, therefore it is even more difficult to sustain service levels in difficult fiscal times. Locating multiple services in a central place, like community and senior centers, or near schools or shopping centers, can help people meet multiple needs in one trip.

Finally, participants stated that more publicity about existing services is needed to let the community know about available programs. For example, one participant noted that many residents are unaware of the local Senior Service Directory, a useful resource required by the Older Americans Act.

Economic Opportunities

CDBG funds may be used for local economic development activities that create or retain jobs, particularly for lower-income people. These activities may prove especially critical in the current recession, given local unemployment rates. The California Employment Development Department (EDD) reported a 12% unemployment rate for Santa Clara County in August 2009, the highest rate among all nine counties in the San Francisco Bay Area.

Workshop participants noted that many local business districts (e.g., Saratoga, Palo Alto, Sunnyvale, and Winchester Business District) currently have high commercial property vacancy rates. They stated a need for small business development, mentoring, and loan programs to help alleviate this issue, and incentives for local businesses to occupy some of the available commercial space.

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

Community Facilities and Infrastructure

Jurisdictions may use CDBG funds for the development of community facilities and infrastructure projects that benefit lower- and moderate-income persons. Participants stated that ongoing maintenance and improvement of parks and recreation facilities is needed. Graffiti abatement is also a concern, as well as aging infrastructure such as roads, sidewalks, and streetlights in some areas. Although participants noted a need for more homeless shelters, the County has shifted to the housing first model, which provides housing rather than shelters, for homeless people.

Sunnyvale recognizes that some sidewalks in older neighborhoods and commercial districts 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 continues to retrofit as many curbs as possible each year so that all intersections in the City conform to ADA requirements.

The City of Sunnyvale Neighborhood Enhancement Action Team (NEAT), launched in the fall of 2009, works with residents, businesses, property owners and neighborhood groups to identify and resolve issues and improve older and/or lower-income neighborhoods that may be struggling with blighting influences, aging public infrastructure, or other difficulties. Façade improvements and other private or public improvements are needed in some of these areas.

5 Five-Year Strategic Plan

The Strategic Plan explains how the City will use its HUD grants and other available funds to address the needs identified in Chapter 4. It serves as a five-year work plan, with goals and objectives (or strategies) designed to direct expenditures of entitlement grant funds toward meeting the identified priority needs. It will provide general guidance for funding decisions, such as preparation of the annual Action Plan, which serves as a budget for the HUD grants, and for development and implementation of HUD-funded activities during the next five years.

The goals and strategies reflect input from community residents, stakeholders, policymakers, service providers, current City policy, and federal laws and regulations related to the HUD grants. Section 3 above described the Citizen Participation process used to solicit public input on the Strategic Plan.

The goals and objectives within the Strategic Plan are organized into five categories:

A. Affordable Housing (including housing for special needs households)
B. Alleviation of Homelessness
C. Other Community Development Efforts
D. Expanding Economic Opportunities
E. Sustainability

In addition, per HUD requirements, the Strategic Plan describes how the City will work with the Housing Authority, mitigate barriers to affordable housing, work toward reducing poverty, and coordinate with public and private sectors on the housing community development goals described in this plan.

5.1 Identifying Priority Needs

The City identified priority needs using the methods described in Chapter 4, including:

- Input from residents and other participants at the Consolidated Plan workshops and through the Consolidated Plan survey.
- The priorities identified in the City's recently adopted Housing Element;
- Current housing market conditions as described in the Housing Market Analysis (see Section 4);
- Characteristics of the City's current housing stock, employment rate, and other neighborhood conditions.
- Input received at City public hearings (See Chapter 3 and Appendix A)

5.2 Goals, Strategies, and Actions

Goal A: Affordable Housing

Assist in the creation, improvement, and preservation of affordable housing for lower-income and special needs households

Geographic distribution: Affordable housing assistance is generally provided anywhere in the City, as opportunities arise, in order to avoid concentration of poverty, and to ensure fair access to affordable housing, rehabilitation assistance, and homeownership opportunities in all neighborhoods.

Prioritization: Housing assistance is proposed to be prioritized for those who cannot currently afford market rate housing: rental programs for very low and extremely low-income households; and homebuyer assistance for lower and moderate-income households. Some programs, such as the Home Improvement Program, may serve a combination of these groups. Income-eligible households not specifically prioritized will also be eligible for many programs, however the amount of subsidy may be vary according to need. Highly detailed prioritization/targeting is not proposed for most programs, as identifying a very narrow range of priority household types often makes it difficult to achieve program objectives and meet expenditure deadlines for HOME and CDBG within the planned time frames, and/or increases the risk of fair housing complaints by those not in the narrowly defined priority groups.

Obstacles to meeting underserved needs: As explained in the needs assessment, the number of households in need, particularly of very low-income households struggling to afford decent housing in the region as a whole, including Sunnyvale, is far greater than the number of households than can be assisted with the resources currently available to any single local jurisdiction. The high costs of land, materials, and labor, and/or the deep subsidies required to assist the lowest income groups, create obstacles to meeting all of the underserved need.

Objectives:

1. Support affordable rental housing for lower-income households, with priority to very low, extremely low, and special needs groups (i.e., elderly, disabled, large families, homeless/at-risk households).

   Need addressed: Shortage of rental units affordable to these groups.

   a) Provide financial and/or technical assistance for rehabilitation, construction and/or preservation of affordable rental housing and/or site acquisition.

2. Assist lower and moderate-income, first time home buyers.

   Need addressed: Shortage of homes for sale affordable to these groups. Although the sales prices have decreased somewhat, Sunnyvale's housing prices remain unaffordable to most lower-

income and some moderate-income households. Financing is also more difficult for many buyers to secure, with higher down payments or credit scores required. For these reasons, assistance for first-time buyers remains an important goal.

a) Provide first-time home buyer loans and home buyer education programs.
b) Continue to provide an inclusionary (below market-rate) housing program.

3. Provide Housing Improvement Program

Need addressed: Improve housing accessibility, housing conditions (health and safety), lead-based paint hazard reduction, energy efficiency, and affordability for lower-income households.

a) Provide accessibility improvement grants for disabled and/or elderly households.
b) Provide paint grants/loans to enable homeowners to paint their homes and test for lead-based paint if the home was built before 1979, and remediate if needed.
c) Provide rehabilitation and energy efficiency loans to enable homeowners to repair/replace aging building components, improve energy efficiency, and extend the useful life of their homes.
d) Provide energy efficiency matching grants or soft loans to encourage homeowners to participate in residential energy retrofit programs, by undertaking Tier III retrofits and, as an additional option, installing small-scale renewable energy devices. This assistance can be provided in combination with a rehabilitation loan, or as an independent activity.

4. Conduct outreach to the community regarding fair housing, and address any identified local barriers to fair housing choice

Need addressed: Disability and familial status (presence of children) are the most common source of fair housing complaints in the County, according to local fair housing advocates. The next most common types of complaints they see are related to national origin and race/ethnicity.

a) Provide public outreach and education about fair housing laws and complaint procedures to local residents, landlords, and other housing industry professionals through local community outreach efforts, City agreements with housing providers and/or in other appropriate ways, such as support of pro bono legal services or related programs.
b) Implement the City's Housing Element adopted work plan regarding reasonable accommodations and any other identified actions to address barriers to fair housing choice.

Goal B: Alleviation of Homelessness

Geographic distribution: Many facilities that serve homeless people are funded jointly by multiple agencies and jurisdictions, and serve a county-wide clientele. Sunnyvale has traditionally participated in these regional efforts, as homeless people often move frequently between jurisdictions. Sunnyvale currently supports several facilities with either operational (services)

funding or deferred capital funding, such as the Sunnyvale Armory, Bill Wilson Center, Maitri House, rotating shelter programs, and other shelter, transitional, and/or special needs residential facilities throughout the county.

Prioritization: Under the Housing First model promulgated by national policy analysts, it is much most cost-effective for the public and private sectors to move chronically homeless people into stable housing as soon as possible, in order to minimize costly and often repetitive utilization of emergency medical care, public safety services, courts, incarceration, hospitalization, and other costly interventions. Research has documented cases of single individuals incurring up to a million dollars worth of such expenses in several years, while providing that same person with housing and supporting services for that same time period would have cost a fraction of that amount.[46] In addition, priority is given to preventing families with children, unaccompanied youth, and other vulnerable people from becoming homeless in the first place, and getting them into housing as soon as possible if they do become homeless. This is the concept of the new Homeless Prevention and Rapid Re-housing Program authorized under the 2009 ARRA legislation.

Obstacles to meeting underserved needs: Demand outweighs the resources available; misconceptions and/or misunderstanding of the causes of homelessness and the effective ways to address it have been obstacles nationally for the past thirty years.

Objectives:

1. Help people who are currently homeless or at imminent risk of homelessness to obtain housing, employment or other sources of income, and adequate support services/networks to achieve stability.

   Need addressed: According to the *2009 Santa Clara County Homeless Census*, 7,086 people were found to be homeless in the County on the night of the census. Service providers reported an increase in clients seeking assistance as a result of the recession and unemployment. 349 Sunnyvale residents were homeless that night, according to the census.

   a) Continue to participate in the county-wide efforts, such as the 10-Year Plan and Destination Home, to end homelessness throughout the County, including continuing to provide operating assistance for homeless services and emergency rental assistance through the City's human services grants program and/or other mechanisms, and continuing to defer outstanding capital debts for transitional housing and shelters previously assisted through the approved term of assistance, and/or provide new capital funding for transitional or permanent supportive housing.

   b) Work with the Housing Authority or other appropriate agency with the ability to administer a

[46] Dennis P. Culhane. "The Cost of Homelessness: A Perspective from the United States" European Journal of Homelessness 2.1 (2008): 97-114; and Malcolm Gladwell, Dept. of Social Services, "Million-Dollar Murray," The New Yorker, February 13, 2006, p. 96

HOME-funded Tenant Based Rental Assistance Program for the City, and/or other efforts to increase the number of Section 8 or similar vouchers available to Sunnyvale residents experiencing or at risk of homelessness.

c) Provide a Security Deposit Program to assist voucher holders or other at-risk/homeless people to move into permanent housing.
d) Continue to provide HPRP assistance to Sunnyvale households at imminent risk of homelessness, or already homeless, for as long as HPRP funds are available to the City (current HPRP funding is estimated to last through June 2010).
e) (CONTINGENCY ACTION) If the Onizuka A.F.S. is conveyed to the City and the homeless submissions are approved: implement the City's Legally Binding Agreement with homeless housing providers for the creation of permanent affordable rental housing for formerly homeless people.

Goal C: Other Community Development Efforts

Geographic Distribution: Human services are supported in a number of facilities and locations throughout the City, and in some cases just outside the City, in proportion to the number of Sunnyvale residents documented as being served by the program. Public facilities, infrastructure, and other neighborhood improvement projects are supported only within the City limits. Neighborhoods which meet the CDBG "area benefit" criteria are eligible for CDBG-assisted general public improvements such as sidewalk replacement, streetscape improvements, parks, community facility improvements, and/or other projects in the public right of way. The City has one area identified in City documents as blighted: the redevelopment project area (downtown), which also qualifies for some types of CDBG assistance. The City's Neighborhood Enhancement Action Team annually identifies neighborhoods in which to provide intensive community engagement, public safety, and neighborhood preservation/improvement efforts, such as neighborhood-serving façade improvements. Many of these neighborhoods may qualify for CDBG assistance in one manner or another.

Objectives

1. Support provision of essential human services, particularly for special needs populations

   Need addressed: Lower-income households and/or those with special needs often struggle to meet their basic needs for food, clothing, health, child care, and shelter, or more specialized services described in Chapter 4. As the recession and unemployment have exacerbated demand for all types of services, reduced funding from the State and private sources has in many cases reduced the amount of assistance available. Therefore, continued support from local jurisdictions and other sources has become more vital.

   Prioritization: Very low, extremely low, and/or special needs households (seniors, disabled, homeless people, children, youth, victims of domestic violence, etc.):

a) Basic needs (such as food, shelter, transportation, health & mental health care, employment assistance/training, child care, etc).
b) After school or intervention programs to provide youth with positive alternatives to drugs, violence, and/or gangs (i.e., recreational, mentoring, educational, and career-building activities).
c) Mental health, addiction and substance abuse counseling, particularly for youth and those exiting institutions.
d) Other specialized supportive services as may be requested by the community, such as foreclosure assistance, legal assistance for seniors and others, and other specialized human services, such as those currently supported by the city, or those that may address a new or unmet priority need.

2. Maintain/Expand Community Facilities and Infrastructure

Need addressed: Many areas of the city have outdated infrastructure, much of which was built in the 1950's or earlier, when standards for public infrastructure, such as streets, roads, and pedestrian/bicycle access, were much different than they are today, and traffic patterns were much lighter. The City does not have adequate local (i.e., non-HUD) resources to replace or upgrade all of this infrastructure within the Consolidated Plan period, therefore CDBG funds may be used to complete priority projects, as identified by residents or others, many years earlier than they would otherwise be completed.

Prioritization: Facilities and infrastructure in neighborhoods that meet the "area benefit" or "limited clientele" criteria for CDBG assistance.

a) Support expansion, accessibility retrofits and/or rehabilitation of community facilities (parks, senior/community centers, child care centers, health clinics, etc.).
b) Continue curb retrofit program to improve accessibility of city sidewalks and crosswalks.
c) Support other public infrastructure projects (streetscape projects, sidewalk/utility improvements, traffic calming, removal of architectural barriers etc.) identified by the neighborhood residents, NEAT, relevant commissions or facilities personnel.

3. Activities to Eliminate Blight

Need: High vacancy rates and struggling small businesses, particularly in the historic area of downtown, including Murphy Street and adjacent streets, due to the recession, reduced consumer spending, and a number of other hardships facing the downtown.

Priority: Applicants who are interested in the program, capable of completing project within time frames, willing to comply with funding requirements, and located within the target areas.

a) Facade Improvement Program for businesses in redevelopment area: Improve and maintain building facades as a means to facilitate economic activity and promote a positive image of downtown Sunnyvale.
b) Other streetscape improvements or commercial rehabilitation in any current or future

documented areas of blight (high crime rates, vacant/abandoned properties, hazardous conditions) and/or neighborhoods meeting the area benefit criteria (Figure A in Action Plan).

Goal D: Expanding Economic Opportunities for Lower-Income People

1. Support economic development activities that promote employment growth and help lower-income people secure and maintain jobs

   Need addressed. The California Employment Development Department (EDD) reported a 12% unemployment rate for Santa Clara County in August 2009, the highest among the nine-county San Francisco Bay Area. Workshop participants expressed a need for small business development, mentoring, and loan programs to help new entrepreneurs establish and grow their businesses, and hire and retain workers. Participants also expressed the need for vocational programs that build basic job skills and train workers, especially youth, to enter the workforce, and expand the availability of child care to allow parents to work.

   a) Continue to serve as the administrative agent and physical host for NOVA, the North Valley employment development and workforce training agency, which is funded by the Workforce Investment Act and a number of other state and federal grants.
   b) Support job training and vocational programs for Sunnyvale youth and others seeking employment or retraining (such as disabled or re-entry workers). Programs may focus on training for jobs in community services, neighborhood improvement, and public safety.
   c) Provide micro-enterprise or small business assistance to increase or support the number of child care providers in areas experiencing a shortage of child care availability or affordability, or to assist workers who face impediments to securing a new job, due to industry shifts, age, or other factors, but have marketable skills that can lead to success through self-employment.

Goal E: Sustainability

The City, like many Bay Area jurisdictions, has been implementing and developing policies and initiatives to improve sustainability locally and in coordination with various regional agencies since the early 1970's. It continues to place great emphasis on sustainability, having recently hired a full-time sustainability coordinator. In January 2010, the City adopted a Green Building ordinance, using the "GreenPoint" rating system developed by "Build It Green" for residential construction, and has developed green building requirements and incentives for new residential, office, retail and industrial projects throughout the City.

The City's commitment to sustainability was recognized by Popular Science magazine in 2008, when it named Sunnyvale the 13th greenest city in America, based on the National Geographic Society's "Green Guide", which considers renewable energy, transportation and

trip reduction, reduction of CO2 emissions, recycling, and green living in cities with at least 100,000 residents. The City is currently working on a Climate Action Plan, Land Use and Transportation Element update to the City's General Plan, and has a number of specific plans and other land use mechanisms in place or in development designed to improve sustainability in the City. NOTE: The objectives listed below will be implemented as part of the activities listed in Goals A-D above, unless additional funding specifically for sustainability efforts becomes available.

Objectives

1. Support Energy Efficiency/Renewable Energy Programs

a) Coordinate with regional programs related to residential energy retrofits/renewable energy (CaliforniaFirst, Retrofit Bay Area) with Housing Improvement Program and rental rehabilitation projects, to the extent possible.
b) Incorporate green building and renewable energy technologies in new city-assisted affordable housing and/or public facilities, as feasible.
c) Locate assisted housing and facilities near jobs, transit, goods & services to reduce vehicle trips and transportation costs for lower-income households (and others), such as:
   1) Mixed-use development options; and
   2) Transit-oriented development options.
d) Incorporate sustainability features into housing and neighborhood improvement projects, as appropriate, such as: water conservation, energy efficient components, small-scale renewable energy systems, use of recycled materials, improved pedestrian/cycle access, etc.
e) Collaborate with local firms developing green technologies and materials, and support efforts to create or retain "green economy" jobs as part of the activities listed under Goals A, C and D.

5.3 Public Housing

There is currently no traditional public housing in Sunnyvale. The City collaborates with the Housing Authority of the County of Santa Clara (HACSC) on efforts to provide vouchers, mortgage credit certificates, supportive services and other assistance to Sunnyvale residents. The City also supports the HACSC in its applications for funding to increase Section 8 vouchers and provide additional funding for affordable housing or services in the County.

5.4 Barriers to Affordable Housing

As noted in Chapter 4, the City recently undertook a detailed "Constraints Analysis" pursuant to

California housing element law,[47] and the State determined, with its compliance certification of the City's housing element, that the City does not currently implement policies that are barriers to affordable housing, and that the City's housing element implementation plan adequately addressed any identified concerns. The City is currently implementing the Housing Element work plan to maintain this State certification. Additional detail is available in the Housing Element, which is provided in its entirety on the City's website and in the Library. Non-governmental barriers (market factors), such as high land costs, construction costs, home prices, rents and financing difficulties, are addressed, within the City's limited ability to address them, through the activities listed under Goals A and B above.

5.5 Anti-Poverty Strategy

Chapter 4 describes current poverty levels within the City and the region. The City, with the other Entitlement Jurisdictions, employs a multi-tiered anti-poverty strategy at a local and county level. First, each of the goals and programs above helps address poverty directly or indirectly. To augment these efforts, and the City also provides economic development programs to support local economic development and job retention and/or growth.

The North Valley Job Training Consortium (NOVA) is a nonprofit, federally funded employment and training agency that provides workforce development services. NOVA collaborates with local businesses, educators, and job seekers to build the knowledge and skills needed to address the workforce needs of Silicon Valley. NOVA is directed by the NOVA Workforce Board, which works on behalf of a seven-city consortium composed of the cities of Cupertino, Los Altos, Milpitas, Mountain View, Palo Alto, Santa Clara, and Sunnyvale. Though the majority of job seekers served through NOVA are laid off workers, affected by the downsizing or closure of their companies, NOVA also helps job seekers with special needs, such as homeless veterans, disabled workers, welfare recipients, teen parents, and older workers.

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

[47] California Government Code §65580 et seq.

Most of the human services supported by the City with CDBG funds help those in or near the poverty line, and seek to help them to move out of poverty to the extent possible. Another countywide anti-poverty initiative, Step Up Silicon Valley, part of the national Campaign to Reduce Poverty in America, includes community organizations, the public sector, religious and charitable organizations, and businesses.

5.6 Institutional Structure

The City works with all potential partners to address the goals listed above, including:

- Private sector entities: foundations, businesses, health care providers, charities, non-profit agencies, developers and other service providers
- Public sector entities: other local governments, regional and state agencies, and school districts
- Real estate industry partners, including lenders and developers
- Local residents and employers
- Others as needed

The City of Sunnyvale has a number of divisions which implement the programs noted above:

- The Community Development Department (CDD), in which the Housing Division is the administrative body responsible for planning, administrative, and compliance monitoring activities related to the HUD grants.
- The Public Works Department implements infrastructure projects, such as curb cuts and sidewalk improvements
- The NEAT team, lead by the Neighborhood Preservation Division in Public Safety, with representatives from virtually all City departments including Parks, CDD, and Public Works, works with residents to identify services and improvements needed in target neighborhoods.
- The Housing and Human Services Commission serves as a public hearing body and advises the City Council on policies and programs relating to housing and human services, including HUD-funded programs.
- The City Council is the local government and policy-making, fiscal and legislative body with final authority regarding the use of the City's HUD funds.

The Housing Authority of the County of Santa Clara also contributes to the local community development institutional structure, as noted above in the public housing section. HACSC provides public housing and rental assistance for low-income families, seniors, and persons with disabilities in the County.

Historically, the State of California has also played a major role in generating affordable housing funding and implementing policy and legislation related to housing and community development. However the State's current weak fiscal condition has led to uncertainty of future bond financing, a major strategy for raising affordable housing funds. In the face of California's budget concerns, this constraint will likely remain in effect during some or all of the 2010-2015 Consolidated Plan cycle.

On the private sector side, market rate developers will be the primary source of new housing in the City. The City provides development services that have been nationally and internationally recognized since the 1980's as been highly efficient and customer-friendly, including the nation's first "One-Stop Permit Center", to enable orderly and timely development and planning services, and provide public noticing and mediation to inform residents and address any community concerns about projects. Private development activity has slowed considerably in the current recession but signs of recovery are beginning to appear.

Affordable housing developers and service providers also serve a vital role in addressing community development need. The City continues to support these groups to the extent possible and as long as funding is available, and often endorses their funding applications to the State and federal government, as well as private foundations and donors.

Within this community development institutional structure, private and public-sector lenders provide financing for both market rate and affordable housing development, as well as home purchases. However, the current financing environment has made it more difficult for developers and potential home buyers to obtain loans.

5.7 Coordination

In addition to the collaborative efforts described in the two sections above, the City and other community development organizations in the County coordinate on other initiatives. The City Housing Division staff participates in a countywide collaborative of CDBG-funded jurisdictions. Quarterly meetings are held to discuss joint projects and to identify future opportunities for coordination and cooperation. The also City supports the Santa Clara County Collaborative on Housing and Homelessness, comprised of governmental agencies, homeless service and shelter providers, homeless persons, housing advocates, and affordable housing developers. The Collaborative prepares the Countywide Homelessness Continuum of Care Plan, which seeks to create a comprehensive and coordinated system of affordable housing and supportive services for the prevention, reduction, and eventual end of homelessness. The Plan provides a common guide for the County, Cities, service providers, the faith community, the business sector, philanthropy, and the broader community in addressing local housing and services needs for the homeless.

The City also participates and supports other regional efforts to implement the Goals above, such as the Housing Trust of Santa Clara County, Joint Venture Silicon Valley, NOVA, and the Valley Transportation Authority, among others.

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

Lastly, as described previously, the City collaborated with the Entitlement Jurisdictions to prepare their Consolidated Plans and Analyses of Impediments to Fair Housing Choice. This coordinated effort allows the jurisdictions to evaluate and plan for community development needs on a more regional basis and realize significant administrative cost savings. It recognizes that while different parts of the County have unique concerns, many of these issues span jurisdictional borders and should be addressed regionally.

5.8 Resources for Housing and Community Development Activities

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

5.9 Strategic Plan Tables

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

- Table 5.1: Special Needs (Non-Homeless) and Homeless Populations
- Table 5.2: Priority Housing Needs
- Table 5.3: Non-Housing Community Development Needs
- Table 5.4: Priority Community Development Needs

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

Special Needs Sub-Population	Priority Need Level (a)	Unmet Need	Dollars to Address Unmet Need (k)	Goals (l)
Elderly	High	2,930 (b)	$850,000	310
Frail Elderly	High	360 (c)	$60,000	30
Severe Mental Illness	Low	600 (d)	$0	20
Developmentally Disabled	Medium	590 (e)	$0	50
Physically Disabled	High	650 (f)	$30,000	70
Persons w/ Alcohol/Other Drug Addictions	High	750 (g)	$90,000	70
Persons with HIV/AIDS	Medium	30 (h)	$0	0
Victims of Domestic Violence	0	0 (i)	#DIV/0!	#DIV/0!
Large Households	High	3,110 (j)	$5,550,000	830

Notes:
(a) Based on historic need in jurisdiction and input from Consolidated Plan Workshops.
(b) Based on estimated number of elderly households with a housing problem in jurisdiction, according to data from 2000 Census and 2009 Claritas. Excludes frail elderly.
(c) Based on same methodology as (b), multiplied by % of County seniors with self-care disability, per 2000 Census.
(d) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of adult population with severe mental illness, per 2000 Census and National Institute of Mental Health.
(e) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of County adult population with mental disability, per 2000 Census.
(f) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of County adult population with physical disability, per 2000 Census. Excludes frail elderly.
(g) Based on local share of countywide admissions to treatment facilities in 2003.
(h) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of County residents living with HIV/AIDS, per 2000 Census and CA Dept. of Health Services.
(i) From previous Consolidated Plan.
(j) Based on estimated number of large households with a housing problem in jurisdiction, according to data from 2000 Census and 2009 Claritas.
(k) Equal to $/unit of unmet need from previous Consolidated Plan, multiplied by current need and adjusted for inflation.
(l) Calculated by applying ratio of goal/unmet need from previous Consolidated Plan to current unmet need.
Source: US Census, CHAS Datasets, 2000; Claritas, 2009; CA Dept of Health Services, 2009; National Institute of Mental Health, 1993; Santa Clara County Department of Drug and Alcohol Services; BAE, 2009.

Table 5.2: Priority Housing Needs (HUD Table 2A)

RENTERS

	Small Related			Large Related			Elderly		
	Priority	Unmet Need (a)	Goal (b)	Priority	Unmet Need (a)	Goal (b)	Priority	Unmet Need (a)	Goal (b)
0-30% AMI	High	889	80	High	206	70	High	626	40
31-50% AMI	Medium	1,165	80	Medium	388	70	Medium	407	40
51-80% AMI	Low	807	80	Low	409	70	Low	165	40

OWNERS

	Small Related			Large Related			Elderly		
	Priority	Unmet Need (a)	Goal (b)	Priority	Unmet Need (a)	Goal (b)	Priority	Unmet Need (a)	Goal (b)
0-30% AMI	High	237	70	High	78	50	High	947	20
31-50% AMI	High	290	70	High	84	50	High	404	20
51-80% AMI	High	418	70	High	122	50	High	268	20

NON-HOMELESS SPECIAL NEEDS

	Total		
	Priority	Unmet Need (c)	Goal (c)
Elderly	High	2,930	310
Frail Elderly	High	360	30
Severe Mental Illness	Low	600	20
Developmentally Disabled	Medium	590	50
Physically Disabled	High	650	70
Persons w/ Alcohol/Other Drug Addictions	High	750	70
Persons with HIV/AIDS	Medium	30	0
Victims of Domestic Violence	-	0	#DIV/0!
Large Households	High	3,110	830
Total Goals	#DIV/0!		
Section 215 Goals			

Notes:
(a) Based on households with housing problem, as reported by CHAS Data, Census, 2000.
(b) Calculated by applying ratio of goal/unmet need from previous Consolidated Plan to current unmet need.
(c) See Table 1B.
Sources: SOCDS CHAS Data, 2009; BAE, 2009.

Table 5.3: Non-Housing Community Development Needs (HUD Table 2B-Priority Community Development Needs)				
	Priority Need Level	**Dollars to Address Need**	**Performance Measure (PM)**	**5-Yr Goal (PM) Plan/Act.**
Acquisition of Real Property				
Disposition				
Clearance and Demolition				
Clearance of Contaminated Sites				
Code Enforcement				
Public Facility (General)				
Senior Centers				
Handicapped Centers				
Homeless Facilities				
Youth Centers				
Neighborhood Facilities				
Child Care Centers				
Health Facilities				
Mental Health Facilities				
Parks and/or Recreation Facilities				
Parking Facilities				
Tree Planting				
Fire Stations/Equipment				
Abused/Neglected Children Facilities				
Asbestos Removal				
Non-Residential Historic Preservation				
Other				
Infrastructure				
Water/Sewer Improvements Street Improvements Sidewalks	High	1,400,000	Households	8,000
Solid Waste Disposal Improvements				
Flood Drainage Improvements				
Other				
Public Services				
Senior Services Handicapped Services Legal Services Youth Services Child Care Services Transportation Services Substance Abuse Services Employment/Training Services Health Services	High	1,250,000	Households	9,850
Lead Hazard Screening				
Crime Awareness				
Fair Housing Activities	High	100,000	Households	150
Tenant Landlord Counseling				
Other				
Economic Development	High	1,925,000	Jobs/Micro-enterprises	500/50
Other				
Elimination of Blight	High	635,000	Businesses	15

Table 5.4: Summary of Housing/Community Development Objectives (HUD Table 2C)

	Source of Funds	Performance Measure	Performance Goal
Goal A: Affordable Housing			
Objective 1a. Support affordable rental housing for lower income households (E)	CDBG, HOME, HMF	Housing Units	100
Objective 2a. Assist lower and moderate income, first time home buyers	HOME, HMF	Housing Units	20
Objective 3a. Provide Housing Improvement Program (E)	CDBG	Housing Units	150
Objective 4a. Conduct outreach to the community regarding fair housing, and address any identified local barriers to fair housing hcoice	CDBG, HM	Households	150
Goal B: Alleviation of Homelessness			
Objective 1b. Help people who are currently homeless or at imminent risk of homelessness	HOME	Households	75
Goal C: Other Community Development Efforts			
Objective 1c. Support provision of essential human services, particularly for special needs populatio	CDBG	Households	9,850
Objective 2c. Maintain/Expand Community Facilities and Infrastructure	CDBG	Households	8,000
Objective 3c. Activities Eliminate Blight (E)	CDBG	Businesses	15
Goal D: Expand Economic Opportunities			
Objective 1d. Support economic development activities that promote employment growth, and help lower-income persons secure and maintain a job	CDBG	Jobs/	500
		Micro-enterprises	50
Goal E: Environmental Sustainability			
Objective 1e. Support Energy Efficiency/Renewable Energy Programs	CDBG	Addressed by various activities indicated with an (E) above	

Appendix A: Citizen Participation

Appendix A1:	Citizen Participation Plan
Appendix A2:	Regional Workshop Attendees
Appendix A3:	Notes from Regional Visioning Workshop (BAE)
Appendix A4:	CDBG Survey Responses, North County
Appendix A5:	Written Comments Received
Appendix A6:	Housing and Human Services Commission and Council Meeting Minutes

Appendix A1: Citizen Participation Plan (Adopted 2005)

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 (HHSC) is a seven-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 two 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 7 days prior to the hearing or meeting in the *SUN* newspaper 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.

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 10 days 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: http://housing.insunnyvale.com, 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.
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 or HOME 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, indicating a 15-day comment period, at least 7 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: http://housing.insunnyvale.com, 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 (or at location convenient to potential and actual beneficiaries, and with accommodation for persons with disabilities) 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.

Access to Records
Housing staff will maintain the Citizens' Participation Plan, the Consolidated Plan, Substantial Amendments, Action Plans, 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. Upon request, documents will be available in a form accessible to persons with disabilities, with 72 hours advance notice.

Technical Assistance
Technical assistance on CDBG regulations and the CDBG program process will be provided by Housing Division staff 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.

Appendix A2: Regional Workshop Attendees

CDBG Workshop Attendees, September 3-23, 2009

September 3, 2009 - Roosevelt Community Center, 901 East Santa Clara Street, San José, 95116, 6-7:30pm		
1	Charles Lauer	
2	Harvey Darnell	Greater Gardner Strong Neighborhood
September 9, 2009 - West Valley Branch Library, 1243 San Tomas Aquino Road, San José, CA 95117, 6-7:30pm		
	Name	**Organization**
1	Ala Malik	Fresh Lifelines for Youth
2	Andrea Osgood	Eden Housing
3	Birku Melese, Ph.D.,	Ethiopian Community Services, Inc.
4	Carlos Garcia	Fresh Lifelines for Youth
5	Cesar Anda	State legislature AD 23
6	Ching Ming Hsueh	Catholic Charities
7	Elaine Curran	City of SJ Early Care
8	Elizabeth Hunt	Indian Health Center of Santa Clara Valley
9	Erik Kaeding	resident/student
10	Gary Smith	GS Lighting Design
11	Georgia Bacil, Exec. Dir.	Senior Adult Legal Assistance
12	Heona Lee	Korean-American Community Services (KACS)
13	James R. Brune	Deaf Couns., Adv. & Referral Agency (DCARA)
14	Jan V. Chacon	Indian Health Center of Santa Clara Valley
15	Jane Hills, Deputy Director	Catholic Charities
16	Jeff Bornefeld	Community Partners for Youth, Inc. (CCPY)
17	Jenna Boyer	The Opportunity Fund
18	Judy Whittier, Dir. of Community Resources	The Bill Wilson Center
19	Lee Elak	CDHC Commissioner
20	Liz Girens	Opportunity Fund
21	Margie Matthews	resident
22	Maria Solis	Japanese American Senior Housing
23	Mark Johanson	resident
24	Michele Lew/President-CEO	Asian Americans for Community Involvement
25	Minh Hoang Pham	Catholic Charities
26	Regina Adams	City of Mountain View
27	Ronald Anderson	The Cambrian Center
28	Sylvia Alvarez	Evergreen School District Board Member,
29	Tamon Norimoto	HCDC of SJ
30	Tom Geary	Second Harvest
31	Yolanda Ungo	Catholic Charities
September 16, 2009 - Morgan Hill Community Cultural Center, 17000 Monterey Street, Morgan Hill, CA 95037, 6-7:30pm		
1	Alban Diaz	Catholic Charities
2	Dina Campeau	South County Collaborative
3	Edna Nagy Case Manager, Morgan Hill Depot Commons	Catholic Charities Day Break III
4	Forrest Williams	resident
5	Jane Hills, Deputy Director	Children, Youth and Family Development
6	Jeff Pedersen	Morgan Hill resident + Housing Mgr. City of SC
7	Joe Mueller	resident
8	Leah Ezeoha	Juvenile Probation, SCC
9	Lori Mathis, Dir. of Brown Bag Programs	Second Harvest
10	Lynn Magruder, Grants Administrator	Community Solutions

CDBG Workshop Attendees, September 3-23, 2009

11	Marilyn Roaf	resident
12	Martha Bell, Exec. Director	Silicon Valley Independent Living Center
13	Melanie Villanueva	City of Morgan Hill Staff
14	Michele Schroder	SALA
15	Osvaldo Maldonado, Community Programs Manager	Second Harvest
16	Patti Worthen, Supervisor Day Break	Catholic Charities Day Break III
17	Sandra Nava	City of Gilroy
18	Sheryll Bejarano	resident
19	Sue L Koepp- Baker	resident
20	Wanda Hale, Development Officer	Catholic Charities of Santa Clara County
September 23, 2009 - Sunnyvale City Hall Council Chambers, 456 West Olive Avenue, Sunnyvale, CA 94086, 3-4:30pm		
1	Adam Montgomery	Silicon Valley Association or Realtors
2	Adriana Caldera	Support Network for Battered Women
3	Anna Gonzales	Juvenile Probation, SCC
4	Arely Valeriano	Catholic Charities of Santa Clara County
5	Arthur Schwartz	resident
6	Beatriz Lopez	SALA
7	Beverly Jackson, ED	Rebuilding Together
8	Chana Pederson	CCSC
9	Cindy McCormick	City of Saratoga
10	Cindy Stahl	NOVA
11	Connie Soto	
12	Connie Verceles	City of Sunnyvale, ED Manager
13	Consuelo Collard	The Health Trust
14	David Ramirez	Outreach
15	Demi Yezgi	H& HS Com.
16	Dennis King	Hispanic Chamber of Commerce
17	Desirie Escobar	JPD
18	Diane Shakoor	Community Action Agency
19	Dori Hailu	H & HS Com.
20	Dorothy Heller, Exec. Assistant	Dayworker Center of Mountain View
21	Edith Alanis	CDD/Housing
22	Elba Landaverde	Community Svcs. Agency of Mtn. View and Los Altos
23	Eric Anderson	Sunnyvale HHSC
24	Estella Jones, phone 408- 730-5236.	Sunnyvale resident
25	Gerald Hewitt	City of Santa Clara HCD
26	Ginger McClure	Catholic Charities of Santa Clara County
27	Greg Harrick	HUD Region IX
28	Hector Burgos	Habitat Silicon Valley
29	Hilary Barroga, Director of Programs	Emergency Housing Consortium (EHC)
30	Jesus Estrada	Community Action Agency
31	Joan Smithson, Site Manager	Senior Lunch Program
32	JoAnn Cabrera, development coordinator	MayView Community Health Center
33	Kathy Marx	City of Palo Alto
34	Kerry Haywood, ED Moffett Park BTA	Moffett Park BTA
35	Laura Robichek	resident
36	Lynn Morison	the bill wilson center
37	Mark Robichek	resident
38	Mattew Osment- Dir. Strategic Alliances	Inn Vision

CDBG Workshop Attendees, September 3-23, 2009

39	Nancy Tivol	City of Sunnyvale- resident
40	Patricia Lord	City of Sunnyvale
41	Perla Flores	Community Solutions
42	Pilar Furlong	Red Cross of Silicon Valley
43	Raul and Helen Ledesma	residents
44	Roger Gaw	Sunnyvale Chamber of Commerce
45	Sarah Khan	MAITRI
46	Shamima Hasan, CEO	MayView Community Health Center
47	Stacy Castle	YWCA Silicon Valley
48	Susan Huff	Saratoga Area Senior Coordinator
49	Tom Geary	Second Harvest
50	Tricia Uyeda	West Valley Community Services - Rotating Shelter Program
51	Victor Ruder	Sunnyvale Senior Nutrition
52	Wanda Hale, Development Officer	Catholic Charities of Santa Clara County

Appendix A3: Notes from Regional Visioning Workshops (BAE)

Meeting Location	North	Central	South
Community Services			
Food / Nutrition Services	Food services needed for all segments of population, including seniors, youth. Need for food services growing with recession.	Support programs to address childhood obesity. Need for food services growing with recession.	Support programs to address childhood obesity. Need for food services growing with recession.
Family Counseling /Case Management			Programs for parents of at-risk youth.
Foreclosure Prevention / Housing Counseling		Pro-active measures needed. NSP funds may help transform properties to special needs housing.	Need for any kind of foreclosure assistance in So. Co., especially preventative measures. Limited access to No Co. county services.
Services for the Disabled		Deaf/hard of hearing often cannot access services due to lack of ASL translation. Assistance needed.	
Senior Services / Activities	Case management services must continue and be expanded. Lower-income seniors lack funds for all basic needs. Legal services needed. Increased abuse rates during recession. Affordable, quality elder day care needed.	Maintain support for senior center meals. Case management services must continue and be expanded. Need for services increasing as senior population grows, especially to avoid institutionalization. Other funding sources (e.g., United Way) being cut.	Increased abuse rates during recession. Need for services increasing as senior population grows, especially to avoid institutionalization. Other funding sources (e.g., United Way) being cut.
Youth Activities		Programs to prevent drop-outs needed. Early intervention and supplemental education programs needed.	Free activities needed. Tie in with nutrition and health.
At-Risk Youth Services	Need for gang intervention programs. Currently SJ is closest		Free activities for at-risk youth needed in Gilroy. Need for gang

Meeting Location	North	Central	South
	source of programs.		intervention programs.
Neglected/ Abused Children			
Child Care	Need for affordable, quality care.	Need for affordable, quality care.	Need for affordable, quality care.
Anti-Crime Programs	Neighborhood safety remains a concern in some areas.		
Health Services		Affordable clinics needed, particularly given unemployment and lack of insurance.	Affordable clinics needed, particularly given unemployment and lack of insurance.
Mental Health Services	Needed.		Needed.
Tenant/Landlord Mediation	Needed, particularly during recession.	Promote "meet & greet" between affordable housing property managers and potential tenants to avoid eviction later. Follow up tenant support also needed.	Needed, particularly during recession.
Legal Services	Needed for seniors.		Needed for seniors.
Transportation Assistance	Transportation services serving seniors, youth, and others.		Transportation services serving seniors, youth, and others.
Substance Abuse Services	Needed for youth, in particular.		Needed.
Domestic Violence Services (e.g., counseling)	More prevalent with recession. May rise with predicted release of incarcerated persons. State funding being cut.	More prevalent with recession. May rise with predicted release of incarcerated persons. State funding being cut.	More prevalent with recession and predicted release of incarcerated persons. State funding being cut.
Homeless Services		Needed, particularly during recession. More families than before.	Needed, particularly during recession.
Emancipated Youth (aging out of foster care)	Demand for housing and services.		Demand for housing and services.

Meeting Location	North	Central	South
HIV/AIDS Services			
Other_____	Interim housing for homeless to help provide access to services. Improved networking between providers. Language translation services needed. Greater publicizing of existing services needed.	Community Centers and other single points of access to multiple services are needed. Assistance with application and credit check fees for affordable units. Programs to assist undocumented individuals access range of services. Financial training for families. Matched savings program (IDA).	Programs to assist undocumented individuals (including unaccompanied minors) access range of services.
Housing			
Disabled Access Improvements	Rehabilitation programs for accessibility.		
Owner-Occupied Housing Rehabilitation			Needed especially for seniors.
Rental Housing Rehabilitation			
Homeownership Assistance		Assistance to young professionals in purchasing homes.	
Affordable Rental Housing	Need for affordable housing for a range of household types, including singles, couples, small and large families. Need for housing to serve households up to 50% of AMI. Ongoing support to affordable housing developers needed.	Need for permanent affordable housing for households up to 50% of AMI, as well as seniors.	Need for permanent affordable housing for households up to 50% of AMI. SROs also an option.
Housing for Disabled	Need for affordable housing for people with disabilities.	Need for affordable housing for people with disabilities. Housing for	Encourage Universal Design in new homes.

Meeting Location	North	Central	South
		persons requiring service animals.	
Senior Housing	Need for affordable senior housing.	Long waiting lists at affordable senior housing projects.	Need for affordable senior housing.
Housing for Large Families	Affordable units needed.		Affordable units needed in So County.
Housing for Emancipated Youth (aging out of foster care)		Needed.	Needed.
Fair Housing Services	Needed, particularly during recession.	Needed, particularly during recession.	Needed, particularly during recession.
Lead Paint Testing and Abatement			
Energy Efficiency Improvements	Assistance with rehabilitation for energy and water efficiency to lower-income households.	Assistance with rehabilitation for energy and water efficiency to lower-income households.	
Transitional and Supportive Housing	Transitional housing needed for all segments, including youth.	Needed. Supportive housing services necessary.	Transitional housing needed for all segments, including youth.
Assistance for Seismic Retrofitting	Assistance to landlords for seismic retrofitting.		
Other_____	Temporary financial assistance to households in danger of eviction or foreclosure. Strategies to assist with NIMBY-ism for affordable or multifamily housing. Ongoing protection of mobile home parks as a source of affordable housing. Direct assistance for move-on costs in rental housing. Affordable homeownership through	Need for one-stop service center related to housing activities and programs. Direct assistance for move-in costs in rental housing.	Need for affordable youth-oriented housing, including pregnant and parenting teens, as well as board and care facilities. Affordable housing for farmworkers needed.

Meeting Location	North	Central	South
	self-help housing projects. Utility assistance for renters. Outreach and coordination of existing resources.		
Economic Development			
Small Business Loans	Needed to help alleviate downtown vacancies, including in Saratoga, Palo Alto, and Sunnyvale.	Needed.	
Small Business Development and Mentoring	Needed to help alleviate commercial vacancies.		
Job Creation/ Retention			Programs to generate jobs in emerging industries (e.g., clean and green technology)
Employment or Vocational Training	Youth and bi-lingual services particularly needed. Basic job skills and placement services also necessary.	Child care provider vocational training good example of vocational program.	Programs to train green-collar workers, particularly youth.
Building & Façade Improvement	Needed.		
Assistance for Seismic Retrofitting			
Other_____		Support of Business Improvement Districts that help prevent blight.	
Community Facilities and Infrastructure			
Senior Centers			Needed
Youth Centers			Need for Center in Gilroy. Serves as access point for services.

Meeting Location	North	Central	South
Child Care Centers			
Parks and Recreation Facilities	Continue to maintain local parks, especially heavily used facilities.		Need for maintenance and lighting. Use CDBG for park accessibility.
Health Care Facilities			
Homeless Facilities		Need for more expanded centers. Often waiting list.	
Drainage/Flooding Improvements			
Street, Lighting, and Sidewalk Improvements		Sidewalk and streetlight improvement in business districts.	Need for accessible sidewalks and street lighting in Gilroy.
Parking Facilities			
Disabled Accessibility Improvements			
Traffic Calming Improvements			
Graffiti and Blight Removal	Graffiti abatement needed.		
Other_____	General need to replace aging infrastructure.	Rehab of non-profit and public facilities. Partner with schools to provide community facilities and services (though some youth and other portions of community may be barred from campus or lack access).	Need for accessible, well-lit, and user-friendly bus stops. Satellite offices for service providers, possibly in community centers.

Appendix A4: CDBG Survey Responses

CDBG Survey Responses, North Santa Clara County, Sept. 2009

	Avg Level of Need	Number of Responses (a)
Community Services		
Food and Nutrition Services	2.92	26
Family Counseling and Case Management	3.00	25
Foreclosure Prevention and Housing Counseling	2.71	25
Disabled Services	2.52	26
Senior Activities	2.78	28
Youth Activities	2.81	28
At-Risk Youth Services	3.00	25
Neglected/Abused Children	3.00	23
Child Care	2.88	25
Anti-Crime Programs	2.68	23
Health Services	3.39	24
Mental Health Services	3.22	24
Tenant/Landlord Mediation	2.09	23
Legal Services	2.72	26
Transportation Assistance	2.68	26
Substance Abuse Services	2.76	26
Domestic Violence Services (e.g., counseling)	3.00	25
Homeless Services	3.21	25
Emancipated Youth (aging out of foster care)	2.72	26
HIV/AIDS Services	2.50	23
Other_____	3.50	3
Housing		
Disabled Access Improvements	2.68	23
Owner-Occupied Housing Rehabilitation	2.32	23
Rental Housing Rehabilitation	2.43	22
Homeownership Assistance	2.55	23
Affordable Rental Housing	3.41	23
Housing for Disabled	2.88	25
Senior Housing	3.00	26
Housing for Large Families	3.14	23
Housing for Emancipated Youth (aging out of foster care)	2.77	23
Fair Housing Services	2.41	23
Lead Paint Testing and Abatement	2.09	24
Energy Efficiency Improvements	2.57	24
Assistance for Seismic Retrofitting	2.17	24
Other_____	3.33	4
Economic Development		
Small Business Loans	2.43	24
Small Business Development and Mentoring	2.59	23
Job Creation/Retention	3.35	27
Employment or Vocational Training	3.29	25
Building & Façade Improvement	2.05	23
Assistance for Seismic Retrofitting	1.86	22
Other_____	2.67	4
Community Facilities and Infrastructure		
Senior Centers	3.04	24
Youth Centers	3.08	24
Child Care Centers	2.96	23
Parks and Recreation Facilities	2.43	21
Health Care Facilities	3.04	24
Homeless Facilities	3.13	23
Drainage/Flooding Improvements	2.10	21
Street, Lighting, and Sidewalk Improvements	2.36	22
Parking Facilities	1.83	23
Disabled Accessibility Improvements	2.52	23
Traffic Calming Improvements	2.10	21
Graffiti and Blight Removal	2.14	22
Other_____	NA	0

Notes:
(a) "Number of responses" does not count questions which were left unanswered by the participant.
Completed responses were used to calculate "average level of need."
Sources: BAE, 2009.

CDBG Survey Responses, Santa Clara County, Sept. 2009

	Avg Level of Need (Top 3 highlighted)			Number of Responses (a)
	North Co.	Central Co.	South Co.	
Community Services				
Food and Nutrition Services	2.92	3.45	3.78	**106**
Family Counseling and Case Management	3.00	3.33	3.71	**98**
Foreclosure Prevention and Housing Counseling	2.71	2.61	3.38	**101**
Disabled Services	2.52	2.83	2.75	**97**
Senior Activities	2.78	3.16	3.50	**103**
Youth Activities	2.81	3.33	3.67	**111**
At-Risk Youth Services	3.00	3.62	3.57	**103**
Neglected/Abused Children	3.00	3.30	3.67	**97**
Child Care	2.88	3.00	3.00	**99**
Anti-Crime Programs	2.68	3.06	3.14	**102**
Health Services	3.39	3.60	3.44	**100**
Mental Health Services	3.22	3.57	3.50	**93**
Tenant/Landlord Mediation	2.09	2.44	2.88	**93**
Legal Services	2.72	2.67	2.75	**101**
Transportation Assistance	2.68	3.06	3.50	**101**
Substance Abuse Services	2.76	2.89	3.63	**102**
Domestic Violence Services (e.g., counseling)	3.00	3.40	3.75	**102**
Homeless Services	3.21	3.05	3.38	**101**
Emancipated Youth (aging out of foster care)	2.72	3.10	3.13	**100**
HIV/AIDS Services	2.50	2.80	3.20	**92**
Other_____	3.50	4.00	4.00	**11**
Housing				
Disabled Access Improvements	2.68	2.63	3.00	**89**
Owner-Occupied Housing Rehabilitation	2.32	2.44	2.80	**91**
Rental Housing Rehabilitation	2.43	2.67	2.33	**89**
Homeownership Assistance	2.55	2.75	2.67	**91**
Affordable Rental Housing	3.41	3.65	3.57	**95**
Housing for Disabled	2.88	2.93	3.25	**89**
Senior Housing	3.00	3.59	3.75	**97**
Housing for Large Families	3.14	2.93	3.29	**93**
Housing for Emancipated Youth (aging out of foster care)	2.77	3.18	3.00	**90**
Fair Housing Services	2.41	2.81	3.00	**92**
Lead Paint Testing and Abatement	2.09	2.20	3.00	**92**
Energy Efficiency Improvements	2.57	2.93	2.40	**93**
Assistance for Seismic Retrofitting	2.17	2.21	2.00	**84**
Other_____	3.33	3.33	3.00	**11**
Economic Development				
Small Business Loans	2.43	2.81	2.25	**93**
Small Business Development and Mentoring	2.59	2.80	2.75	**89**
Job Creation/Retention	3.35	3.41	3.75	**99**
Employment or Vocational Training	3.29	3.44	3.67	**95**
Building & Façade Improvement	2.05	2.93	2.00	**90**
Assistance for Seismic Retrofitting	1.86	2.29	1.67	**82**
Other_____	2.67	4.00	NA	**11**
Community Facilities and Infrastructure (b)				
Senior Centers	3.04	3.06	3.20	**47**
Youth Centers	3.08	3.21	3.50	**49**
Child Care Centers	2.96	3.17	3.00	**45**
Parks and Recreation Facilities	2.43	3.18	3.40	**43**
Health Care Facilities	3.04	3.58	3.29	**50**
Homeless Facilities	3.13	3.26	3.00	**47**
Drainage/Flooding Improvements	2.10	2.25	2.33	**40**
Street, Lighting, and Sidewalk Improvements	2.36	2.35	3.00	**43**
Parking Facilities	1.83	2.00	2.25	**42**
Disabled Accessibility Improvements	2.52	2.59	2.75	**44**
Traffic Calming Improvements	2.10	2.29	2.00	**41**
Graffiti and Blight Removal	2.14	2.41	1.75	**43**
Other_____	NA	NA	NA	0

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

Appendix A5: Written Comments Received

Appendices

NORTH COUNTY
(650) 969-8656

SOUTH COUNTY
(408) 847-7252

SALA
Senior Adults Legal Assistance

CENTRAL
OFFICE
160 EAST VIRGINIA ST.
SUITE 260
SAN JOSE, CA 95112
(408) 295-5991
FAX: (408) 295-7401

April 28, 2010

Katrina Ardina
City of Sunnyvale
Housing Division
PO Box 3707
Sunnyvale, CA 94088-3707

RE: Comments on Draft City of Sunnyvale 2010-2015 Consolidated (CON) Plan Submitted Via Email

Dear Ms. Ardina,

Senior Adults Legal Assistance (SALA) is a nonprofit law office providing free legal services to persons age 60 or older, countywide and in Sunnyvale, targeting clients that are very low income or at-risk of abuse, exploitation, or premature institutionalization. We provide our services primarily through on-site appointments at Sunnyvale Community Services and by telephone for Sunnyvale clients who are homebound or with emergencies.

For more than two decades SALA has received Outside Groups Funding from Sunnyvale to support our program of legal services in Sunnyvale. For many of those years SALA's funding was from Sunnyvale's CDBG program. This year SALA is funded from the General Fund.

The City of Sunnyvale's Consolidated (CON) Plan is an important document that helps guide the City in setting its Outside Groups Funding priorities for services to low income and special needs populations through both the CDBG program and the General Fund.

We recently had the opportunity to review the Draft 2010-2015 Consolidated Plan that is posted on the City's website. We understand that the Housing and Human Services Commission is holding a hearing on the CON Plan this evening and the City will be accepting comments through April 30, 2010.

We will not be able to send a representative to the Housing and Human Services Commission hearing this evening, so we submit the following written comments on the CON Plan, in particular comments related to the Non-Housing Community Development Needs mentioned in the Plan.

A. Section 4.10, Non-Housing Community Development Needs (pp. 79-81)

In the discussion in Section 4.10 of Non-Housing Community Development Needs, we are pleased to see that the CON Plan, on page 79, identifies ***legal assistance*** as one of the specific Human Services needed to address the basic needs of lower income and special needs individuals/households. The notes from the Regional Visioning Workshop for North County reflect that legal services are especially needed for ***seniors*** (see Appendix A-2, pp. 109 and 110). Accordingly, we ask that the reference to legal assistance in Section 4.10 be revised to reflect the particular need for these services for seniors so that it is consistent with the results of the Regional Visioning Workshop in North County.

We also agree with the findings on page 80 that that support from donors and the public sector continues to be

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critical for non-profit organizations providing human services, especially in the current economic climate. We note that CDBG and General Fund grants from cities, no matter how small, are important to non-profit service providers because they demonstrate local support for our services and they help us leverage matching dollars from other sources for these services.

Finally, as noted on page 81 of the CON Plan, access to services can be an issue for seniors and other special populations. We agree that the centralization or co-location of services at community centers, senior centers, or community service agencies (such as Sunnyvale Community Services) helps individuals access multiple programs simultaneously thereby enhancing their ability to meet multiple needs in one trip. It also minimizes transportation access barriers. This is why SALA provides our legal services by appointment at Sunnyvale Community Services.

B. Five Year Strategic Plan (pp. 87-88)

With respect to the Five Year Strategic Plan, we support Objective C 1 set forth on page 87 and in Table 5.4 *"to support provision of essential human services, particularly for special needs populations"*, which we understand includes seniors.

We note that the range of human services mentioned on page 87 includes *"basic needs"* or *"more specialized services described in Chapter 4"*. We are assuming that the listing of human services on page 88 includes all of the services listed in Section 4.10 on page 79. If this is not the case, we ask that the references to *"basic needs"* (Objective C 1 (a)) and/or *"specialized supportive services"* (Objective C 1 (d)) be clarified to include legal assistance and all the other human services noted in Section 4.10 on page 79.

C. Strategic Plan Table 5.1 – Special Needs (Non-Homeless) Sunnyvale

We are also pleased to see that the Elderly and the Frail Elderly populations were raked as High Priority Need populations in the Special Needs (Non-Homeless) Table (5.1).

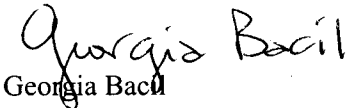
D. Table E.1 in Appendix E – Community Resources and Services

With respect to Appendix E, we noticed that our agency was not listed under the Seniors category or the Domestic Violence category in Table E.1 (Community Resources and Services) set forth in Appendix E, Inventory of Services for Special Needs and Homeless Services, of the CON Plan.

We ask that SALA be added (1) to the Seniors category of Table E.1, as we provide free legal services exclusively to seniors consistent with the mandate of the federal Older Americans Act, and (2) to the Domestic Violence category of Table E.1, as a significant focus of our services involves legal advocacy and legal intervention through restraining orders to prevent domestic violence or elder abuse of our clientele.

We thank you for the opportunity to submit these comments. Should you have any questions, I can be reached at gbacil@sala.org.

Respectfully submitted,



Georgia Bacil
Directing Attorney

From: <mariapan@comcast.net>
To: "kardina@ci.sunnyvale.ca.us" <kardina@ci.sunnyvale.ca.us>
Date: April 29, 2010 10:15 PM
Subject: Draft 2010 - 2015 Consolidated Plan Comment - Housing needs for the mentally disabled and reentry adults.

Dear Ms. Ardina,

The mentally disabled are in need of housing and supportive services separate from the general population of low-income households.

The evidence of this need can be found at The Carroll Inn, 174 Carroll St. which was opened in 1995.

http://www.nahro.org/home/carroll.html

In this facility which houses seniors, low-income wage earners, other disabled, and single parent households, the mentally disabled residents do not mix well because of the perceptions towards them. As a result, some band together and harass the general population or each other. They often inflict serious mental and physical injuries on members of the community.

The mentally disabled need an environment where they are respected as individuals with special needs. A separate facility called "The Martin Murphy Home for the Mentally Disabled.", if developed, could be a Godsend for families with mentally disabled loved-ones.

Families would provide more support for their loved-ones in this special residence. Presently, many relatives refrain from visitig their mentally disabled child, spouse, sister/brother, parent, and other relative in the mixed Carroll Inn environment. The families of the mentally disabled are most often from the middle to upper-middle income groups in the county or neighboring counties.

The Martin Murphy Home for the Mentally Disabled would provide job opportunities for local mental health and social services professionals.

Housing needs for reentry adults pertain to those released from correctional institutions. This population also needs special attention for a smooth transition into the community. This type of housing could be transitional for two or more years as the individual assimilates at their own pace into the community.

If you have any questions, please let me know. Thank you for your time.

Sincerely,

Maria Pan
(408) 739-1178
(408) 230-2915 (msg)

Appendices

A-6: Meeting Minutes

Appendices

APPROVED MINUTES

SUNNYVALE HOUSING AND HUMAN SERVICES COMMISSION
WEDNESDAY, MARCH 24, 2010

The Housing & Human Services Commission met in a regular session in the Heritage Building at 550 E. Remington Dr., Sunnyvale Community Center, Sunnyvale, CA 94086 on March 24, 2010 at 7:13 p.m. with Vice-Chair Anderson presiding.

ROLL CALL

Commission Members Present: Eric Anderson, Hannalore Dietrich, Fred Fowler, Younil Jeong, Mathieu Pham.
Commission Members Absent: Dori Hailu (excused)
Staff Present: Hanson Hom, Director of Community Development, Suzanne Isé, Housing Officer, and Edith Alanis, Housing Programs Technician.
Others Present: Nancy Tivol, Jennifer Springer, Elizabeth Bonnett, Kathleen King, Patricia Lord

SCHEDULED PRESENTATION

NONE

PUBLIC ANNOUNCEMENTS

Fred Fowler announced that he is again president of the Lakewood Village Neighborhood Association and that the association is revamping their website. He invited everyone to visit www.lvna.net to learn more about the Lakewood Village neighborhood.

CONSENT CALENDAR

1.A Draft Minutes of January 13, 2010.

Vice-Chair Anderson asked for a motion to approve the minutes of January 13, 2010.

Commissioner Dietrich moved and Commissioner Pham seconded to approve the Minutes of January 13, 2010 as presented.

Motion passed 3-0-2, Commissioners Fowler and Jeong abstained because they were not present at the meeting.

1.B Draft Minutes of February 24, 2010.

Vice Chair Anderson asked for a motion to approve the minutes of February 24, 2010.

Commissioner Fowler moved and Commissioner Pham seconded to approve the Minutes of February 24, 2010 as amended.

Motion passed 2-0-3. Vice-Chair Anderson, and Commissioners Dietrich and Jeong abstained because they were not present at the meeting.

Commissioner Fowler pointed out an omission under the "Non Agenda Items and Comments" heading on the February 24, 2010 minutes and asked that the minutes be amended to reflect that the Chair and Commissioners present decided to have a special meeting before the next regular meeting to cover the following agenda items: 1) Put together the 2010 Work Plan, 2) Discuss Housing and Human Services policies in the General Plan and advise the Housing and Human Services General Plan committee delegates as to the Commission's priorities, and 3) Adopt the minutes of January 13, 2010.

Commissioners agreed to make the suggested amendment.

1.C Draft 2010 Work Plan.

Vice Chair Anderson asked for a motion to approve the Draft 2010 Work Plan.

Commissioner Fowler asked that the following three items be added to the 2010 Draft Work Plan.

1. A review of existing Council Policy on Human Services with an emphasis on understanding the populations that are prioritized.

2. A review of existing Council Housing Policy with an emphasis on those policy elements that are in the General Plan, in order to advise the General Plan committee delegates about what the Commission's priorities are.

3. A field-based review of the human service agencies who currently receive City funding, to gain understanding of how well they conform to the Human Services Policies that the City has articulated and that the Commission has reviewed, and in preparation for the Human Services grant process that will take place in the later part of this year.

After some discussion Vice Chair Anderson asked for a motion on the proposed additions to the Work Plan.

Commissioner Fowler moved and Commissioner Dietrich seconded to add a review of the City's current Council Housing Policies to the May meeting.

Motion passed unanimously 5-0.

Commissioner Fowler moved and Commissioner Dietrich seconded to add a review of the City's current Human Services Policy to the July meeting.

Motion passed unanimously 5-0.

Commissioner Fowler moved and Commissioner Dietrich seconded to add an item to the July meeting regarding forming a subcommittee to develop a proposal for a field-based review of the City's currently funded human services agencies.

Motion passed unanimously 5-0.

Vice Chair Anderson asked for a motion to adopt the 2010 Work Plan as amended.

Commissioner Fowler moved and Commissioner Dietrich seconded to adopt the 2010 Work Plan as amended.

Motion passed unanimously 5-0.

CITIZENS TO BE HEARD
NONE

PUBLIC HEARINGS/GENERAL BUSINESS

2. Review of Draft 2010-2015 Consolidated Plan and Recommendation to Council.

Officer Isé gave an overview of the Consolidated Plan and explained that it is a 5-year strategic plan and budget for the federal grants received by the City for housing and community development activities intended to address the City's priority needs.

This plan is supplemented by a more detailed annual budget called the "Action Plan" which describes the specific activities that will be funded and completed during the coming fiscal year. The Action Plan will be reviewed by this Commission in April.

Vice Chair Anderson opened the public hearing at 7:35 p.m.

Jennifer Springer, who works for Nova, gave a presentation about their Youth Employment Program which provides at-risk youth age 16 to 24 with a summer job opportunity in order to obtain work experience and critical job skills.

Kathleen King, Executive Director of the Santa Clara Family Health Foundation, spoke about the Healthy Kids Program which provides medical, dental, and vision care insurance coverage for low-income children age 6 to18. She also mentioned that El Camino Hospital matches every dollar that the City of Sunnyvale grants to this program.

Elizabeth Bonnett, a staff attorney with Senior Adults Legal Assistance, spoke about the free legal services that they provide for seniors age 60 and older. She mentioned that violence against seniors by younger family members is increasing due to economic difficulties.

Nancy Tivol, Executive Director of Sunnyvale Community Services, spoke about the food program and emergency financial assistance that they provide to Sunnyvale residents. She indicated that community needs continue to increase exponentially.

Patricia Lord, City of Sunnyvale staff, reported briefly on input she had received from the City's Accessibility Advisory Committee. They expressed great support for the curb cuts that have been made possible with CDBG funds. On the other hand, they expressed concern about a segment of disabled individuals who are employed and do not qualify for City's low income Home Access grants, but could really benefit from them. They suggested developing an eligibility sliding scale to allow moderate-income households to also receive some assistance. In addition, they pointed out that specialized equipment, such as special wheelchairs that are

sometimes required by disabled individuals, can be very costly and requested some help with that.

Vice Chair Anderson closed the public hearing at 8:37 p.m.

After some brief discussion Commissioners agreed to focus on Chapter 5, and to give input to staff on Table 5.3 if desired.

Officer Isé answered questions and reviewed some of the tables and data in the Plan.
Vice Chair Anderson asked for a motion.

Commissioner Fowler moved and Commissioner Dietrich seconded to postpone any recommendation to Council on this item to the next meeting.

Motion passed unanimously 5-0.

3. Election of Officer(s).

Vice Chair Anderson opened the floor for nominations and asked if anyone was interested in serving as Chair.

Commissioner Fowler nominated Vice Chair Anderson; Vice Chair Anderson asked if there were other nominations. No other nominations were brought forward.

Commissioner Fowler nominated and Commissioner Pham seconded the nomination of Vice Chair Anderson for the office of Chair.

Passed unanimously 5-0.

Chair Anderson opened the floor for nominations for Vice Chair.

Commissioner Pham nominated Commissioner Fowler for the office of Vice Chair, Commissioner Fowler expressed that perhaps another Commissioner would benefit from the experience, since he had served as chair previously.

Commissioner Dietrich nominated and Commissioner Fowler seconded the nomination of Commissioner Pham for the office of Vice Chair.

Passed unanimously 5-0.

4. Report on Status of the General Plan Consolidation Project.

   Commissioner Fowler attended the last meeting in place of the Commission's selected representative and alternate, who were not able to attend. He requested that staff distribute the notes that he took to the rest of the Commissioners.

5. Elect or confirm representative and alternate representantive(s) to the General Plan Consolidation Advisory Committee.

Chair Anderson had indicated earlier that if he became Chair he preferred not to serve as General Plan Consolidation Advisory Committee representative as well.

Commissioner Dietrich nominated and Vice Chair Pham seconded the nomination of Commissioner Fowler to replace Chair Anderson as the General Plan Consolidation Advisory Committee representative.

Passed unanimously 5-0.

NON-AGENDA ITEMS AND COMMENTS

- BOARDMEMBERS OR COMMISSIONERS ORAL COMMENTS
  - Commissioner Fowler proposed to have a get-together dinner party. The rest of the Commissioners agreed to a weekend potluck. Date to be determined.
  - Chair Anderson extended an invitation to a slide-show presentation of his recent Antarctica tour.
- STAFF ORAL COMMENTS
  NONE

INFORMATION ONLY ITEMS
NONE

ADJOURNMENT

Commissioner Fowler moved and Commissioner Jeong seconded to adjourn the meeting.

Motion passed unanimously 5-0.

Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Suzanne Isé
Housing Officer

DRAFT MINUTES

SUNNYVALE HOUSING AND HUMAN SERVICES COMMISSION
WEDNESDAY, APRIL 28, 2010

The Housing & Human Services Commission met in a regular session in the West Conference Room at 456 West Olive Avenue, Sunnyvale City Hall, Sunnyvale, CA 94088 on April 28, 2010 at 7:03 p.m. with Chair Anderson presiding.

ROLL CALL
Commission Members Present: Eric Anderson, Hannalore Dietrich, Fred Fowler, Dori Hailu, Younil Jeong, Mathieu Pham.
Commission Members Absent:
Staff Present: Suzanne Isé, Housing Officer, and Edith Alanis, Housing Programs Technician.

SCHEDULED PRESENTATION
NONE

PUBLIC ANNOUNCEMENTS
NONE

CONSENT CALENDAR

1.A Draft Minutes of March 24, 2010.

Chair Anderson asked for a motion to approve the minutes of March 24, 2010.

Commissioner Jeong moved and Commissioner Dietrich seconded to approve the Minutes of March 24, 2010.

Motion passed unanimously 5-0.

CITIZENS TO BE HEARD
None

PUBLIC HEARINGS/GENERAL BUSINESS

2. Review CDBG/HOME Capital Project Proposals and Evaluations.

Housing Officer Isé gave some background on the proposals and briefly reviewed the staff evaluations provided.

Deserine Graze, Program Manager from Momentum for Mental Health and Luina Palchak, Sr. Portfolio Manager from Mid-Peninsula Housing Coalition were present to answer questions about the projects.

Commissioner Fowler arrived at 7:10 p.m.

Seth Messina, three-year resident at the home that Momentum for Health is proposing to rehabilitate, spoke to the condition of the property and the need to fix it.

There was some discussion with regards to operations and additional financing for both projects. All questions from the Commissioners were answered by the representatives.

Chair Anderson asked for a motion to recommend approval of the Capital Project Proposals at the funding levels requested.

Commissioner Dietrich moved and Commissioner Hailu seconded to approve the Capital Project Proposals at the funding levels requested.

Motion passed unanimously 6-0.

3. Public Hearing: Draft FY 2010-11 Action Plan and Draft 2010-15 Consolidated Plan.

Officer Isé gave an overview of the Action Plan and explained how it tied to the Consolidated Plan.

Chair Anderson opened the public hearing for the benefit of the agency representatives that were present.

Maritza Henry, Program Manager from Family and Children Services spoke briefly about the services that her agency provides and thanked the Commission for their continued support.

Laura Watkins, Consultant with Santa Clara Family Health Foundation also thanked the Commission for their support and gave an overview of the services that her agency provides.

Chair Anderson closed the public hearing.

Chair Anderson opened the floor for discussion.

Officer Isé explained in detail each program and answered questions. In addition, Connie Verceles, Economic Development Manager with the City of Sunnyvale was also available to answer questions about the new Façade and Micro enterprise Programs being proposed.

There was a lengthy discussion and review of each of the programs that were proposed for funding in the Draft FY 2010-11 Action Plan.

Commissioner Fowler moved and Commissioner Dietrich seconded to reduce the Rental Housing Rehabilitation program by $150,000 and to increase the Tenant Based Rental Assistance Program by $150,000.

Motion passed unanimously 6-0.

Commissioner Fowler moved and Commissioner Hailu seconded to increase the Youth Jobs program to $250,000, and to reduce the Micro-enterprise Assistance Program to $135,372 and the Housing Improvement Program to $80,000.

Motion passed unanimously 6-0

Chair Anderson asked for a motion to recommend to City Council approval of the Draft FY 2010-11 Action Plan with the suggested changes.

Commissioner Jeong moved and Commissioner Dietrich seconded to recommend to City Council approval of the Draft FY 2010-11 Action Plan with the suggested changes.

Motion passed unanimously 6-0.

Chair Anderson opened the floor for discussion about the Draft Consolidated Plan.

Commissioner Fowler recognized the length of the discussion and requested that future items that may require such lengthy review be spread out throughout 2 or more meetings.

Commissioner Fowler initiated the discussion on the Consolidated Plan by asking if the rest of the Commissioners thought that it identified the right set of needs.

Commissioner Jeong moved and Vice Chair Pham seconded to have child care highlighted as a focus under the youth and family needs section of the Consolidated Plan.

Motion passed unanimously 6-0.

Commissioner Fowler requested that staff distribute the changes made to the Consolidated Plan with regards to child care prior to the final report going to City Council.

Officer Isé passed out copies of comments that staff received from Georgia Bacil, Directing Attorney with Senior Adults Legal Assistance (SALA). The Commissioners reviewed her input.

Chair Anderson asked for a motion to include SALA's requested changes.

Commissioner Fowler moved and Vice Chair Pham seconded to include SALA's requested changes into the Consolidated Plan.

Motion passed unanimously 6-0.

Chair Anderson asked for a motion to recommend approval to City Council of the Draft 2010-2015 Consolidated Plan with the suggested modifications.

Commissioner Dietrich moved and Vice Chair Pham seconded to recommend to City Council approval of the Draft 2010-2015 Consolidated Plan with the suggested modifications.

Motion passed unanimously 6-0.

4. Update from HHSC Representative to General Plan Consolidation Committee.

   Commissioner Fowler handed out his notes from the General Plan Consolidation Committee meetings of March 31 and April 22, 2010.

Commissioner Fowler proceeded to give an oral report on the progress of the committee.

The overall goal of the committee is to make the General Plan more understandable, accessible, and short.

He reported that there has been lengthy discussion about having electronic indexing. He also mentioned that there has been lengthy discussion on how to eliminate unnecessary text, and how to determine what is unnecessary text without affecting current policies.

He also advised that although staff had originally indicated that this committee would be informal in nature and would only keep meeting notes rather than minutes to be approved, due to budget constraints, the committee decided that they wanted accurate record keeping of what transpired during the meetings.

He informed the Commissioners that the General Plan Committee Chair had contacted him and informed him of his intent to make Commissioner Fowler the official Secretary of the Committee and that the notes that he has been taking would become the official record of the Committee's actions.

Lastly, he advised the Commissioners to review his notes thoroughly along with pertinent policies that he has previously highlighted, in order to be ready to provide input when he reports back to them on the Committee's proposed changes to the General Plan.

NON-AGENDA ITEMS AND COMMENTS

- BOARDMEMBERS OR COMMISSIONERS ORAL COMMENTS

  Commissioner Fowler asked that in the future, amendments to minutes describe more specifically the nature of the amendment for ease of locating what the changes are on both documents.

- STAFF ORAL COMMENTS

INFORMATION ONLY ITEMS

NONE

ADJOURNMENT

Commissioner Dietrich moved and Vice Chair Pham seconded to adjourn the meeting.

Motion passed unanimously 6-0.

Meeting adjourned at 10:42 p.m.

Respectfully submitted,

Suzanne Isé
Housing Officer

Appendix B: Needs Assessment Data Sources

Appendix B1: Data Sources

Appendix B2: Supplemental CHAS Data Tables

Appendix B1: DATA SOURCES

- **Association of Bay Area Governments (ABAG).** ABAG, the regional planning agency for the nine county San Francisco Bay Area, produces population, housing, and employment projections for the cities and counties within its jurisdiction. The projections are updated every two years. BAE used data from the 2009 ABAG Projections in this Needs Assessment.

- **Bay Area Economics (BAE)** – BAE is listed as a source simply to indicate that it is responsible for assembling the table. BAE is not the primary source for any of the data provided in this report. All primary sources are listed in each table.

- **Claritas, Inc.** Claritas is a private data vendor that offers demographic data for thousands of variables for numerous geographies, including cities, counties, and states. Using 2000 U.S. Census data and more current American Community Survey from the Census Bureau as a benchmark, Claritas provides current year estimates for many demographic characteristics such as household composition, size, and income. This is particularly valuable given the fact that many cities have undergone significant change since the last decennial census was completed over nine years ago. BAE used Claritas data to characterize population and households and to describe housing needs. Current-year demographic data from Claritas can be compared to decennial census data from 1990 and 2000. Claritas does not publish margins of error for their data.

- **DataQuick Information Systems.** DataQuick is a private data vendor that provides real estate information such as home sales prices and sales volume trends. DataQuick also provides individual property records, which includes detailed information on property type, sales date, and sale amount. This information allowed BAE to assess the market sales prices of homes sold in the County.

- **RealFacts.** RealFacts, a private data vendor, provides comprehensive information on residential rental markets. Based on surveys of large apartment complexes with 50 or more units, this data includes an inventory analysis as well as quarterly and annual rent and occupancy trends.

- **Santa Clara County Homeless Census and Survey, 2009.** In January 2009, a count of homeless individuals in Santa Clara County was conducted. Concurrently, one-on-one interviews with homeless individuals were completed to create a qualitative profile of the County's homeless population. This report provides detailed information on the size and composition of the homeless population in Santa Clara County.

- **State of California, Department of Finance.** The Department of Finance publishes annual population estimates for the State, counties, and cities, along with information on the number of housing units, vacancies, average household size, and special populations. The Department also produces population forecasts for the State and counties with age, sex, and race/ethnicity detail. The demographic data published by the Department of Finance serves as the single official source for State planning and budgetingpurposes.

- **State of California, Employment Development Department.** The Employment Development Department identifies the largest 25 private-sector employers in each County.

- **USDA Census of Agriculture, 2007.** Every five years the U.S. Department of Agriculture (USDA) publishes a complete count of U.S. farms and ranches and the people who operate them. This data source provides county-level data on the number of permanent and seasonal farmworkers.

- **U.S. Census Bureau.** The Census Bureau collects and disseminates a wide range of data that is useful in assessing demographic conditions and housing needs. These are discussed below.

  - **Decennial Census.** The 2000 Census provides a wide range of population and housing data for the County, region, and State. The decennial Census represents a count of everyone living in the United States every ten years. In 2000, every household received a questionnaire asking for information about sex, age, relationship, Hispanic origin, race, and tenure. In addition, approximately 17 percent of households received a much longer questionnaire which included questions on the social, economic, and financial characteristics of their household as well as the physical characteristics of their housing unit. Although the last decennial census was conducted nine years ago, it remains the most reliable source for many data points because of the comprehensive nature of the survey.

  - **American Community Survey (ACS).** The U.S. Census Bureau also publishes the ACS, an annual survey sent to a small sample of the population that provides demographic, social, economic, and housing information for cities and counties every year. However, due to the small sample size, there is a notable margin of error in ACS data, particularly for small- and moderately-sized communities. For this reason, BAE does not utilize ACS data despite the fact that it provides more current information than the 2000 Census.

  - **HUD's Comprehensive Housing Affordability Strategy (CHAS).** CHAS provides special tabulations of data from the 2000 Census, which shows housing problems for particular populations, including the elderly, low-income households, and large households. This data is used in the assessment of demand for special needs housing. See Appendix B-2 below.

  - **Building Permits.** The Census Bureau provides data on the number of residential building permits issued by cities by building type.

Appendix B2: Supplemental CHAS Data Tables

B2.1

Housing Problems by Household Type, Sunnyvale, 2000

	Renters					Owners			
	Elderly 1 & 2 member Households	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households	Total Renters	Elderly 1 & 2 member Households	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households
1. Household Income <=50% MFI	**1,238**	**2,234**	**588**	**1,787**	**5,847**	**2,455**	**709**	**166**	**442**
2. Household Income <=30% MFI	**770**	**1,029**	**199**	**917**	**2,915**	**1,365**	**274**	**75**	**229**
3. % with any housing problems	78.6%	83.5%	100.0%	76.0%	81.0%	67.0%	83.6%	100.0%	69.4%
4. % Cost Burden >30%	78.6%	75.7%	87.4%	73.9%	76.7%	67.0%	83.6%	66.7%	69.4%
5. % Cost Burden >50%	51.3%	71.4%	77.9%	70.3%	66.2%	47.6%	74.5%	53.3%	67.7%
6. Household Income >30% to <=50% MFI	**468**	**1,205**	**389**	**870**	**2,932**	**1,090**	**435**	**91**	**213**
7. % with any housing problems	84.0%	93.4%	96.4%	90.8%	91.5%	35.8%	64.4%	89.0%	62.9%
8. % Cost Burden >30%	81.8%	84.6%	70.7%	90.8%	84.2%	35.8%	55.2%	80.2%	62.9%
9. % Cost Burden >50%	36.3%	34.9%	23.1%	46.0%	36.8%	11.0%	36.8%	31.9%	54.0%
10. Household Income >50 to <=80% MFI	**244**	**990**	**435**	**969**	**2,638**	**1,089**	**614**	**157**	**305**
11. % with any housing problems	65.2%	78.8%	90.8%	81.4%	80.5%	23.8%	65.8%	75.2%	65.6%
12.% Cost Burden >30%	63.5%	52.0%	29.9%	81.0%	60.1%	23.8%	64.2%	49.7%	65.6%
13. % Cost Burden >50%	14.3%	4.5%	0.0%	22.7%	11.4%	8.3%	29.2%	5.1%	24.6%
14. Household Income >80% MFI	**589**	**8,869**	**1,050**	**8,449**	**18,957**	**3,244**	**10,315**	**1,995**	**3,495**
15. % with any housing problems	19.4%	29.5%	76.2%	16.2%	25.9%	10.6%	19.8%	48.1%	24.2%
16.% Cost Burden >30%	17.0%	7.7%	5.7%	10.5%	9.1%	10.5%	17.5%	14.5%	22.9%
17. % Cost Burden >50%	0.0%	0.4%	0.0%	1.1%	0.7%	1.8%	3.1%	1.3%	3.1%
18. Total Households	**2,071**	**12,093**	**2,073**	**11,205**	**27,442**	**6,788**	**11,638**	**2,318**	**4,242**
19. % with any housing problems	61.4%	44.5%	85.3%	32.5%	44.0%	28.1%	25.4%	53.2%	31.5%
20. % Cost Burden >30	60.0%	24.8%	30.8%	28.0%	29.2%	28.0%	22.9%	21.2%	30.5%
21. % Cost Burden >50	29.0%	10.2%	11.8%	12.1%	12.5%	13.6%	7.4%	4.4%	10.7%

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

B-2.2 Housing Problems by Income and Race, Sunnyvale, 2000

Income Level & Racial/Ethnic Group	White	Black	Hispanic	Native American	Asian	Pacific Islander	Total (a)
1. All Very Low Income (0-50% AMI)	5,120	246	1,494	48	2,445	8	**9,619**
2. Extremely Low Income (0-30% AMI)	2,505	88	674	24	1,460	4	**4,858**
% with any housing problems	*76.4%*	*71.6%*	*83.8%*	*100%*	*75.0%*	*100%*	***76.9%***
3. Very Low Income (30-50% AMI)	2,615	158	820	24	985	4	**4,761**
% with any housing problems	*63.1%*	*88.0%*	*88.4%*	*83.3%*	*91.4%*	*100%*	***74.9%***
4. Low Income (50-80% AMI)	2,620	144	764	33	1,100	23	**4,803**
% with any housing problems	*55.9%*	*58.3%*	*69.4%*	*75.8%*	*81.4%*	*82.6%*	***64.6%***
5. Moderate Income >80% AMI	21,605	755	2,780	69	11,905	104	**38,006**
% with any housing problems	*16.9%*	*25.2%*	*41.5%*	*36.2%*	*32.3%*	*37.5%*	***23.9%***
6. Total Households	**29,345**	**1,145**	**5,038**	**150**	**15,450**	**135**	**52,428**
% with any housing problems	*29.6%*	*41.6%*	*59.1%*	*62.7%*	*43.6%*	*48.9%*	***37.2%***

Notes:

(a) Total includes other racial/ethnic groups not presented in this table.

Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) special tabulations from Census 2000; BAE, 2010.

Highlights indicate disproportionate rate of housing problems (10% or more greater than Total column)

Household Income by Race/Ethnicity, Sunnyvale, 2000

	White	Black	Hispanic	Native American	Asian	Pacific Islander	Total (a)
Less than 30% MFI	8.5%	7.7%	13.4%	16.0%	9.4%	3.0%	9.3%
30% to 50% MFI	8.9%	13.8%	16.3%	16.0%	6.4%	3.0%	9.1%
50% to 80% MFI	8.9%	12.6%	15.2%	22.0%	7.1%	17.0%	9.2%
More than 80% MFI	73.6%	65.9%	55.2%	46.0%	77.1%	77.0%	72.5%
				150			
Total Households	29,345	1,145	5,038		15,450	135	52,428

Notes:

(a) Total includes other racial/ethnic groups not presented in this table.

Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) special tabulations from Census 2000; BAE, 2010.

Appendix C: Maps

Appendices

Figure C.1: Concentrations of Population by Race/Ethnicity, Santa Clara County, 2009

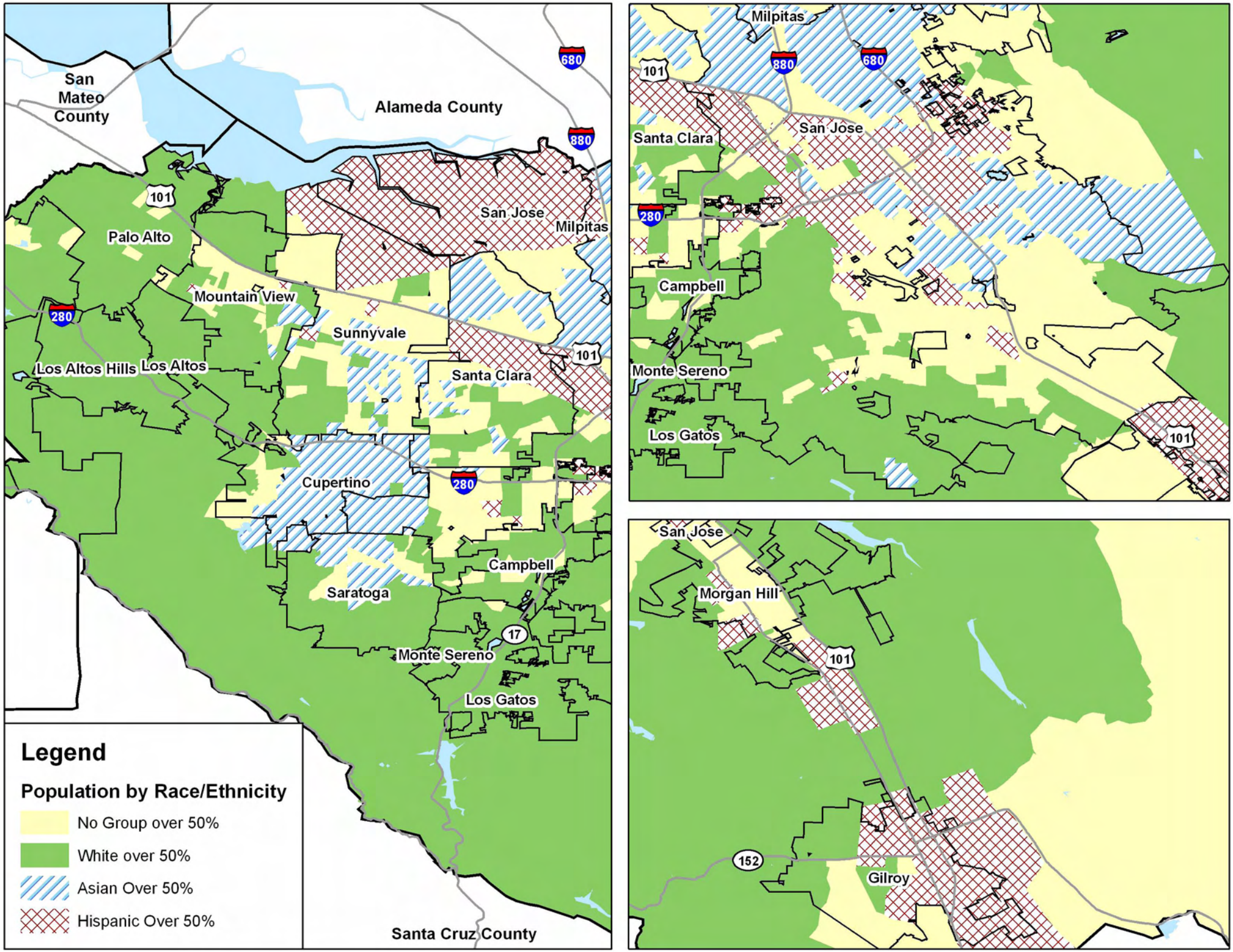


Figure C.2: Percent Asian Population, Santa Clara County, 2009

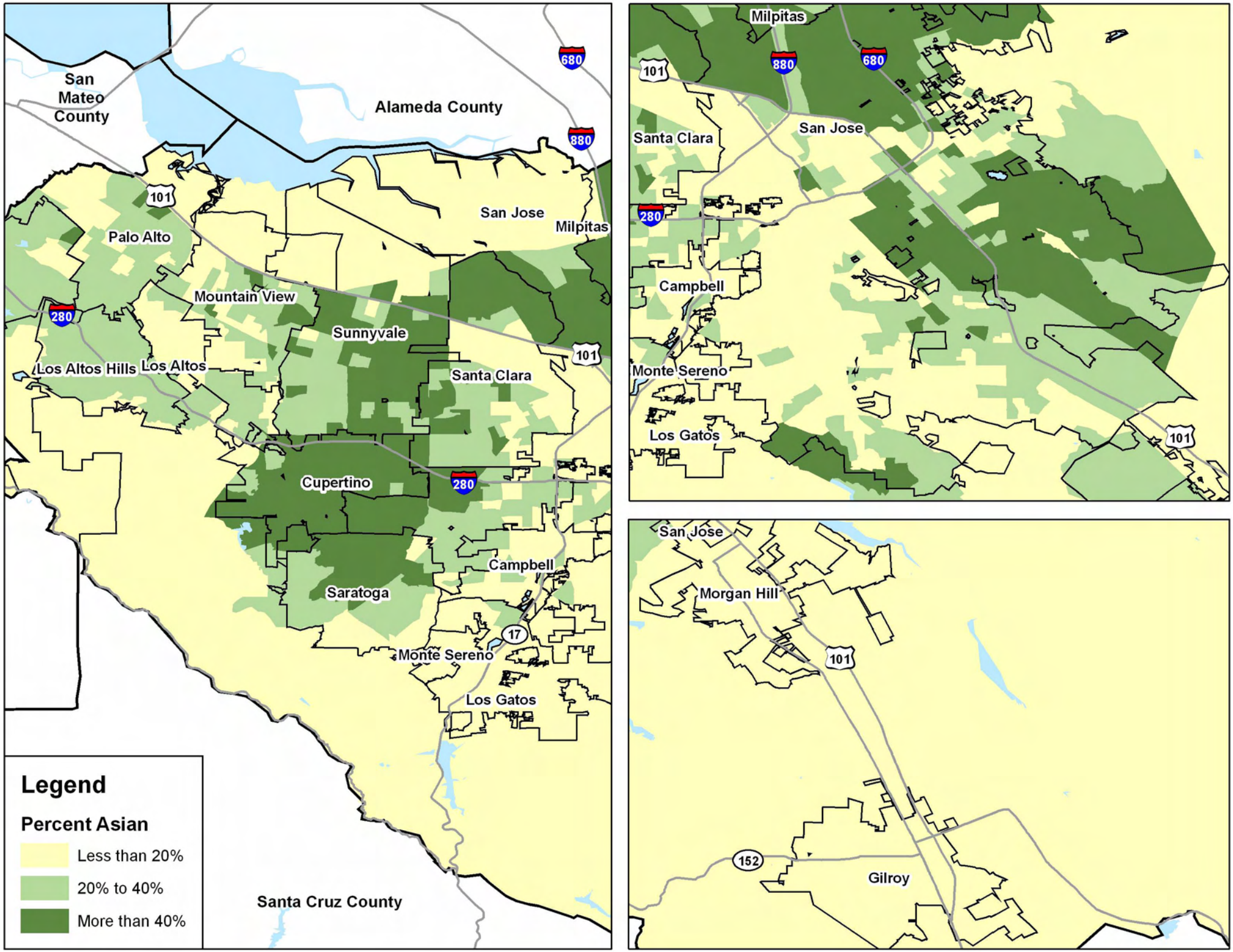


Figure C.3: Percent Hispanic Population, Santa Clara County, 2009

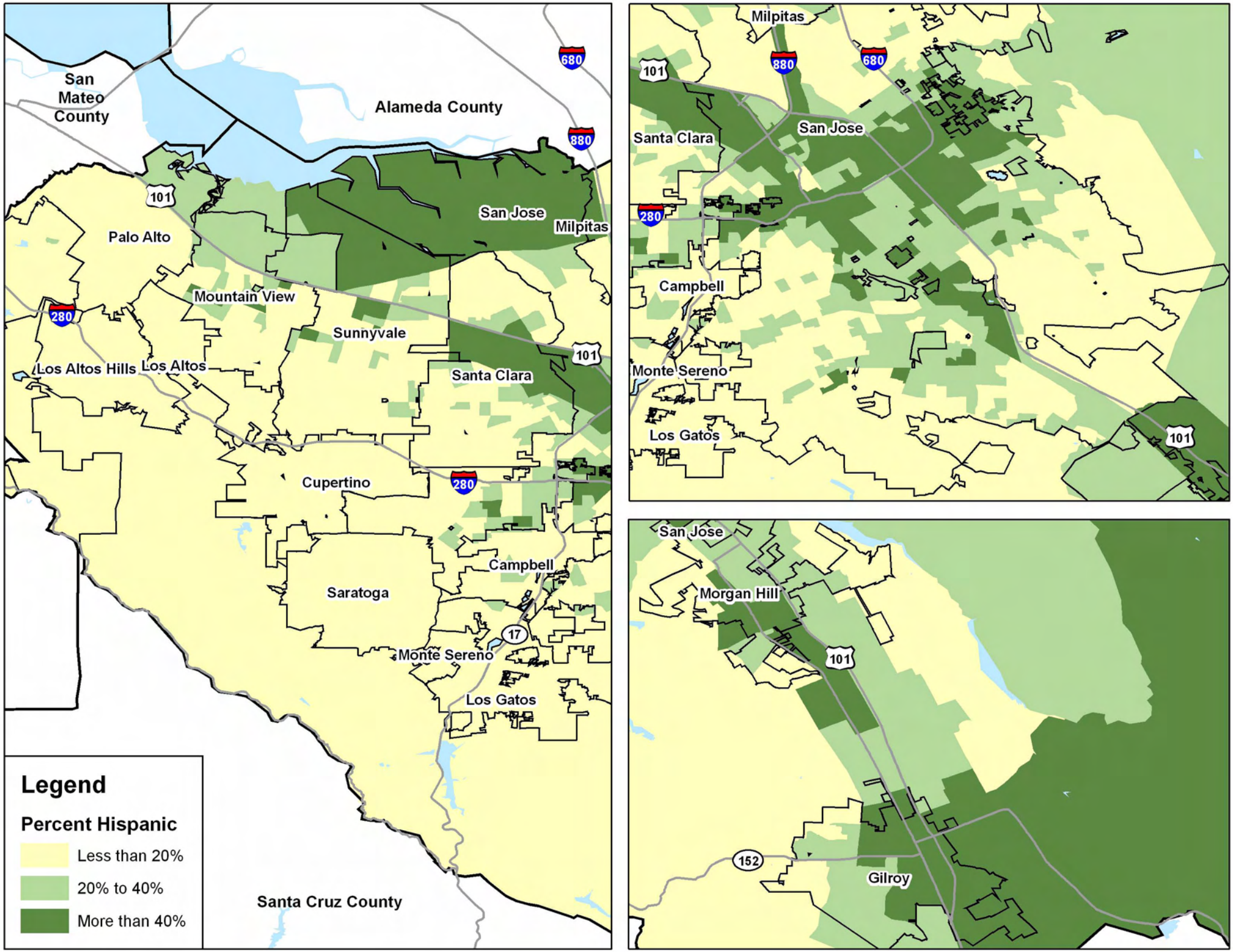


Figure C.4: Areas of Minority Concentration, Santa Clara County, 2009

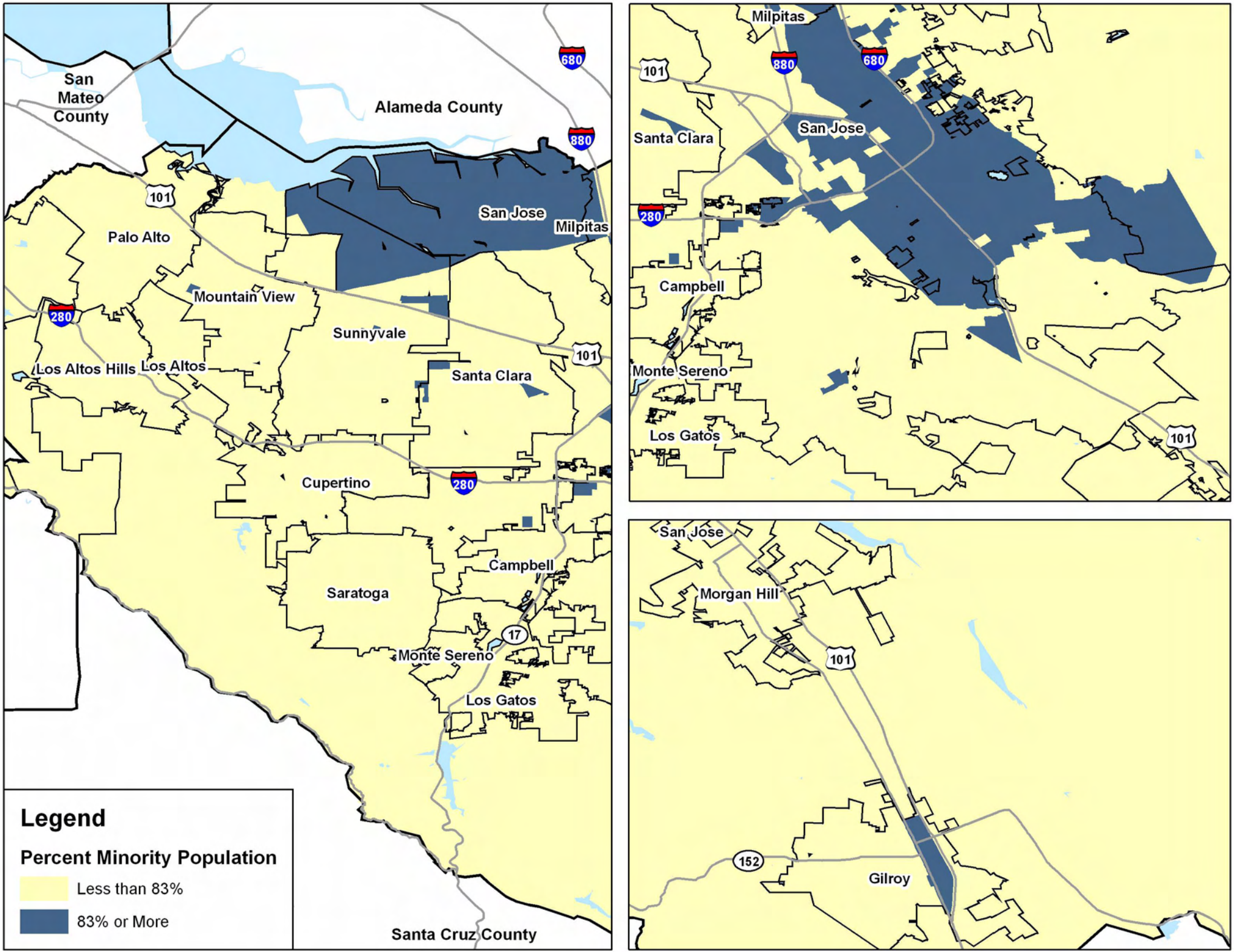
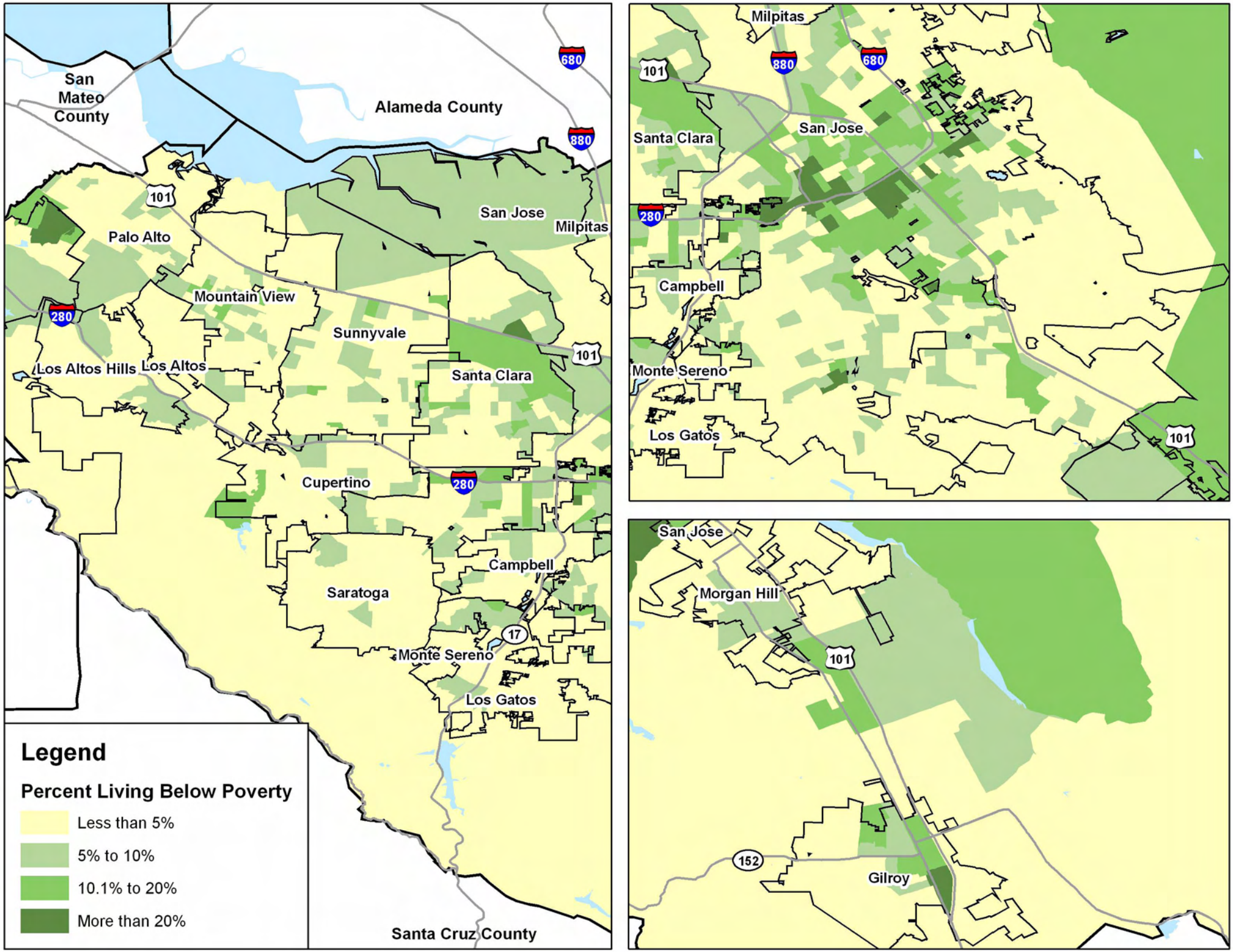


Figure C.5: Areas of Concentrated Poverty, Santa Clara County, 2009



Appendices

Appendix D: Homeless Gap Analysis

Appendices

Appendix D.1: Homeless Gap Analysis, Sunnyvale, 2009

	Number of Beds		
	Current	Under	Unmet
Individuals	**Inventory**	**Development**	**Need (a)**
Emergency Shelter	0	0	0
Transitional Housing	8	0	2
Permanent Supportive Housing	0	0	155
Total	**8**	**0**	**157**
Families with Children			
Emergency Shelter	0	0	0
Transitional Housing	10	0	8
Permanent Supportive Housing	0	0	40
Total	**10**	**0**	**48**

Part 1: Homeless Population (b)

	Sheltered (c)			
	Emergency Shelter	Transitional Housing	Unsheltered	Total
Number of Families with Children (d)	0	3	1	4
Number of Persons in Families with Children	0	11	4	15
Number of Persons in Households without Children (e)	145	8	181	334
Total	**145**	**19**	**185**	**349**

Part 2: Homeless Subpopulations (f)

	Sheltered	Unsheltered	Total
a. Chronically Homeless	15	77	92
b. Seriously Mentally Ill	32		
c. Chronic Substance Abuse	38		
d. Veterans	22		
e. Persons with HIV/AIDS	0		
f. Victims of Domestic Violence	12		
g. Unaccompanied Youth (Under 18)	1		

Notes:
(a) Unmet need derived from the number of beds under development and the number of sheltered and unsheltered homeless enumerated in the 2009 Santa Clara County Homeless Census and Survey. Methodology used to calculate unmet need based on the 2009 Continuum of Care Application. For complete description of methodology and assumptions, contact the Executive Committee of the Santa Clara County Collaborative on Housing and Homeless Issues.
(b) Based on 2009 Santa Clara County Homeless Census and Survey. Includes individuals at seasonal shelters, which are not reflected in current inventory.
(c) The point-in-time count at some emergency shelters and transitional housing facilities have been corrected since the 2009 Homeless Census and Survey was released. This data reflects the corrected figures.
(d) Number of families derived from average household sizes from the Homeless Census and Survey.
(e) Persons in households without children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks where family status could not be determined.
(f) These data are based on both the Homeless Census and data from the Homeless Survey. The results are estimates, calculated by applying the survey results to the point-in-time Homeless Census population.
Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009;
2009 Santa Clara County Continuum of Care Application; BAE, 2009.

Appendices

Appendix E: Inventory of Services for Special Needs and Homeless Populations

Appendices

Appendix E.1: Community Resources and Services, Santa Clara County, 2009 (a)

Agency/Organization		Details
General Outreach Services		
Community Services Agency of Mountain View and Los Altos		Provides emergency assistance in addition to senior and homeless services and programs.
Community Technology Alliance		Provides comprehensive and updated listing of homeless facilities and vacancies in Santa Clara County, including HelpSCC and others.
Contact Cares		Bill Wilson Center provides telephone crisis training for volunteers
Help SCC		Website listing general and subpopulation special needs services.
Homeless Care Force		Mobile program in 1989 to provide food, clothing, and personal care items to the homeless and needy of Santa Clara, California.
Housing SCC		Lists resources for special needs populations
Inn Vision		Provides numerous services and care facilities throughout Santa Clara County.
Inn Vision's Urban Ministry of Palo Alto		Provides an emergency supply of food for people in need. People can return twice weekly if necessary.
Mental Health Advocacy Project		The MHAP Project is offered by the Law Foundation of Silicon Valley. Provides services to individuals with mental health or development disabilities.
SC Unified School District		Supportive services, including counseling and career-training programs.
The Gardner Family Health Network		Seven clinics offer primary health care and behavioral services dedicated to improving the health status of low and moderate-income communities.
Food & Basic Services		
City Team Ministries		Provides homeless emergency services including food, shelter, clothing, recovery programs, and youth outreach programs.
Cupertino Community Services		Supportive services.
Homeless Care Force		Provides food, clothing, and personal *care* items to the *homeless* and needy of Santa Clara County.
Loaves and Fishes and Martha's Kitchen		Food program.
Sacred Heart Community Services Community Food Program		Food program.
Salvation Army		Food programs, plus other emergency assistance and support programs.
San Jose First Community Services		For an employment-readiness program targeting homeless and low-income individuals.
Second Harvest Food Bank		Food program.
South Hills Community Church		Emergency services.
St Joseph's		Emergency services.
St Justin Community Ministry		Provision of food staples for needy families.
University of California Cooperative Extension		Working with local communities to improve nutrition
United Way of Silicon Valley		Emergency Assistance Network (EAN)- 8 agencies serve County residents. Objective is to help families maintain their current housing.
The American Red Cross		Santa Clara Valley Chapter- Homeless Assistance and Prevention Program
Life Skills Training		
City Team Ministries		Provides homeless emergency services including food, shelter, clothing, recovery programs, and youth outreach programs.

Agency/Organization		Details
Sure Path Financial Solutions		A local non-profit financial counseling agency offers consultation services.
Gardner Family Health Networks- Family Wellness		Through its seven clinics, Gardner provides comprehensive primary health care and behavioral services dedicated to improving the health status of low and moderate-income communities in Santa Clara County.
Inn Vision Palo Alto		Offers supportive services for moderate- and low- income families.
Mission College Corporate Education		Providing housing, food, and programs that promote self-sufficiency, InnVision empowers homeless and low-income families and individuals to gain stability.
San Jose First Community Services		For an employment-readiness program targeting homeless and low-income individuals.
Substance Abuse		
ALANO Club		Alcoholics and Narcotics Anonymous in Santa Clara County.
ARH Benny McKeown Center		A 27- bed alcohol and drug recovery program located in the East Foothills of San Jose. The facility offers a highly structured, comprehensive and caring program for men and women seeking treatment.
CalWORKS Community Health Alliance		Coordinates services with Social Services Agency and County DADS.
Catholic Charities		Catholic Charities helps the homeless, very low-income families, and the working poor find and keep safe, stable, and appropriate housing.
City Team Ministries		In San Jose, City Team Ministries is providing hot meals, safe shelter, showers, and clean clothing to this city's homeless population.
Coalition for Alcohol & Drug Free Pregnancy - CADFP		Working on collaboration involving the medical community, local and statewide organizations, public and private, to create systemic change so that the vision of babies born alcohol and drug free becomes a reality.
SCC Dept. of Alcohol and Drug Services		DADS maintains 24-hour hotline.
Gilroy East		The Gilroy East Partnership was developed a youth empowerment model of AOD community prevention.
Gilroy West		Develop environmental strategies to reduce alcohol availability including retail density, responsible beverage service and binge drinking by youth.
Los Gatos/Saratoga Union HS District - Shift Program		Initiative to reduce underage drinking via a shift of environmental norms.
Mayfair Alcohol & Drug Coalition		Goal to reduce alcohol, tobacco and other drug use problems.
Morgan Hill/San Martin Prevention Partnership		A community coalition working to develop evidence-based environmental strategies to reduce the incidence and prevalence of AOD problems in the community.
Palo Alto Drug & Alcohol Collaborative		Addresses underage drinking in Palo Alto.
Pathway Society		Provides chemical dependency treatment to boys serving time in neighboring probation facilities.
PIT Coalition		The Prevention /Intervention/Treatment Strategy (PIT) focuses on reducing alcohol availability in a high-crime area of San Jose.
Salvation Army Adult Rehabilitation Center		Supportive services.
Stanford – Santa Clara County Methamphetamine Task Force		Researching destructive behavior associated with high-risk sexual behavior. Its goal is to reduce methamphetamine use in SCC, and ultimately the reduction of new HIV infections.
The Coalition of New Immigrants		The Coalition of New Immigrants targets new wave of Eastern European and African immigrants, focusing on cultural pressures in America.
The Gateway Program		Point-of-entry to the full spectrum of Department of Alcohol & Drug Services (DADS) Adult Managed Care Services.
Mental Health		
AchieveKids		A special education and mental health service for students with complex needs, and their families.

Agency/Organization		Details
ACT for Mental Health		Fireside Friendship Club and Self Help Center
Adult and Older Adult System of Care		Provides mental health services to adults with serious mental illness
ALLIANCE For Community Care		Offers community-based services and rehabilitation programs to youth, adults and older adults recovering from emotional and mental illnesses.
Alum Rock Counseling Center		(ARCC) has addressed the damage of family conflict, school failure and delinquency among high-risk youth, producing responsible community members and a healthier, more vibrant East San Jose
Asian Americans For Community Involvement (AACI)		AACI provides specialized services in clients' native languages and is sensitive to clients' cultural values.
Bascom Mental Health Center		Services provided include assessments, emergency evaluations, individual and family therapy, medication evaluations and medication support services.
CalWORKS Community Health Alliance		A partnership between Santa Clara County Social Services Agency, Santa Clara Valley Health and Hospital Systems' Department of Alcohol and Drug Services (DADS), Department of Mental Health.
Catholic Charities		Catholic Charities' program categories include: mental health and substance abuse in a managed care division, elder care including nutrition, foster grandparenting, kinship care support, mental health support services, etc.
Central Mental Health		Central Mental Health is an outpatient mental health clinic which serves adults, 18-60, older adults age 60+.
Children's Health Council		Serves the developmental needs of children and families in the community, specializing in children with severe behavioral and developmental difficulties.
Children's Shelter Mental Health Clinic		Provides multi-disciplinary, culturally sensitive mental health assessment and treatment services to Children's Shelter and Emergency Satellite Foster Home child-residents, and their families.
City Team Ministries		Supportive services, including case management and counseling.
Community Solutions		(previously Bridge Counseling Program) Provides a spectrum of behavioral health services to children and adults.
Downtown Mental Health		Out-Patient facility serves clients suffering from serious mental illnesses who exhibit severe problems in normal daily functioning.
East Valley Mental Health		East Valley Mental Health Center provides services to East San Jose and Milpitas from the site of the East Valley Health Center at McKee and Jackson.
Eastern European Service Agency (EESA)		EESA provides mental health services targeting former Yugoslavian Community families.
EHC Life Builders		The Emergency Housing Consortium enables homeless families with children, teenagers, single men and women including seniors and disabled adults to regain stability in the local community.
EMQ Family & Children Services		Provides a full continuum of mental health services for emotionally troubled children, adolescents, and families.
Fair Oaks Mental Health		Fair Oaks Mental Health is unique in providing outpatient services to children, adolescents and their families, as well as to seriously mentally ill adults and young adults.
Family & Children Services		Family & Children Services, previously Adult and Child Guidance center, provides high quality, affordable counseling, therapy and other support services in eight languages
Gardner Family Care Corporation		Gardner Family Care Corp. provides outpatient mental health services to predominately Latino children, families, and adults and older adults; including mental health services .
Grace Community Center		Grace Community Center provides day rehabilitation for individuals with serious mental illness who need support to maintain and/or improve functioning in the community.
HOPE Rehabilitation Services		HOPE Counseling Center provides psychiatric assessment, psychotherapy, case management, and medication monitoring for persons with developmentally disability, physical disability, or head injury.
Indian Health Center of Santa Clara Valley, Inc.		The Indian Health Center provides outpatient mental health and substance abuse treatment services.
InnVision Julian Street Inn		Julian Street Inn is the only facility in Santa Clara County that provides emergency shelter to the severely mentally ill.

Agency/Organization		Details
Josefa Chaboya de Narvaez Mental Health Center		Josefa Chaboya de Narvaez Mental Health Center is designated a culturally proficient site providing services to primarily the adult and older adult Latino and Vietnamese populations of Santa Clara County who have a severe mental illness.
Juvenile Hall Mental Health Clinic		The Mental Health Clinic at Juvenile Hall is an on-site intensive outpatient clinic, which provides multi-disciplinary, culturally sensitive mental health services to youth incarcerated in Juvenile Hall.
Las Plumas Mental Health		Las Plumas Mental Health provides services to children, adolescents, and their families in a variety of settings including the home, school, local community, and the clinic setting.
Law Foundation of Silicon Valley		Provides legal services for AIDS patients, and oversees the mental health advocacy project.
Mekong Community Center		Mekong Community Center provides linguistically and culturally sensitive mental health services to enable psychiatrically disabled Southeast Asian refugees/immigrants, particularly Vietnamese.
Mental Health Advocacy Project		MHAP provides legal assistance to people identified as mentally or developmentally disabled.
Mickey's Place		Therapy Expansion for Homeless Families: To increase mental health services to homeless families at a transitional housing facility in Santa Clara County.
Next Door Solutions to Domestic Violence		Support groups, 24-hour hotline, and individual and group counseling sessions.
North County Mental Health		North County Mental Health is located in Palo Alto and serves mainly the communities of Mountain View, Los Altos, and Palo Alto.
Providing Assistance withy Linkages to Services		The PALS Program provides clinical staff from the Mental Health Department for severely mentally ill offenders.
Rebekah's Children Services		Provides residential, educational and mental health services to seriously emotionally disturbed children who are victims of family violence, neglect, and sexual abuse, through residential treatment, foster care, wraparound foster care, and community outreach education and counseling programs.
Representative Payee Program		The Representative Payee Program protects the interest of recipients of Supplemental Security Income, Social Security Disability, and other Public Funds.
SC Valley Health and Hospital System		Offers prevention, education and treatment programs to all residents of Santa Clara County, regardless of ability to pay.
South County Mental Health		South County Mental Health Center provides mental health services to seriously mentally ill adults.
Ujima Adult & Family Services		Ujima Youth Program offers various afrocentric services targeting African American families and youth at risk.
AIDS/ HIV (b)		
Prevention		
AIDS Community Research Consortium		Health Education and Information
Asian Americans For Community Involvement (AACI)		Education, testing, outreach, support groups.
Bill Wilson Center		Counseling, outreach, sexual health education
Billy DeFrank LGBT Community Center		Outreach, education, counseling.
Community Health Awareness Council: HYPE		HIV Youth Prevention Education: Workshops, outreach, education, counseling.
Community Health Partnership: San Jose AIDS Education		"Transpowerment" and other programs counseling, testing, and other support services.
The Crane Center		Prevention counseling, testing, STD counseling.
Ira Greene PACE Clinic		Counseling and testing for high-risk population.
The Living Center		People living with AIDS are offered resources, counseling and discussion groups.
NIGHT Mobile Health Van Program		Neighborhood Intervention geared to High Risk testing offers counseling and testing services.
Planned Parenthood		Outreach and support services.
Pro Latino		Offers bilingual support services for high-risk population.
Stanford Positive Care Clinic		Health counseling, testing, education.

Agency/Organization		Details
Treatment		
AIDS Legal Services		The Law Foundation of Silicon Valley offers free legal assistance related to discrimination and housing/employment rights.
Camino Medical Group		A division of the Palo Alto Medical Foundation offers primary care and support services for people with AIDS.
Combined Addicts and Professional Services		Intensive outpatient counseling aftercare offers housing services plus other supportive services.
EHC Lifebuilders		Emergency housing, transitional housing and counseling services.
Gardner Family Health Network		Testing and family therapy.
The Health and Wellness Care Center		Targeting people with AIDS, or at risk of AIDS. Offers nutritional and wellness services.
Community Health Partnership: San Jose AIDS Education		Targeting people with AIDS, or at risk of AIDS. Offers supportive services.
The Health Trust, AIDS Service		Transitional case management from jails, housing services, transportation, and counseling services.
Indian Health Center of Santa Clara Valley, Inc.		Health education, counseling, and testing services.
SCC Public Health Pharmacy		Uninsured or underinsured AIDS patients may utilize County pharmaceutical services.
Youth		
Bill De Frank Center		Referral for gay lesbian, or bisexual youth.
Bill Wilson Center		Serves youth and families through counseling, housing, education, and advocacy. Bill Wilson Center serves over 10,000 clients in Santa Clara County annually
Choices for Children		Network of coordinated and integrated partnerships, services and activities aimed at improving the lives of children prenatal through age 5
Community Child Care Council the "4C" Council		Provides a variety of comprehensive services and serves as the community child care link for families and child care professionals
EHC Lifebuilders- Sobrato House		Provides housing for runaway, homeless, and throw away youth populations.
EMQ		Families First program offers mental health treatment, foster care and social services that help families recover from trauma, abuse and addiction.
Family & Children Services		This County department protects children from abuse and neglect, and promotes their healthy development.
Girl Scouts and Boy Scouts		Youth programs.
Go Kids		Offers comprehensive child development services and community involvement.
Help SCC		Referral website.
Homeless Youth Network		Network consists of six agencies (Alum Rock Counseling, Bill Wilson Center, Community Solutions, Emergency Housing Consortium, Legal Advocates for Children and Youth and Social Advocates for Youth)
Lucile Packard Children Hospital Mobile Medical Van		Medical and mental health treatment for runaway youth.
Mexican-American Community Services Agency		MACSA provides after school and education programs targeting youth.
Pathway Society		Substance abuse and prevention services to y9outh
Rebekah's children Services		Outpatient therapy for children in Santa Clara County.
San Jose Day Nursery		Childcare program.
SC Unified School District		Family-child education and counseling available.
SC/San Benito County Head Start Program		School-readiness promotion,
Second Start		Assists homeless shelters, and human welfare agencies in helping our clients gain portable work skills.
Social Advocates for Youth / Casa Say		Provides a short-term residential facility 17 who are runaways or have been rejected from the home by their parent's).

Agency/Organization		Details
The City of Palo Alto Child Care Subsidy Program		Subsidy Program
MACSA		The Mexican American community services agency operates 3 youth centers
The Shelter Bed Hotline		24-hour hotline.
Unity Care Group		Youth outreach, foster care, mental health services.
Veterans		
Clara Mateo Alliance		Emergency Shelter and Transitional Housing
Dept. of Mental Health's Office of Client Empowerment		Mental Health resource for subpopulations, including veterans.
EHC Lifebuilders Boccardo Shelter		Offers many services including job search, mental health services, case management, legal assistance, substance abuse recovery, and clinical services.
Second START		Outreach to homeless veterans.
SCC Office of Veteran Services		Assists Veterans, military personnel, and their families in obtaining federal, state, and local benefits and services accrued through military service.
VA San Jose Clinic		Provides a broad range of counseling, outreach, and referral services to eligible veterans in order to help them make a satisfactory post-war readjustment to civilian life
VA Palo Alto Hospital		Veteran Services
San Jose Vet Center		Veteran Services
Transportation		
Affordable Housing and Valley Transportation Authority		Public Transit.
Cupertino Community Services		Financial assistance and case management services.
Guaranteed Ride Program		Up to 60 door-to-door vouchers to work-related destinations
Health Connections		Transportation services offered to individuals with AIDS.
Inn Vision		Transportation assistance offered.
Mountain View and Los Altos		Community Services Agency provides food and other emergency assistance to residents.
Outreach and Escort		ADA Paratransit service supports older adults, individuals with disabilities and low-income families.
Legal Rights/ Benefits Advocacy		
Catholic Charities Immigration Legal Services		Assessment, application, and referral agency for immigrants.
Katharine & George Alexander Community Law Center		(fmrly East San Jose Community Law Center) Represents workers' and immigrants' rights.
Help SCC		Referral website.
International Rescue Committee		Refugee shelter.
Legal Aid of Santa Clara County		Fair housing, family law, labor. employment, and domestic violence representation.
Legal Advocates for Children and Youth		The LACY Program focuses on safe housing, guardianships, domestic violence, educational advocacy, emancipation, homeless and runaway youth, teen parents, and foster care.
Pro Bono Project of Santa Clara County		Free legal service and consultation.
Project Sentinel		Assists home seekers as well as housing providers through counseling, complaint investigation, mediation, conciliation and education.
Public Interest Law Foundation of MHAP		As part of Silicon Valley's Mental Health Advocacy Project, firm offers free legal services for special needs population, including AIDS, Children and Youth, Public Interest, and Fair Housing issues.

Agency/Organization		Details
Sacred Heart Community Services		Provides essential services, offering tools for self-sufficiency
Legal Assistance for Low-Income Immigrants		Santa Clara University offers free legal advice and assistance.
SC Office of Human Relations		Referral and consultation services.
Senior Adults Legal Assistance (SALA)		Supports older persons (60+) in their efforts to live independently, non-institutionalized, and with dignity.
Silicon Valley Independent Living Center (SVILC)		Referral center for disabled persons, offering housing and counseling services.
Other Supportive Services		
Hospital Council of Northern and Central California- New Directions Progra		Targeting frequent hospital-users, this program coordinates mental health and housing provisions for these patients.
Housing First		EHC Lifebuilders, Inn Vision and Housing Authority collaborative work with families to prevent eviction.
Sunnyvale Volunteer Language Bank		Translation services.
The Corporation for Supportive Housing		Santa Clara Valley Medical Center connects with homeless shelter database to offer housing to hospital-users.
The John Stewart Company		Affordable Housing development and management services.
The Palo Alto Housing Corporation		Develops, acquires, and manages low- and moderate- income housing in Palo Alto and the San Francisco Bay Area.
Working Partnerships		A coalition of community groups, labor, and faith organizations seeking a response to the widening gap between the rich and poor in Silicon Valley
Domestic Violence		
Art and Play Therapy (APT)		APT's Children's Program is a counseling program which offers art and play therapy groups for children who feel sad or lonely, who have a tough time making/keeping friends, or who have trouble concentrating in school.
Asian Americans for Community Involvement (ACCI)		Program available include individual counseling, children's support group, and a teen program.
Asian-Pacific Center		Provides free and confidential HIV treatment case management, mental health and substance abuse counseling, on-site primary medical and psychiatric care, client and treatment advocacy, and group and individual support to A&PIs living with HIV/AIDS.
Bill Wilson Center and Hotline		Individual, Group and Family Counseling. Children's programs, parenting without violence, teen intervention programs.
Catholic Charities		Receives referrals from Next Door Solutions to Domestic Violence to help house survivors of domestic violence
Center for Healthy Development		Offers affordable, quality counseling and psychotherapy to the greater Santa Clara County community
La Isla Pacifica Women's Shelter		Counseling and referrals for battered women and children under 18. Legal advocacy and temporary restraining orders. Shelter.
El Toro Youth Center		Individual, group and family counseling, support for teen parents, independent living skills for foster care and group home youth.
Gilroy Family Resource Center		Sponsored by Social Services Agency, includes programming for individuals and families including Mental Health Counseling for Children and Families, Youth Leadership Programs, Parent Education, and Teen Parent Group.
Grace Baptist Community Center		Provides day rehabilitation for individuals with serious mental illness who need support to maintain and/or improve functioning in the community
Indian Health Center		Offers a wide variety of services with focus on American Indian Families
Legal Advocates for Children and Youth (LACY)		Part of the Law Foundation of Silicon Valley, LACY provides legal assistance to teens who are victims of dating violence.
MAITRI		Provides teen outreach, workshops and mentoring to South Asian youth

Agency/Organization		Details
MHAP		Mental Health Advocacy Project is a legal assistance provider in Santa Clara County.
Next Door Solutions to Domestic Violence		Groups for children exposed to domestic violence, individual and group counseling, intervention programs, visitation programs.
Nuestra Casa (focus on Hispanic families)		Offers counseling for problems of family violence, drug/alcohol abuse, parenting effectiveness, appropriate discipline, caring for medically fragile children and other issues that can cause family dysfunction.
Parents Helping Parents (PHP)		Provides information, education and training for parents and professionals in contact with “special needs” children.
Support Network for Battered Women		Individual therapy for children who have witnessed domestic violence.
Ujirani Center (focus on African-American families)		Education, support, mental health counseling.
Victim Witness Assistance Center		Children who have witnessed domestic violence are considered to be primary victims of domestic violence by Victim Witness and are eligible to receive the same level of assistance as adult victims.
Senior Adults Legal Assistance (SALA)		Supports older persons (60+) in their efforts to live independently, non-institutionalized, and with dignity.
Seniors		
Community Services Agency of Mountain View and Los Altos		Supportive Services.
Housing Policy and Homeless Division- San Jose		Supportive services and resource center for seniors.
Inn Vision's Georgia Travis Center		Georgia Travis Center is a daytime drop-in center for homeless and low-income women and families.
MACSA		Bilingual supportive services.
Next Door Solutions to Domestic Violence		Shelter, Hotline, transitional housing, youth programs, and counseling for victims of domestic violence.
Senior Adults Legal Assistance (SALA)		Supports older persons (60+) in their efforts to live independently, non-institutionalized, and with dignity.
Emergency and Transitional Shelters		
Beth-El Baptist Church Outreach, Benevolence		Family Shelter services.
Casa de Clara		A Catholic worker house where single women are welcome for temporary shelter
City Team Ministry Rescue Mission/ Men's Recovery Center		Overnight emergency shelter for men. Mandatory chapel service attendance required.
Cold Weather Shelter - Gilroy		Shelter
Community Solutions- Homeless Youth		Teen drop-in center, with other family- and adult-services including counseling, crisis intervention, legal advocacy, and prevention and education programs.
Community Solutions- Transitional Housing Program		The THP provides housing and services for young adults in the community, including former foster youth.
Cupertino Rotating Shelter		Cupertino Community Services organizes shelter alternating between different church sites.
Domiciliary Care for Homeless Veterans		Transitional program for homeless vets.
EHC Life Builders, Boccardo Center		Offers case management, legal assistance, substance abuse recovery, and clinical services.
EHC Life Builders, Markham Terrace Permanent		95 permanent single room occupancy (SRO) housing units plus counseling services.
EHC Life Builders, Sobrato Family Living Center (FLC)		Low-Income and Homeless families live in supportive environment.
Health Connections AIDS Services		Serves 50 percent of the individuals diagnosed with AIDS in Santa Clara County. Grants and donations allow HCAS to provide services without charging the client.
Heritage Home		Provides a long-term compassionate ministry for years to homeless, poor and abused women who are pregnant and have no where else to turn but the streets
House of Grace		A 12-14 month residential program where addicted, abused or homeless women can rebuild their lives, without being separated from their young children.
InnVision Villa		Provides transitional housing for single women and women with children.
InnVision: Cecil White Center		Daytime drop-in center for singles, families, and teens. An average of 300 individuals served daily.
InnVision: Commercial Street Inn		55 beds for women and children, including an after school tutorial program.

Agency/Organization		Details
InnVision: Georgia Travis Center		Weekday assistance for approximately 100 women and children daily, including education, support, and the Family Place Child Development Center.
InnVision: Montgomery Street Inn		85 beds for men, both short and long term, including job development programs.
InnVision: Opportunity Center of Mid Peninsula		The Permanent Supportive Housing Program provides 70 efficiency units for individuals who make below 35% of the area's median income
Love Inc.		Love INC mobilizes churches to transform lives by helping their neighbors in need.
Mid-Peninsula Housing Coalition		The mission of Mid-Peninsula Housing Coalition is to provide safe, affordable shelter of high quality to those in need
Sacred Heart Community Services		Provides essential services, offering tools for self-sufficiency for lower-income adults and children.
Salvation Army- Hospitality House		Hospitality House provides temporary shelter for adult men.
San Jose Family Shelter		Provide emergency housing and services to homeless.
San Martin Family Living Center		The Center provides emergency and transitional housing for the homeless and very low-income farm worker families.
Shelter Network		Homeless families can receive short- and mid-term transitional housing and other supportive services, including food, employment assistance, and counseling.
St. Joseph the Worker House		St. Joseph Day Worker Center seeks to provide a dignified setting in which to connect workers and employers. We strive for the empowerment of all workers through fair employment, education and job skills training,
Sunnyvale Winter Shelter		Winter shelter.
Urban Ministry of Palo Alto- Hotel de Zinc		15 beds for men and women, hosted by Palo Alto area faith communities.
West Valley Community Services		We provide a continuum of basic needs, housing assistance and family support services.
YWCA Villa Nueva		63 units of affordable transitional housing for single parents offering a variety of services, including day care.
Chronic Homelessness		
St. Joseph's Cathedral of Social Ministry		The Shelter Plus Care program, is a HUD program administered by city agencies and the Office of Social Ministry, targeting chronically homeless individuals.
Notes:		
(a) Programs and Services may be listed more than once, due to overlapping service and target populations. Although BAE attempted to document all services, this may not be a comprehensive listing.		
(b) Many AIDS Prevention services, facilities, and programs also offer treatment services.		
Sources: Help SCC website, 2009; Santa Clara County Public Health Department of Service Officers, Inc., 2009; Santa Clara		
Department, 2009; Housing SCC website, 2009; California Association of County Veterans County Consolidated Plan, 2005; Phoenix Data Center, 2009; BAE, 2009.		

Appendix F: Rental Trends by Region

Appendix F.1: Rental Trends, North Santa Clara County, 2Q 2009 (a)

CURRENT MARKET DATA - Q2 2009

Unit Type	Number	Percent of Mix	Avg. Sq. Ft.	Avg. Rent	Avg. Rent/Sq. Ft.
Studio	2,011	8%	471	$1,106	$2.35
Jr 1BR/1 BA	1,254	5%	568	$1,185	$2.09
1 BR/1 BA	10,709	43%	701	$1,396	$1.99
2 BR/1 BA	3,349	13%	886	$1,547	$1.75
2BR/1.5 BA	423	2%	982	$2,372	$2.42
2 BR/2 BA	5,318	21%	1,012	$1,897	$1.87
2 BR/2.5 BA	4	0.02%	2,500	$6,200	$2.48
2 BR TH	833	3%	1,098	$2,061	$1.88
3 BR/ 1 BA	25	0.1%	1,044	$1,899	$1.82
3 BR/ 1.5 BA	33	0.1%	1,006	$1,825	$1.81
3 BR/2 BA	589	2%	1,230	$2,213	$1.80
3 BR/3 BA	130	1%	1,390	$2,773	$1.99
3 BR TH	149	1%	1,344	$3,180	$2.37
4 BR	7	0.03%	1,371	$2,347	$1.71
Totals	**24,834**	**100%**	**807**	**$1,568**	**$1.94**

AVERAGE RENT HISTORY - ANNUAL

Unit Type	2007	2008	2007-2008 % Change	2009 (b)	2007-2009 % Change
Studio	$1,193	$1,196	0.3%	$1,130	-5.3%
Jr 1BR	$1,251	$1,342	7.3%	$1,239	-1.0%
1BR/1 BA	$1,522	$1,582	3.9%	$1,445	-5.1%
2 BR/1 BA	$1,603	$1,677	4.6%	$1,578	-1.6%
2 BR/2 BA	$1,985	$2,069	4.2%	$1,943	-2.1%
2 BR TH	$2,075	$2,212	6.6%	$2,114	1.9%
3 BR/2 BA	$2,252	$2,404	6.7%	$2,241	-0.5%
3 BR TH	$2,897	$3,243	11.9%	$3,222	11.2%
All Units	**$1,660**	**$1,732**	**4.3%**	**$1,611**	**-3.0%**

OCCUPANCY RATE

Year	Average Occupancy
2004	94.8%
2005	95.7%
2006	97.2%
2007	97.1%
2008	95.6%
2009	94.9%

AGE OF HOUSING INVENTORY (by Project)

Year	Percent of Projects
Pre 1960's	4.3%
1960's	49.1%
1970's	28.0%
1980's	10.6%
1990's	5.0%
2000's	3.1%

Notes:
(a) Represents only housing complexes with 50 units or more. North County cities with complexes of 50 units or more include: Mountain View, Palo Alto, Sunnyvale
(b) 2009 data includes through second quarter data only.
Sources: RealFacts, Inc., 2009; BAE, 2009.

REAL/FACTS

Market Overview

Inventory Analysis

Sunnyvale
4Q2009

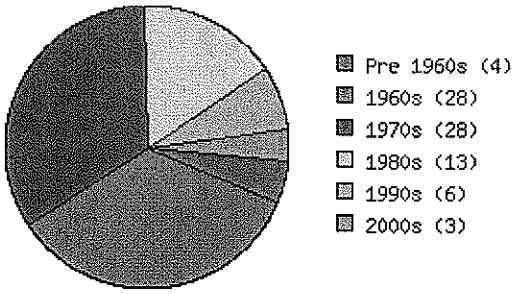
Properties/Units	82 / 13,943	Average units per property	170
Class A	3 / 547	Average year built	1974
Class B	6 / 2,177	Size range (units)	50 - 766
Class C	73 / 11,219	Age range	1956 - 2004

Unit Mix (all unit types appear in this report)

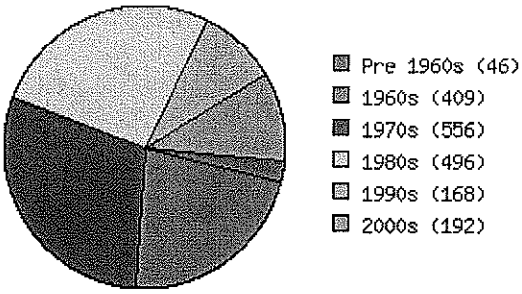
Totals	Units	% of Mix	Benchmark % of Mix	Average Sq. Ft	Benchmark Avg Sq Ft	Average Rent	Benchmark Avg. Rent	Avg. Rent Sq. Ft.	Benchmark Avg. Rent Sq. Ft.
All	13,943	100.0%	100.0%	803	842	$1,406	$1,264	$1.75	$1.50
Urban Loft									
studio	837	6.0%	5.1%	460	472	$967	$1,063	$2.10	$2.25
jr 1bd	785	5.6%	1.8%	563	572	$1,135	$1,084	$2.02	$1.90
1bd 1bth	6,189	44.4%	38.6%	693	701	$1,244	$1,124	$1.80	$1.60
1bd 1.5bth									
1bd TH									
2bd 1bth	1,893	13.6%	17.8%	878	863	$1,442	$1,119	$1.64	$1.30
2bd 1.5bth	94	0.7%	1.6%	849	931	$1,295	$1,180	$1.53	$1.27
2bd 2bth	3,303	23.7%	25.7%	1,009	1,010	$1,716	$1,462	$1.70	$1.45
2bd 2.5th									
2bd TH	436	3.1%	3.4%	1,115	1,076	$1,731	$1,572	$1.55	$1.46
3bd 1bth	20	0.1%	0.2%	1,055	1,006	$1,886	$1,314	$1.79	$1.31
3bd 1.5bth	33	0.2%	0.3%	1,006	1,091	$1,776	$1,778	$1.77	$1.63
3bd 2bth	200	1.4%	3.6%	1,266	1,234	$2,093	$1,678	$1.65	$1.36
3bd 3bth	92	0.7%	0.3%	1,374	1,371	$2,707	$3,023	$1.97	$2.20
3bd TH	61	0.4%	0.8%	1,358	1,310	$2,660	$2,053	$1.96	$1.57
4bd									
5bd 2bth									
5bd TH									

Age of Existing Inventory

Area: Sunnyvale



Benchmark: Nor Cal Region



Data source: RealFacts (415)884.2480. Data is deemed reliable but accuracy cannot be guaranteed.

Appendix G: Maximum Affordable Sales Price Calculator

Appendix G.1: Affordable Housing Mortgage Calculator for Single Family Homes (g), Santa Clara County, 2009

	Household Income (a)	Sale Price	Down Payment (b)	Total Mortgage (b)	Monthly Payment	Monthly Property Tax (c)	Mortgage Insurance (d)	Homeowner's Insurance (e)	Total Monthly PITI (f)
Extremely Low Income (30% AMI)									
4 Person HH	$31,850	$132,602	$26,520	$106,081	$672.73	$110.50	$0.00	$13.02	$796.25
Very Low Income (50% AMI)									
4 Person HH	$53,050	$220,864	$44,173	$176,691	$1,120.51	$184.05	$0.00	$21.69	$1,326.25
Low Income (80% AMI)									
4 Person HH	$84,900	$353,465	$70,693	$282,772	$1,793.24	$294.55	$0.00	$34.71	$2,122.50

Notes:
(a) Published by U.S. Department of Housing and Urban Development for Santa Clara County, 2009.
(b) Mortgage terms:

Annual Interest Rate (Fixed)	6.53%	Freddie Mac historical monthly Primary Mortgage Market Survey data tables. Ten-year average.
Term of mortgage (Years)	30	
Percent of sale price as down payment	20%	
(c) Initial property tax (annual)	1%	
(d) Mortgage Insurance as percent of loan amount	0.00%	
(e) Annual homeowner's insurance rate as percent of sale price	0.12%	CA Dept. of Insurance website, based on average of all quotes, assuming $150,000 of coverage and a 26-40 year old home.
(f) PITI = Principal, Interest, Taxes, and Insurance		
Percent of household income available for PITI	30.0%	

Sources: U.S. HUD, 2009; Freddie Mac, 2008; CA Department of Insurance, 2009; BAE, 2009.

(g) Single family homes are those with no homeowners' association dues, where the homeowner owns the parcel of land under their unit, as well as the structure.

Appendix G.2: Affordable Housing Mortgage Calculator for Condominiums (h), Santa Clara County, 2009

	Household Income (a)	Sale Price	Down Payment (b)	Total Mortgage (b)	Monthly Payment	Monthly Property Tax (c)	Mortgage Insurance (d)	Homeowner's Insurance (e)	Homeowner's Association Fee (f)	Total Monthly PITI (g)
Extremely Low Income (30% AMI)										
4 Person HH	$31,850	$65,989	$13,198	$52,791	$334.78	$54.99	$0.00	$6.48	$400.00	$796.25
Very Low Income (50% AMI)										
4 Person HH	$53,050	$154,251	$30,850	$123,401	$782.56	$128.54	$0.00	$15.15	$400.00	$1,326.25
Low Income (80% AMI)										
4 Person HH	$84,900	$286,852	$57,370	$229,482	$1,455.29	$239.04	$0.00	$28.17	$400.00	$2,122.50

Notes:
(a) Published by U.S. Department of Housing and Urban Development for Santa Clara County, 2009.
(b) Mortgage terms:

Annual Interest Rate (Fixed)	6.53%	Freddie Mac historical monthly Primary Mortgage Market Survey data tables. Ten-year average.
Term of mortgage (Years)	30	
Percent of sale price as down payment	20%	
(c) Initial property tax (annual)	1%	
(d) Mortgage Insurance as percent of loan amount	0%	
(e) Annual homeowner's insurance rate as percent of sale price	0.12%	CA Dept. of Insurance website, based on average of all quotes, assuming $150,000 of coverage and a 26-40 year old home.
(f) Homeowners Association Fee (monthly)	$400	
(g) PITI = Principal, Interest, Taxes, and Insurance		
Percent of household income available for PITI	30%	

Sources: U.S. HUD, 2009; Freddie Mac, 2008; CA Department of Insurance, 2009; BAE, 2009.

(h) Condominiums include town homes which may appear to be attached or detached single-family homes, but are within a homeowner's association for maintenance of common areas and/or structures, payment of some utilities attributed to the home (such as sewer or trash collection)

ATTACHMENT B

2010-11 ACTION PLAN

City of Sunnyvale
FY 2010-11 Action Plan

This Annual Action Plan is based on a template provided by HUD, and includes the SF 424 and Narrative Responses to Action Plan questions that CDBG and HOME grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. It is due on or before May 15 of each year. HUD does not accept plans between August 15 and November 15.

Narrative Responses

A. Executive Summary 91.220(b) [1]

Program Year 1 (FY 2010-11):
This Action Plan covers the fiscal year beginning July 1, 2010 and ending June 30, 2011, the first year of the City's 2010-2015 Consolidated Plan (Con Plan) period. The Action Plan describes the eligible activities that the City intends to undertake in FY 2010-11 to address the priority needs and implement the strategies identified in the Plan, using the City's Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) grants. The activities described in this plan are intended to primarily benefit the lower-income residents of Sunnyvale, affirmatively further fair housing choice, and meet priority needs.

Summary of 2010 CDBG Objectives and Outcomes
CDBG funds must be used to develop viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for lower income persons (those earning at or below 80% of "area median income" which is determined annually by HUD). CDBG funds may also be used to aid in the prevention or elimination of slums or blight, or in rare cases, to address major threats to the health and welfare of the community, such as a major natural disaster, if other funds are not available to the community. The City's CDBG funds available in 2010-11 will be allocated to achieve the nationally reportable outcomes shown on Table I, below.

All of the activities listed on Table I will principally benefit lower-income persons, either through provision of limited clientele or presumed benefit activities (public services, curb cuts, and housing programs), or targeting assistance (i.e., façade improvements) to lower-income neighborhoods, which are identified using HUD methods to document "area benefit". A portion of the allocation for the façade improvement program will be used in a designated blighted area to eliminate or prevent blighting conditions.

Evaluation of Past Performance
The City has historically allocated nearly 100% of its CDBG funds to activities that benefit lower-income persons. During most of the last Consolidated Plan period (2005-2010), the primary focus was on affordable housing activities, including housing acquisition, preservation and/or rehabilitation as well as development of new housing (with HOME funds) to increase or improve the affordable housing stock. In FY2008-09, the City rehabilitated and/or removed architectural barriers from 35 homes and completed 42 curb cuts to improve accessibility.

[1] All statutory references are to Title 24 Code of Federal Regulations (CFR), Subtitle A, §91

Table I: Addressing National Objectives and Desired Outcomes in 2010

CDBG National Objective(s)	Activity (Eligibility Code*)	Funding Type	Proposed Funding	Desired Outcome(s)
Create a Suitable Living Environment	ADA Curb Retrofits (PB)	CDBG	$280,542	Accessibility
	Public Services (LC)	CDBG	$242,748	Accessibility Affordability
	Façade Program (EB, AB)	CDBG	$127,000	Sustainability
Provide Decent Affordable Housing	First Time Home Buyer Program (LC)	**HOME**	$200,000	Affordability
	Tenant Based Rental Assistance (LC)	**HOME**	$350,000	Affordability
	Fair Housing Program (LC)	CDBG	$20,000	Accessibility
	Housing Improvement Program (LC)	CDBG	$80,000	Accessibility Sustainability
	Rental Housing Rehabilitation (LC)	**HOME**	$132,994	Affordability Sustainability
Create Economic Opportunities	Youth Jobs Program (LC)	CDBG	$250,000	Availability
	Micro-enterprise Assistance (LC)	CDBG	$135,372	Accessibility
TOTAL*			**$1,818,656**	

***Note**: Total above does not include funds for program administration.*
**** Eligibility Codes:** Low Income Benefit: AB (Area Benefit); PB (Presumed Benefit) or LC (Limited Clientele); Other Benefit: EB (Eliminate Blight)*

The City has consistently used its federal resources to address the needs of its most vulnerable residents, including those who are chronically homeless, seniors, disabled people, and those in poverty and/or at risk of homelessness, by spending the maximum of 15% of its CDBG funds on human services for those in need. In FY2008-09, over 1,500 special needs and/or lower-income households were assisted by City-assisted human services programs. In summary, the City has a history of successful implementation of a variety of CDBG and HOME activities. In Fall 2010, the City will release a draft 2009-10 Consolidated Annual Performance Evaluation Report (CAPER) describing its accomplishments in Program Year 2009-10, which will be somewhat more extensive than those of FY 2008-09, due to the City's one-time receipt of several stimulus grants provided by the American Reinvestment Recovery Act.

Table II: Summary of FY 2008-2009 Community Development Accomplishments

Priority Need Category	CDBG Funds		Units	
	Budget	Expended	Proposed	Accomplished
PUBLIC FACILITIES (Projects)				
ADA Curb Retrofit Program	$100,000	$99,108	25	42
Columbia Neighborhood Expansion (Multi-year project)	$1,103,480	$55,959	1	(1 in progress)
PUBLIC SERVICES (Households)	$232,289	$231,582	1,502	1,589
FAIR HOUSING SERVICES (Households)	$20,000	$20,000	30	25
HOUSING REHABILITATION (Units)	$738,878	$442,000	48	11
REMOVAL OF ARCHITECTURAL BARRIERS & OTHER MINOR REHAB (Home Access, Paint Grants/Loans, and Emergency Loans) (Units)	$100,000	$64,489	30	24

B. Citizen Participation 91.220(b)

Program Year 1 (2010-11)
As required by HUD, the City provides multiple opportunities for public review and comment on this draft Action Plan and on any substantial amendments to it. Citizens were engaged through community meetings, surveys, and public hearings held on September 23, 2009 and March 24, 2010. A notice of the Plan's preparation was published in the Sunnyvale Sun on March 24, 2010. An initial draft of the Action Plan was released on March 31, 2010, and comments will be accepted through April 30, 2010.

It is the policy of the City of Sunnyvale to encourage and engage residents to participate in planning, implementation, and evaluation of its housing and community development programs. To encourage citizen participation in the development of the 2010-2015 Consolidated Plan, the City, conducted outreach in various forms, including e-newsletters, postings on the City website, presentations at neighborhood associations and Neighborhood Enhancement Action Team (NEAT) meetings, and the following public meetings and hearings:

- A Goals/Visioning workshop on September 23, 2009
- A public meeting on the draft Consolidated Plan before the Housing and Human Services Commission on March 24, 2010;
- A public hearing before the Housing and Human Services Commission on April 28, 2010; and
- A public hearing before the City Council on May 11, 2010.

Additional description of the Citizen Participation process implemented for development of the

FY 2010-11 Action Plan and the 2010-2015 Consolidated Plan, as well as the City's entire "Citizen Participation Plan", adopted concurrently with the 2005-2010 Consolidated Plan, are provided in the Draft 2010-2015 Consolidated Plan.

Summary of Efforts Made to Broaden Public Participation
The City actively encourages low- and moderate-income residents, minorities, those with disabilities, and non-English-speaking residents to attend community meetings and/or provide written comments on its plans. The City provides a statement in the languages identified in its Language Access Plan on all public notices regarding HUD-funded activities, and sends public notices to organizations representing the groups listed above. In accordance with the Citizen Participation Plan, the City will provide translation services to any resident who requests the need for those services at such hearings and meetings.

Public Notice and Availability of the Action Plan
A summary of the Plan was published on March 24, 2010 in the *Sunnyvale Sun* for the 30-day review period. The public may submit comments on the Plan through April 30, 2010. The proposed Plan is available for review at the library, City Hall, and on the City's website.

C. Available Resources 91.220(c)(1 - 2)

The City pursues, and also encourages its partner agencies to pursue, all available public and private funding sources in order to achieve the goals of the Consolidated Plan. Most projects and activities secure funding from a variety of sources, including public and private sector donations, grants, loans, and in-kind materials and services.

Federal Resources
The federal resources anticipated to be available to the City in FY2010-11 are shown in **Table III**. These include a 2010 CDBG entitlement grant to the City of $1,338,319, and a HOME Investment Partnerships Act Program (HOME) grant of $758,883. The City also anticipates receiving approximately $50,000 in CDBG program income during PY 2010, generated by payments on prior loans to homeowners for housing improvements, and approximately $25,000 in unexpended prior year CDBG grants is estimated to be available for re-programming in FY 2010. This Action Plan proposes to fund a number of activities in 2010, utilizing all of the CDBG funds available this year, estimated at $1,413,319 total.

Local (City) Resources
The City has a local Housing Mitigation Fund for the development, rehabilitation and/or acquisition of affordable housing. Most of the housing mitigation funds are currently obligated for several major housing projects (Onizuka, Fair Oaks) which have not yet been completed.

Other Public Resources
The following is a list of potential financial resources that may be available to the City and/or housing providers in the area to address priority needs and specific objectives identified in the five-year plan. The amount and availability of funding from these funding programs varies.

Low-Income Housing Tax Credit Program (LIHTC)
The LIHTC program provides federal and state tax credits for developers and investors who agree to set aside all or a percentage of their rental units for low-income households for no less than 30 years. Tax credits may also be used on rehabilitation or preservation projects.

Developers and investors apply for an allocation of federal and State tax credits from the California Tax Credit Allocation Committee (CTCAC). The award of tax credits in California is usually extremely competitive. To be successful, applicants often have to provide 100% affordable projects serving mostly extremely low- to very low-income households. The City recently obtained tax credits for the Fair Oaks senior housing project.

McKinney-Vento Funding
Santa Clara County serves as lead agency in the County's Continuum of Care (CoC), which receives McKinney-Vento (now Hearth Act) funds to assist homeless people residing anywhere in the County. The City has contributed some of its local funds to various county-wide projects that often receive McKinney-Vento funding as well, such as shelter facilities, transitional housing, and supportive services.

Private Resources
Most of the City's housing and human services programs leverage various sources of private financing. The City encourages the participation of local lenders in its housing and/or community development projects as needed. Tax credit projects such as the Fair Oaks Housing project require tens of millions in private equity and financing for construction and related costs. Currently, it is more difficult to obtain private financing, grants, and charitable contributions due to the economic downturn. The City is a founding member of the Housing Trust of Santa Clara County, which raises voluntary contributions from the public and private sectors for affordable housing projects within the County. The City has contributed some of its local (non-federal) housing funds to the Trust, which then uses those seed funds to seek matching contributions from corporations and various other sources.

Table III: Federal Resources and Proposed Activities in 2010

RESOURCES	CDBG	HOME
2010 Entitlement Grant	$1,338,319	$758,883
2010 Program Income	$50,000	0
Disencumbered/ Reserve Fund Balance	$25,000	0
TOTAL RESOURCES	**$1,413,319**	**$758,883**
PROPOSED USES		
Housing Programs		Subtotal: $782,994
Housing Improvement (Access, Paint, and Energy Efficiency)	$80,000	0
First Time Homebuyer Program		$200,000
Tenant Based Rental Assistance (TBRA)		$350,000
Rental Housing Rehabilitation		$132,994
Community Development		Subtotal: $407,542
ADA Retrofits (Curb Cuts)	$280,542	0
Façade Program	$127,000	0
Economic Development		Subtotal: $365,372
Micro-Enterprise Assistance	$135,372	0
Jobs for Youth	$250,000	0
Public Services		
Human Services	$242,748	0
Administration		Subtotal: $297,657
Fair Housing Services	$20,000	0
Administration, Planning, and Monitoring	$277,657	$75,889
TOTAL	**$1,413,319**	**$758,883**

D. Annual Objectives 91.220(c)(3)

(See also HUD Table 3A)

Goals and objectives to be carried out during the action plan period are indicated as marked below:

Objective Categories:

☒ **Decent Housing** Which includes:	☒ **Create a Suitable Living Environment** Which includes:	☒ **Expanded Economic Opportunities** Which includes:
☒ Assisting homeless persons obtain affordable housing	☒ Improving the safety and livability of neighborhoods	☒ Job creation and retention
☒ Assisting persons at risk of becoming homeless	☒ Eliminating blighting influences and the deterioration of property and facilities	☒ Establishment, stabilization and expansion of small business (including micro-businesses)
☒ Retaining the affordable housing stock	☒ Increasing the access to quality public and private facilities	☐ The provision of public services concerned with employment
☒ Increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	☐ Reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	☐ The provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
☐ Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	☐ Restoring and preserving properties of special historic, architectural, or aesthetic value	☒ Availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
☐ Providing affordable housing that is accessible to job opportunities	☒ Conserving energy resources and use of renewable energy sources	☐ Access to capital and credit for development activities that promote the long-term economic social viability of the community

See Table I for a summary of specific objectives that will be addressed during the program year.

E. Description of Activities 91.220(d - e)

The following activities are planned for implementation during FY2010-11 to meet the objectives specified below:

AFFORDABLE HOUSING AND ALLEVIATION OF HOMELESSNESS
Housing programs are intended to prevent and/or end homelessness, improve the quality, affordability, and/or accessibility of housing, and preserve, maintain, and extend the useful life of existing affordable housing. In addition, objectives related to energy efficiency also improve the affordability by lowering utility costs, and extend the useful life of existing housing. Those housing activities listed below that aim to alleviate homelessness and/or prioritize homeless applicants are indicated below with an "**H"**.

Priority Housing Needs
Housing assistance is proposed to be prioritized for those who cannot currently afford market rate housing, as follows: 1) Rental assistance for lower (including very low and extremely low) income households, and 2) Homebuyer assistance for lower- and moderate-income households.

Highly detailed prioritization and income targeting is not proposed for most programs, as identifying a very narrow range of priority household types and/or income levels often makes it difficult to achieve program objectives and meet expenditure deadlines for HOME and CDBG within the planned time frames, and/or increases the risk of fair housing complaints by those not equally represented within narrowly defined priority groups.

Affordable Housing and Homeless/Special Needs Households Objectives:
As described in the ConPlan, the Housing First model, developed over in the past decade and now adopted by the County Continuum of Care, prioritizes moving chronically homeless people off the streets or out of shelters and into housing as soon as possible, in order to avoid much more costly public interventions, as explained in more detail in the ConPlan. Priority is also given to preventing families with children, unaccompanied youth, and other vulnerable people from becoming homeless in the first place, and getting them into housing as soon as possible if they do become homeless. The Tenant-Based Rental Assistance program and group home rehabilitation project (Objectives 1 and 2) are intended to alleviate homelessness and assist very low income or at-risk renters to maintain stable housing. In addition, Objective 8 below includes funding for a number of supportive services and shelter operations to address homeless objectives. Objectives 1, 2, 4(a-b), and 8 address special needs objectives.

1. **Tenant Based Rental Assistance (TBRA) and Security Deposit Program (H)**
   Develop a pilot TBRA/Security Deposit program, as set forth in the HOME Program guidelines, to assist residents currently experiencing or at imminent risk of homelessness, and other very low income households, to obtain and maintain rental housing. Include security deposit assistance as needed to assist program participants or other at-risk or currently homeless people to move into permanent housing.
   Goal: **Assist at least 10 households in FY2010-11.**

2. Rental Housing Rehabilitation

Provide financial assistance for rehabilitation of affordable rental housing projects, pursuant to the City's Request for Proposals (RFP) for Capital Project Funding in FY 2010-11. The City received two proposals in response to the FY 2010-11 RFP, both of which requested funding for rental housing rehabilitation projects:

Homestead Park: Capital improvements to an affordable family rental housing project, to upgrade interior/exterior components at three buildings that are in need of renovations (19 units).

Momentum for Mental Health Group Home: Capital improvements to a small residential group home that provides supported housing for several individuals with mental illness (1 unit) **(H).**

Goal: **Assist with rehabilitation of two projects with a total of 20 housing units.**

3. First Time Home Buyer Assistance

Provide first-time homebuyer loans to help lower-income households buy their first homes. This program provides "silent second" down payment loans up to $50,000, for purchase of either below-market rate (BMR) or market-rate homes. For participants buying BMR homes, the "resale" method, as defined in the HOME regulations, will be used to meet HOME program requirements. For purchase of market-rate homes, the "recapture" option (shared equity) will be utilized to meet HOME program requirements. It is anticipated that most lower-income buyers (earning up to 80% of area median income) will purchase BMR homes, but a few may be able to purchase a market-rate home.

Goal: **Assist four lower-income homebuyers during the Program Year.**

4. Housing Improvement Program (HIP)

The Housing Improvement Program includes the following types of assistance:

a) Home Access (ADA Retrofit) Grants
b) Paint Grants/Loans & Emergency Repair Grants
c) Energy Efficiency Retrofit Matching Grants

Many of the clients of the HIP program, and all of the Home Access clients, are lower-income disabled and/or elderly households. The Home Access program provides ADA retrofits often needed by disabled people and/or seniors, such as the installation and maintenance of wheelchair lifts and ramps, grab bars, and accessible plumbing and other fixtures. Paint grants and loans include funding and assistance for lead hazard assessment and reduction services, as well as for repainting homes.

Energy efficiency retrofits are a new activity proposed for 2010 in conjunction with the national effort to improve residential energy efficiency, including some new regional efforts such as California First and Bay Area Retrofit, in order to reduce greenhouse gas emissions, energy consumption, and utility costs. These matching grants will help homeowners to complete Tier II and III energy-efficiency retrofits (and install renewable energy devices if desired). Tier III energy retrofits can reduce household energy use by up to 70%, compared to Tier II retrofits or standard rehabilitation work, which reduce energy use by an average of about 10%. Completing Tier III retrofits prior to installing renewable energy devices, such as solar panels or small wind turbines, can greatly reduce the size of renewable energy system needed.

The retrofit matching grants are designed to motivate eligible homeowners to undertake Tier III energy retrofits and to serve as a model for their neighbors and the rest of the community, to encourage widespread participation in regional energy efficiency retrofit efforts. The City is participating in the California First and Bay Area Retrofit regional programs, which will make favorable financing options and technical assistance available to all property owners (of any income level) in the County, including rental and owner-occupied properties, beginning in Fall 2010. Staff will leverage technical assistance through these regional programs as much as possible when implementing the energy retrofit projects, and homeowners may use the California First financing option as matching funds if they wish, or use other available funds.

The City also provides loans for major rehabilitation of single family and/or manufactured/mobile homes, using funds from its CDBG Revolving Loan Fund (RLF), however these RLF-funded activities are not included in Action Plan tables, in accordance with HUD guidance.

Goal: **Assist at least 20 households with housing improvement grants.**

5. Fair Housing Services

Provide public outreach and education about fair housing laws and complaint procedures to local residents, landlords, and other housing industry professionals through local community outreach efforts, and through City agreements with fair housing and/or legal services providers who provide legal assistance to residents with fair housing complaints.

Goal: Provide fair housing assistance to up to 30 households (as needed).

COMMUNITY DEVELOPMENT OBJECTIVES

6. Removal of Architectural Barriers (ADA Curb Retrofits)

Some areas of the city have sidewalks which were built prior to enactment of the federal Americans with Disabilities Act (ADA) in 1990. Therefore, many city sidewalks are not yet ADA-compliant. This is a priority non-housing community development need in the City.

Goal: Improve accessibility of city sidewalks and crosswalks (**80 curb cuts)**

7. Develop Façade Improvement Program

A. Improve the appearance of the Murphy Avenue business district, which is in an area identified as blighted under the City's Redevelopment Plan, by providing assistance to improve the facades and signage of businesses located in the historic downtown area.

B. Providing façade improvement assistance to aging structures that house neighborhood-serving retail businesses in CDBG-eligible neighborhoods.

Goal: Assist at least 2 downtown businesses and 1 business in CDBG-eligible neighborhoods.

8. Priority Human Services (Seniors, Youth, Homeless & Other Special Needs)

The City allocated its available CDBG public services funds for human services in FY2009-10. Public services in general are a high priority for the City, and generally the amount of funding available is not adequate to assist all those in need of such services. The City has a well-established policy for providing supplemental funding to various agencies for human services that help vulnerable residents meet their basic daily needs. The funding for FY2010-11 was allocated in 2009 pursuant to the City's adopted two-year funding cycle. The funding allocations for FY2010-11 are shown in Table IV of this Action Plan under Public Services.

Provide supplemental grants for priority human services, according to the two-year grant commitments made in 2009. These programs assist special needs populations such as: seniors, disabled people, homeless people, children, youth, victims of domestic violence, and other mostly very low-income clients. The objectives and outcomes of these services are described in Table V. The programs provide assistance with basic needs (such as food, shelter, transportation, health & mental health care, employment assistance/training, etc).

The priority needs (identified in 2009) these programs aim to address include:

- Supportive Services for Seniors, Disabled People, Homeless People, and At-Risk Youth
- Food for Seniors and Households at risk of Homelessness
- Employment Training
- Transportation Services
- Health Services
- Housing and Supportive Services for Immigrants

Goal: Assist at least 1,900 individuals and/or households with human services

ECONOMIC DEVELOPMENT OBJECTIVES

Priority Needs

The unemployment rate within the County was 12.1% in February 2010, according to the federal Bureau of Labor Statistics. A need for small business assistance and vocational programs were identified as priority needs during the Consolidated Plan outreach meetings.

9. Youth Summer/Seasonal Jobs Training Program

Provide support to a local community-based development organization (CBDO), such as one affiliated with NOVA, for a jobs program for lower-income Sunnyvale youth.

Goal: Provide at least 100 local youth with a seasonal job and associated support and training services.

10. Micro-enterprise Assistance Program

Provide micro-enterprise assistance to help those unemployed for more than six months to start new businesses. The NOVA Workforce Services Department in collaboration with agencies such as the SBA and SCORE, will develop and implement a program to train and support Sunnyvale residents to become new entrepreneurs with a long-term goal of new job creation to assist clients of Pro-Match, their current program for unemployed workers. Assistance will include training, tuition and fees for education, and micro loans for entrepreneurs.

Goal: Assist at least 10 new entrepreneurs.

ENVIRONMENTAL SUSTAINABILITY OBJECTIVES

The City, like many Bay Area jurisdictions, has been implementing and developing policies and initiatives to protect the environment and improve sustainability since the early 1970's. In January 2010, the City adopted a Green Building ordinance, using the "GreenPoint" rating system developed by "Build It Green" for residential construction, and has developed green building requirements and incentives for new residential, office, retail and industrial projects developed within the City. Housing Objective 4, above, includes energy efficiency retrofit grants, a new program intended to address sustainability objectives. The rental rehabilitation projects listed in Objective 2 will also greatly improve energy efficiency in the rehabilitated units.

F. Other Required Topics 91.220 (d-j)

Geographic Distribution/Allocation Priorities 91.220(d) and (f)
This topic is discussed in more detail in the Consolidated Plan. Most of the CDBG and/or HOME-funded programs and services are provided on a city-wide basis to income-eligible and/or special needs households. Certain community development activities, such as façade improvements of neighborhood serving retail businesses, may only be provided within certain CDBG-eligible census block groups, in accordance with HUD's method for determining "area benefit." The map provided on page 19 of this Action Plan shows these eligible block groups for FY2010-11.

Human services are supported in a number of facilities and locations throughout the City, and in some cases just outside the City, in proportion to the number of Sunnyvale residents documented as being served by the program. Public facilities, infrastructure, and non-housing activities are supported only within the City limits. Affordable housing assistance is generally provided anywhere in the City, as opportunities arise, in order to avoid concentration of poverty, and to ensure fair access to affordable rental housing, rehabilitation assistance, and homeownership opportunities in all neighborhoods.

Obstacles to Meeting Underserved Needs
As explained in the needs assessment of the ConPlan, the number of households in need, particularly of very low-income households struggling to afford decent housing in the region as a whole, including Sunnyvale, is far greater than the number of households than can be assisted with the resources currently available to any single local jurisdiction. The high costs of land, materials, and labor, and/or the deep subsidies required to assist the lowest income groups, create obstacles to meeting all of the underserved need. The City aims to use its available resources to meet as many needs as it can by striving for cost-effective methods of providing assistance.

Annual Affordable Housing Goals
See Housing Objectives listed in Section E, above and also HUD Table 3B, Annual Housing Completion Objectives.

Needs of Public Housing
This section is not applicable as there is currently no official public housing in Sunnyvale. The City collaborates with the Housing Authority of the County of Santa Clara (HACSC) on efforts to provide vouchers, mortgage credit certificates, supportive services and other assistance to Sunnyvale residents. The City also supports the HACSC in its applications for funding to increase Section 8 vouchers and provide additional funding for affordable housing or services in the County. The City will also collaborate with the HACSC to develop the proposed TBRA program.

Needs of Homeless People and/or those with Special Housing Needs
Please see also discussion in Section E, above.
Continue to participate in the county-wide efforts, such as the 10-Year Plan and Destination Home, to end homelessness throughout the County, including continuing to provide operating assistance for homeless services and emergency rental assistance through the City's human services grants program and/or other mechanisms.

Barriers to Affordable Housing
This topic is addressed more in detail within the Consolidated Plan. As noted in Chapter 4 of the ConPlan, in 2008-09, the City completed a detailed "Constraints Analysis" pursuant to California Housing Element law (Government Code 65580), and the State determined, with its compliance certification of the City's housing element, that the City does not currently implement policies that create barriers to affordable housing, and the City is currently implementing several minor code amendments to maintain this State certification. Additional detail is available in the City's Housing Sub-Element, which is provided in its entirety on the City's website and in the Library. Non-governmental barriers (market factors), such as high land costs, construction costs, home prices, rents and financing difficulties, are addressed, within the City's limited ability to address them, through the housing activities listed above.

G. Other Actions 91.220(k)

Institutional Structure
The Institutional structure for carrying out the City's housing and community development activities consists of the City's cooperative relationships within its departments and other government agencies, non-profit organizations, and other institutions involved in the activities described herein. For additional detail, please refer to section 5.6 of the Consolidated Plan.

Lead-based Paint Hazard Reduction
The City provides financial assistance to income-eligible homeowners to abate lead-based paint hazards through its Home Improvement Program. Paint grants and loans, as well as rehabilitation loans, are provided, as well as free lead-based paint testing and education services.

Anti-poverty Strategy
The City partners with the North Valley Workforce and Investment Board ("NOVA") to assist lower-income and many unemployed residents to obtain living wage employment. NOVA provides employment and training services to low-income and dislocated professionals within Sunnyvale and the surrounding region under the federal Workforce Investment Act (WIA) with a goal of placing these individuals in jobs with employers. In addition, many of the human services supported by the City help impoverished families meet their basic needs in the short term, or help them achieve living-wage employment. The current economic downturn has increased the level of need and demand for assistance with employment services as well as basic needs. The City will continue its ongoing efforts to strengthen the local economy, and increase economic opportunities for all of its residents.

Coordination
The City and other community development organizations in the County coordinate frequently on a variety of initiatives. The City Housing Division staff participates in a collaborative of HUD entitlement grantees within the County. Quarterly meetings are held to discuss activities, technical assistance issues, and identify future opportunities for coordination and cooperation.

The City also participates in the Santa Clara County Collaborative on Housing and Homelessness, comprised of governmental agencies, homeless service and shelter providers, homeless persons, housing advocates, and affordable housing developers. The Collaborative prepares the Countywide Homelessness Continuum of Care Plan, which seeks to create a comprehensive and coordinated system of affordable housing and supportive services for the

prevention, reduction, and eventual end of homelessness. The Plan provides a common guide for the County, Cities, service providers, the faith community, the business sector, philanthropy, and the broader community to follow in addressing local housing and the goals and services needs for homeless people.

The City coordinates with other regional agencies, such as the Housing Trust of Santa Clara County, Joint Venture Silicon Valley, NOVA, the County-wide Fair Housing Task Force, and the Valley Transportation Authority, among others, to achieve the goals described within this Action Plan.

Transportation
The City encourages development of housing near public transit, especially for those dependent on transit. The City also encourages the Valley Transportation Agency (VTA) and Caltrain to maintain safe and efficient transit service between affordable housing and employment centers.

Equal Opportunity Efforts
The City makes efforts to ensure that minority and women business enterprises (MBE/WBE) have the maximum opportunity to compete for City contracts funded wholly or in part with federal funds. The City generates and maintains a list of local businesses identified as MBE/WBE as a source to perform outreach. Furthermore, the City regularly updates its bidders list, which provides opportunities to minority and women-owned businesses to contract with the City.

H. CDBG Funding Details 91.220(l)(1)

Program Income
The City anticipates receiving $150,000 in program income from housing loan repayments in FY2010-11. Of this amount, $50,000 will be allocated to new activities, as shown on Table III, and the remaining amount, plus any excess will be deposited into the City's established Housing Rehabilitation RLF.

Miscellaneous
The City has no proceeds from Section 108 loan guarantees, urban renewal surplus funds, float-funded income or other types of CDBG income that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.

Of the total estimated CDBG funds available in FY 2010 ($1,437,491), at least 93% of the funds are allocated by this Action Plan to activities that will benefit lower-income persons. (All but $90k of CDBG funds are proposed to be used to meet the low-income national objective).

I. HOME Details 91.220(l)(1)

First Time Homebuyer Program
The City's First Time Homebuyer Program has guidelines for both resale and recapture. The provisions of the City's Promissory Note and Loan Agreement comply with the resale provisions and recapture requirements set forth in 24 CFR 92.254(a)(4)(5). For participants buying BMR homes, the resale (to another lower income buyer) option will be used to meet HOME program requirements and for the purchase of market-rate homes, the recapture option (shared equity) will be utilized to meet HOME program requirements.

Tenant Based Rental Assistance (TBRA)
Current market conditions that led to the proposed use of HOME funds for Tenant Based Rental Assistance (TBRA) include increasing rental vacancy rates, decreasing rents, and a high number of unemployed residents at risk of losing their housing due to temporarily decreased incomes. HOME technical assistance providers, in a 2009 HUD training session in San Francisco, also suggested that current market conditions are favorable to TBRA programs. The proposed TBRA program will target homeless or at-risk households who currently cannot afford rental housing, but can be reasonably expected to regain a stable income within the maximum two-year period for TBRA assistance.

Affirmative Marketing
The City monitors all HOME-assisted projects for compliance with its affirmative marketing requirements for assisted units in housing projects with 5 or more units. In addition, the City will continue to require as a condition of providing assistance, compliance with its *Affirmative Marketing Policies and Procedures for Affordable Housing,* which describes outreach and marketing efforts to reach a variety of applicants. The City also requires housing providers to market units to households with limited English proficiency, to reach "linguistically isolated" households with appropriate language access tools.

J. Housing Opportunities for People with AIDS/HIV (HOPWA)

The City of San Jose administers the HOPWA funds on behalf of the entire County, including Sunnyvale. San Jose works directly with the Health Trust and other relevant agencies to identify effective service strategies and determine appropriate ways to meet the housing and support service needs of people living with HIV/AIDS.

K. Additional Tables and Figures

Table IV: FY2010-11 Public Services Funding
Table V: FY2010-11 Human Services Objectives and Outcomes
HUD Table 3A: Summary of Specific Annual Objectives
HUD Table 3B Annual Affordable Housing Completion Goals
Figure A: Map of Income-Eligible Block Groups

Table IV: CDBG FY 2010-11 Human Services Grants

Agency: Program	**Grant Amount**
Sunnyvale Community Services: Emergency Assistance	$77,019
EHC LifeBuilders: Homeless Shelter Services	$24,461
First United Methodist Church: Sunnyvale Senior Nutrition Program	$20,432
Family & Children Services: Youth Counseling	$20,057
Support Network: Safe Shelter Program	$18,842
Catholic Charities: Long-Term Care Ombudsman	$18,775
Outreach & Escort: Senior Transportation Services	$17,702
Bill Wilson Center: Youth Shelter & Counseling Services	$15,864
Santa Clara Family Health Foundation: Healthy Kids Program	$14,194
Live Oak Adult Day Services: Adult Day Care	$12,639
Friends for Youth: Youth Mentoring Program	$10,913
West Valley Community Services: Rotating Shelter Program	$10,774
MayView Community Health Center	$10,644
The Health Trust: Meals on Wheels	$8,520
Catholic Charities: Housing Search & Stabilization	$5,134
Senior Housing Solutions: Senior Group Residence Services	$9,025
Senior Adults Legal Assistance	$6,836
Catholic Charities: Day Break III	$5,853
Abilities United: Maximizing Independence & Employment Training	$5,258
Second Harvest Food Bank: Brown Bag Program	$5,134
Total *	**$318,077**

** Total human services funding includes $239,600 in CDBG funds and $78,477 in General Funds*

Table V: CDBG-Funded Human Services: FY 2010-11 Objectives and Outcomes

Program Name: Agency Name	**CDBG Grant Amount**	**Sunnyvale Residents Served***	**Objective Category****	**Outcome Category**
Emergency Assistance: Sunnyvale Community Services	$77,019	709	SLE	Availability/ Accessibility
Homeless Shelter Services: EHC LifeBuilders	$24,461	166	SLE	Availability/ Accessibility
Live Oak Adult Day (Care) Services	$12,639	47	SLE	Availability/ Accessibility
Long-Term Care Ombudsman: Catholic Charities	$18,775	616	DH	Availability/ Accessibility
Safe Shelter Program: Support Network	18,842	6	SLE	Availability/ Accessibility
Senior Transportation Services: Outreach & Escort	17,702	62	SLE	Availability/ Accessibility
Sunnyvale Senior Nutrition Program: First United Methodist Church	20,432	183	SLE	Affordability
Senior Adults Legal Assistance	2,896	90	SLE	Availability/ Accessibility
Youth Mentoring Program: Friends for Youth	10,913	19	SLE	Availability Accessibility
Youth Shelter and Counseling Services: Famly & Children Services	$20,057	27	SLE	Availability/ Accessibility
Bill Wilson Center	$15,864	37	SLE	Availability/ Accessibility
Total	**$239,600**	**1,962**		

** Unduplicated number of Sunnyvale residents proposed to be served by proposed grant amount.*

*** **DH** = Decent Housing, **SLE** = Suitable Living Environment*

HUD Table 3A: Summary of Specific Annual Objectives

Specific Objectives	Funding Source	Performance Measure (Type of Units)	Goal	Achieved*	Outcome/ Objective**
Rental Housing Objectives					
1. Tenant-Based Rental Assistance & Security Deposit Program	HOME	Households	10	TBD	DH-2
2. Rental Housing Rehabilitation *Includes Homestead Park (19 units) and Momentum Home (1 unit)*	CDBG & HOME	Housing Units	20	TBD	DH-3
Owner-Occupied Housing Objectives					
3. First Time Home Buyer Assistance	HOME	Households	4	TBD	DH-2
4. Housing Improvement Program *Includes the following:*	CDBG	Housing Units	20	TBD	DH
a) Home Access Grants			*8*		*DH-1*
b) Paint & Emergency Repairs			*7*		*DH-3*
c) Energy Efficiency Retrofits			*5*		*DH-2, 3*
5. Fair Housing Services	CDBG	Households	30	TBD	DH-1
Homeless Objectives: *Objectives # 1, 2, and 8 address homeless objectives.*					
Special Needs Objectives: *Objectives 1, 2, 4(a-b), and 8 address special needs objectives.*					
Community Development Objectives					
Infrastructure/Public Facilities/Other Community Development					
6. ADA Curb Retrofits	CDBG	Curb cuts	80	TBD	SL-1
7. Façade Improvement Program	CDBG	Businesses	3	TBD	SL-3
Public Services Objectives					
8. Priority Human Services (Seniors, Youth, Homeless & Other Special Needs)	CDBG	Households	1,970	TBD	DH-2, SL-1, 2
Economic Development Objectives					
9. CBDO Youth Jobs Program	CDBG	Jobs	100	TBD	EO-1
10. Micro-Enterprise Assistance	CDBG	Micro-enterprises	10	TBD	EO-1

* TBD: To be determined at end of Program Year.

**** HUD's National Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

U.S. Department of Housing and Urban Development

OMB Approval No. 2506-0117 (Exp. 4/30/2011)

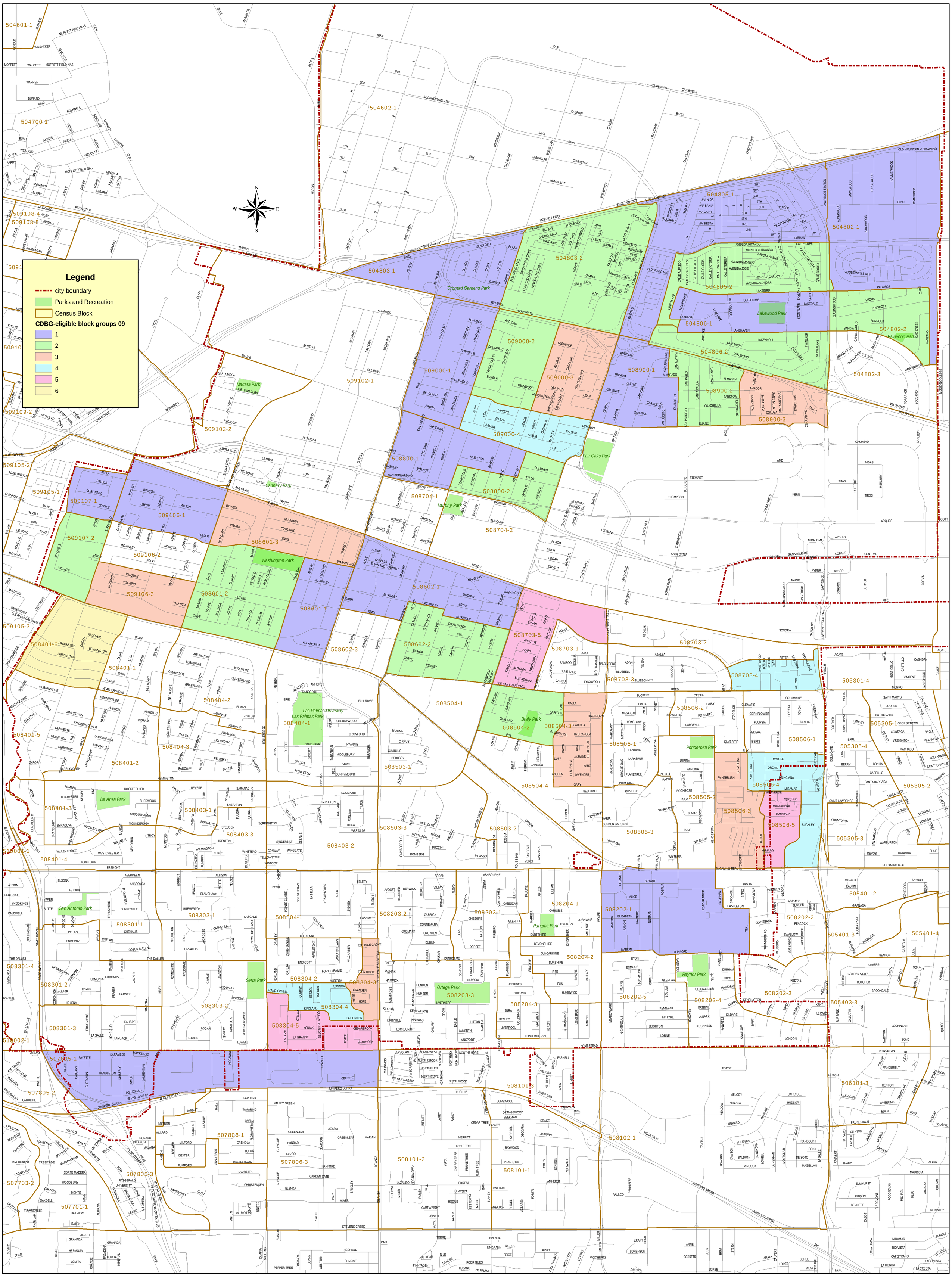
Table 3B
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	5		☐	X	☐	☐
Non-homeless households	9		☐	X	☐	☐
Special needs households	5		☐	X	☐	☐
Total Sec. 215 Beneficiaries*	15		☐	X	☐	☐
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units			☐	☐		☐
Production of new units			☐	☐		☐
Rehabilitation of existing units	1		☐	X	☐	☐
Rental Assistance	10		☐	X		☐
Total Sec. 215 Affordable Rental	11		☐	X	☐	☐
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			☐	☐		
Production of new units			☐	☐		
Rehabilitation of existing units			☐	☐		
Homebuyer Assistance	4		☐	X		☐
Total Sec. 215 Affordable Owner	4		☐	X	☐	☐
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			☐	☐		☐
Production of new units			☐	☐		☐
Rehabilitation of existing units	1		☐	X	☐	☐
Rental Assistance	10		☐	X		☐
Homebuyer Assistance	4		☐	X		☐
Combined Total Sec. 215 Goals*	15		☐	X	☐	☐
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	30		X	X	☐	☐
Annual Owner Housing Goal	24		X	X	☐	☐
Total Overall Housing Goal	54		X	X	☐	☐

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

Figure A:
Map of Income-Eligible Block Groups

City of Sunnyvale



ATTACHMENT C

MINUTES OF THE HOUSING AND HUMAN SERVICES COMMISSION MEETINGS (MARCH AND APRIL, 2010)

ATTACHMENT C

APPROVED MINUTES

SUNNYVALE HOUSING AND HUMAN SERVICES COMMISSION
WEDNESDAY, MARCH 24, 2010

The Housing & Human Services Commission met in a regular session in the Heritage Building at 550 E. Remington Dr., Sunnyvale Community Center, Sunnyvale, CA 94086 on March 24, 2010 at 7:13 p.m. with Vice-Chair Anderson presiding.

ROLL CALL

Commission Members Present: Eric Anderson, Hannalore Dietrich, Fred Fowler, Younil Jeong, Mathieu Pham.
Commission Members Absent: Dori Hailu (excused)
Staff Present: Hanson Hom, Director of Community Development, Suzanne Isé, Housing Officer, and Edith Alanis, Housing Programs Technician.
Others Present: Nancy Tivol, Jennifer Springer, Elizabeth Bonnett, Kathleen King, Patricia Lord

SCHEDULED PRESENTATION

NONE

PUBLIC ANNOUNCEMENTS

Fred Fowler announced that he is again president of the Lakewood Village Neighborhood Association and that the association is revamping their website. He invited everyone to visit www.lvna.net to learn more about the Lakewood Village neighborhood.

CONSENT CALENDAR

1.A Draft Minutes of January 13, 2010.

Vice-Chair Anderson asked for a motion to approve the minutes of January 13, 2010.

Commissioner Dietrich moved and Commissioner Pham seconded to approve the Minutes of January 13, 2010 as presented.

Motion passed 3-0-2, Commissioners Fowler and Jeong abstained because they were not present at the meeting.

1.B Draft Minutes of February 24, 2010.

Vice Chair Anderson asked for a motion to approve the minutes of February 24, 2010.

Commissioner Fowler moved and Commissioner Pham seconded to approve the Minutes of February 24, 2010 as amended.

Motion passed 2-0-3. Vice-Chair Anderson, and Commissioners Dietrich and Jeong abstained because they were not present at the meeting.

Commissioner Fowler pointed out an omission under the "Non Agenda Items and Comments" heading on the February 24, 2010 minutes and asked that the minutes be amended to reflect that the Chair and Commissioners present decided to have a special meeting before the next regular meeting to cover the following agenda items: 1) Put together the 2010 Work Plan, 2) Discuss Housing and Human Services policies in the General Plan and advise the Housing and Human Services General Plan committee delegates as to the Commission's priorities, and 3) Adopt the minutes of January 13, 2010.

Commissioners agreed to make the suggested amendment.

1.C Draft 2010 Work Plan.

Vice Chair Anderson asked for a motion to approve the Draft 2010 Work Plan.

Commissioner Fowler asked that the following three items be added to the 2010 Draft Work Plan.

1. A review of existing Council Policy on Human Services with an emphasis on understanding the populations that are prioritized.

2. A review of existing Council Housing Policy with an emphasis on those policy elements that are in the General Plan, in order to advise the General Plan committee delegates about what the Commission's priorities are.

3. A field-based review of the human service agencies who currently receive City funding, to gain understanding of how well they conform to the Human Services Policies that the City has articulated and that the Commission has reviewed, and in preparation for the Human Services grant process that will take place in the later part of this year.

After some discussion Vice Chair Anderson asked for a motion on the proposed additions to the Work Plan.

Commissioner Fowler moved and Commissioner Dietrich seconded to add a review of the City's current Council Housing Policies to the May meeting.

Motion passed unanimously 5-0.

Commissioner Fowler moved and Commissioner Dietrich seconded to add a review of the City's current Human Services Policy to the July meeting.

Motion passed unanimously 5-0.

Commissioner Fowler moved and Commissioner Dietrich seconded to add an item to the July meeting regarding forming a subcommittee to develop a proposal for a field-based review of the City's currently funded human services agencies.

Motion passed unanimously 5-0.

Vice Chair Anderson asked for a motion to adopt the 2010 Work Plan as amended.

Commissioner Fowler moved and Commissioner Dietrich seconded to adopt the 2010 Work Plan as amended.

Motion passed unanimously 5-0.

CITIZENS TO BE HEARD
NONE

PUBLIC HEARINGS/GENERAL BUSINESS

2. Review of Draft 2010-2015 Consolidated Plan and Recommendation to Council.

Officer Isé gave an overview of the Consolidated Plan and explained that it is a 5-year strategic plan and budget for the federal grants received by the City for housing and community development activities intended to address the City's priority needs.

This plan is supplemented by a more detailed annual budget called the "Action Plan" which describes the specific activities that will be funded and completed during the coming fiscal year. The Action Plan will be reviewed by this Commission in April.

Vice Chair Anderson opened the public hearing at 7:35 p.m.

Jennifer Springer, who works for Nova, gave a presentation about their Youth Employment Program which provides at-risk youth age 16 to 24 with a summer job opportunity in order to obtain work experience and critical job skills.

Kathleen King, Executive Director of the Santa Clara Family Health Foundation, spoke about the Healthy Kids Program which provides medical, dental, and vision care insurance coverage for low-income children age 6 to18. She also mentioned that El Camino Hospital matches every dollar that the City of Sunnyvale grants to this program.

Elizabeth Bonnett, a staff attorney with Senior Adults Legal Assistance, spoke about the free legal services that they provide for seniors age 60 and older. She mentioned that violence against seniors by younger family members is increasing due to economic difficulties.

Nancy Tivol, Executive Director of Sunnyvale Community Services, spoke about the food program and emergency financial assistance that they provide to Sunnyvale residents. She indicated that community needs continue to increase exponentially.

Patricia Lord, City of Sunnyvale staff, reported briefly on input she had received from the City's Accessibility Advisory Committee. They expressed great support for the curb cuts that have been made possible with CDBG funds. On the other hand, they expressed concern about a segment of disabled individuals who are employed and do not qualify for City's low income Home Access grants, but could really benefit from them. They suggested developing an eligibility sliding scale to allow moderate-income households to also receive some assistance. In addition, they pointed out that specialized equipment, such as special wheelchairs that are

sometimes required by disabled individuals, can be very costly and requested some help with that.

Vice Chair Anderson closed the public hearing at 8:37 p.m.

After some brief discussion Commissioners agreed to focus on Chapter 5, and to give input to staff on Table 5.3 if desired.

Officer Isé answered questions and reviewed some of the tables and data in the Plan.
Vice Chair Anderson asked for a motion.

Commissioner Fowler moved and Commissioner Dietrich seconded to postpone any recommendation to Council on this item to the next meeting.

Motion passed unanimously 5-0.

3. Election of Officer(s).

Vice Chair Anderson opened the floor for nominations and asked if anyone was interested in serving as Chair.

Commissioner Fowler nominated Vice Chair Anderson; Vice Chair Anderson asked if there were other nominations. No other nominations were brought forward.

Commissioner Fowler nominated and Commissioner Pham seconded the nomination of Vice Chair Anderson for the office of Chair.

Passed unanimously 5-0.

Chair Anderson opened the floor for nominations for Vice Chair.

Commissioner Pham nominated Commissioner Fowler for the office of Vice Chair, Commissioner Fowler expressed that perhaps another Commissioner would benefit from the experience, since he had served as chair previously.

Commissioner Dietrich nominated and Commissioner Fowler seconded the nomination of Commissioner Pham for the office of Vice Chair.

Passed unanimously 5-0.

4. Report on Status of the General Plan Consolidation Project.

   Commissioner Fowler attended the last meeting in place of the Commission's selected representative and alternate, who were not able to attend. He requested that staff distribute the notes that he took to the rest of the Commissioners.

5. Elect or confirm representative and alternate representantive(s) to the General Plan Consolidation Advisory Committee.

Chair Anderson had indicated earlier that if he became Chair he preferred not to serve as General Plan Consolidation Advisory Committee representative as well.

Commissioner Dietrich nominated and Vice Chair Pham seconded the nomination of Commissioner Fowler to replace Chair Anderson as the General Plan Consolidation Advisory Committee representative.

Passed unanimously 5-0.

NON-AGENDA ITEMS AND COMMENTS

- BOARDMEMBERS OR COMMISSIONERS ORAL COMMENTS
  - Commissioner Fowler proposed to have a get-together dinner party. The rest of the Commissioners agreed to a weekend potluck. Date to be determined.
  - Chair Anderson extended an invitation to a slide-show presentation of his recent Antarctica tour.
- STAFF ORAL COMMENTS
  NONE

INFORMATION ONLY ITEMS
NONE

ADJOURNMENT

Commissioner Fowler moved and Commissioner Jeong seconded to adjourn the meeting.

Motion passed unanimously 5-0.

Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Suzanne Isé
Housing Officer

ATTACHMENT C

DRAFT MINUTES

SUNNYVALE HOUSING AND HUMAN SERVICES COMMISSION
WEDNESDAY, APRIL 28, 2010

The Housing & Human Services Commission met in a regular session in the West Conference Room at 456 West Olive Avenue, Sunnyvale City Hall, Sunnyvale, CA 94088 on April 28, 2010 at 7:03 p.m. with Chair Anderson presiding.

ROLL CALL
Commission Members Present: Eric Anderson, Hannalore Dietrich, Fred Fowler, Dori Hailu, Younil Jeong, Mathieu Pham.
Commission Members Absent:
Staff Present: Suzanne Isé, Housing Officer, and Edith Alanis, Housing Programs Technician.

SCHEDULED PRESENTATION
NONE

PUBLIC ANNOUNCEMENTS
NONE

CONSENT CALENDAR

1.A Draft Minutes of March 24, 2010.

Chair Anderson asked for a motion to approve the minutes of March 24, 2010.

Commissioner Jeong moved and Commissioner Dietrich seconded to approve the Minutes of March 24, 2010.

Motion passed unanimously 5-0.

CITIZENS TO BE HEARD
None

PUBLIC HEARINGS/GENERAL BUSINESS

2. Review CDBG/HOME Capital Project Proposals and Evaluations.

Housing Officer Isé gave some background on the proposals and briefly reviewed the staff evaluations provided.

Deserine Graze, Program Manager from Momentum for Mental Health and Luina Palchak, Sr. Portfolio Manager from Mid-Peninsula Housing Coalition were present to answer questions about the projects.

Commissioner Fowler arrived at 7:10 p.m.

Seth Messina, three-year resident at the home that Momentum for Health is proposing to rehabilitate, spoke to the condition of the property and the need to fix it.

There was some discussion with regards to operations and additional financing for both projects. All questions from the Commissioners were answered by the representatives.

Chair Anderson asked for a motion to recommend approval of the Capital Project Proposals at the funding levels requested.

Commissioner Dietrich moved and Commissioner Hailu seconded to approve the Capital Project Proposals at the funding levels requested.

Motion passed unanimously 6-0.

3. Public Hearing: Draft FY 2010-11 Action Plan and Draft 2010-15 Consolidated Plan.

Officer Isé gave an overview of the Action Plan and explained how it tied to the Consolidated Plan.

Chair Anderson opened the public hearing for the benefit of the agency representatives that were present.

Maritza Henry, Program Manager from Family and Children Services spoke briefly about the services that her agency provides and thanked the Commission for their continued support.

Laura Watkins, Consultant with Santa Clara Family Health Foundation also thanked the Commission for their support and gave an overview of the services that her agency provides.

Chair Anderson closed the public hearing.

Chair Anderson opened the floor for discussion.

Officer Isé explained in detail each program and answered questions. In addition, Connie Verceles, Economic Development Manager with the City of Sunnyvale was also available to answer questions about the new Façade and Micro enterprise Programs being proposed.

There was a lengthy discussion and review of each of the programs that were proposed for funding in the Draft FY 2010-11 Action Plan.

Commissioner Fowler moved and Commissioner Dietrich seconded to reduce the Rental Housing Rehabilitation program by $150,000 and to increase the Tenant Based Rental Assistance Program by $150,000.

Motion passed unanimously 6-0.

Commissioner Fowler moved and Commissioner Hailu seconded to increase the Youth Jobs program to $250,000, and to reduce the Micro-enterprise Assistance Program to $135,372 and the Housing Improvement Program to $80,000.

Motion passed unanimously 6-0

Chair Anderson asked for a motion to recommend to City Council approval of the Draft FY 2010-11 Action Plan with the suggested changes.

Commissioner Jeong moved and Commissioner Dietrich seconded to recommend to City Council approval of the Draft FY 2010-11 Action Plan with the suggested changes.

Motion passed unanimously 6-0.

Chair Anderson opened the floor for discussion about the Draft Consolidated Plan.

Commissioner Fowler recognized the length of the discussion and requested that future items that may require such lengthy review be spread out throughout 2 or more meetings.

Commissioner Fowler initiated the discussion on the Consolidated Plan by asking if the rest of the Commissioners thought that it identified the right set of needs.

Commissioner Jeong moved and Vice Chair Pham seconded to have child care highlighted as a focus under the youth and family needs section of the Consolidated Plan.

Motion passed unanimously 6-0.

Commissioner Fowler requested that staff distribute the changes made to the Consolidated Plan with regards to child care prior to the final report going to City Council.

Officer Isé passed out copies of comments that staff received from Georgia Bacil, Directing Attorney with Senior Adults Legal Assistance (SALA). The Commissioners reviewed her input.

Chair Anderson asked for a motion to include SALA's requested changes.

Commissioner Fowler moved and Vice Chair Pham seconded to include SALA's requested changes into the Consolidated Plan.

Motion passed unanimously 6-0.

Chair Anderson asked for a motion to recommend approval to City Council of the Draft 2010-2015 Consolidated Plan with the suggested modifications.

Commissioner Dietrich moved and Vice Chair Pham seconded to recommend to City Council approval of the Draft 2010-2015 Consolidated Plan with the suggested modifications.

Motion passed unanimously 6-0.

4. Update from HHSC Representative to General Plan Consolidation Committee.

   Commissioner Fowler handed out his notes from the General Plan Consolidation Committee meetings of March 31 and April 22, 2010.

Commissioner Fowler proceeded to give an oral report on the progress of the committee.

The overall goal of the committee is to make the General Plan more understandable, accessible, and short.

He reported that there has been lengthy discussion about having electronic indexing. He also mentioned that there has been lengthy discussion on how to eliminate unnecessary text, and how to determine what is unnecessary text without affecting current policies.

He also advised that although staff had originally indicated that this committee would be informal in nature and would only keep meeting notes rather than minutes to be approved, due to budget constraints, the committee decided that they wanted accurate record keeping of what transpired during the meetings.

He informed the Commissioners that the General Plan Committee Chair had contacted him and informed him of his intent to make Commissioner Fowler the official Secretary of the Committee and that the notes that he has been taking would become the official record of the Committee's actions.

Lastly, he advised the Commissioners to review his notes thoroughly along with pertinent policies that he has previously highlighted, in order to be ready to provide input when he reports back to them on the Committee's proposed changes to the General Plan.

NON-AGENDA ITEMS AND COMMENTS

- BOARDMEMBERS OR COMMISSIONERS ORAL COMMENTS

  Commissioner Fowler asked that in the future, amendments to minutes describe more specifically the nature of the amendment for ease of locating what the changes are on both documents.

- STAFF ORAL COMMENTS

INFORMATION ONLY ITEMS

NONE

ADJOURNMENT

Commissioner Dietrich moved and Vice Chair Pham seconded to adjourn the meeting.

Motion passed unanimously 6-0.

Meeting adjourned at 10:42 p.m.

Respectfully submitted,

Suzanne Isé
Housing Officer

ATTACHMENT D

PUBLIC COMMENTS

NORTH COUNTY
(650) 969-8656

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(408) 847-7252

SALA
Senior Adults Legal Assistance

CENTRAL
OFFICE
160 EAST VIRGINIA ST.
SUITE 260
SAN JOSE, CA 95112
(408) 295-5991
FAX: (408) 295-7401

April 28, 2010

Katrina Ardina
City of Sunnyvale
Housing Division
PO Box 3707
Sunnyvale, CA 94088-3707

RE: Comments on Draft City of Sunnyvale 2010-2015 Consolidated (CON) Plan Submitted Via Email

Dear Ms. Ardina,

Senior Adults Legal Assistance (SALA) is a nonprofit law office providing free legal services to persons age 60 or older, countywide and in Sunnyvale, targeting clients that are very low income or at-risk of abuse, exploitation, or premature institutionalization. We provide our services primarily through on-site appointments at Sunnyvale Community Services and by telephone for Sunnyvale clients who are homebound or with emergencies.

For more than two decades SALA has received Outside Groups Funding from Sunnyvale to support our program of legal services in Sunnyvale. For many of those years SALA's funding was from Sunnyvale's CDBG program. This year SALA is funded from the General Fund.

The City of Sunnyvale's Consolidated (CON) Plan is an important document that helps guide the City in setting its Outside Groups Funding priorities for services to low income and special needs populations through both the CDBG program and the General Fund.

We recently had the opportunity to review the Draft 2010-2015 Consolidated Plan that is posted on the City's website. We understand that the Housing and Human Services Commission is holding a hearing on the CON Plan this evening and the City will be accepting comments through April 30, 2010.

We will not be able to send a representative to the Housing and Human Services Commission hearing this evening, so we submit the following written comments on the CON Plan, in particular comments related to the Non-Housing Community Development Needs mentioned in the Plan.

A. Section 4.10, Non-Housing Community Development Needs (pp. 79-81)

In the discussion in Section 4.10 of Non-Housing Community Development Needs, we are pleased to see that the CON Plan, on page 79, identifies ***legal assistance*** as one of the specific Human Services needed to address the basic needs of lower income and special needs individuals/households. The notes from the Regional Visioning Workshop for North County reflect that legal services are especially needed for ***seniors*** (see Appendix A-2, pp. 109 and 110). Accordingly, we ask that the reference to legal assistance in Section 4.10 be revised to reflect the particular need for these services for seniors so that it is consistent with the results of the Regional Visioning Workshop in North County.

We also agree with the findings on page 80 that that support from donors and the public sector continues to be

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critical for non-profit organizations providing human services, especially in the current economic climate. We note that CDBG and General Fund grants from cities, no matter how small, are important to non-profit service providers because they demonstrate local support for our services and they help us leverage matching dollars from other sources for these services.

Finally, as noted on page 81 of the CON Plan, access to services can be an issue for seniors and other special populations. We agree that the centralization or co-location of services at community centers, senior centers, or community service agencies (such as Sunnyvale Community Services) helps individuals access multiple programs simultaneously thereby enhancing their ability to meet multiple needs in one trip. It also minimizes transportation access barriers. This is why SALA provides our legal services by appointment at Sunnyvale Community Services.

B. Five Year Strategic Plan (pp. 87-88)

With respect to the Five Year Strategic Plan, we support Objective C 1 set forth on page 87 and in Table 5.4 *"to support provision of essential human services, particularly for special needs populations"*, which we understand includes seniors.

We note that the range of human services mentioned on page 87 includes *"basic needs"* or *"more specialized services described in Chapter 4"*. We are assuming that the listing of human services on page 88 includes all of the services listed in Section 4.10 on page 79. If this is not the case, we ask that the references to *"basic needs"* (Objective C 1 (a)) and/or *"specialized supportive services"* (Objective C 1 (d)) be clarified to include legal assistance and all the other human services noted in Section 4.10 on page 79.

C. Strategic Plan Table 5.1 – Special Needs (Non-Homeless) Sunnyvale

We are also pleased to see that the Elderly and the Frail Elderly populations were raked as High Priority Need populations in the Special Needs (Non-Homeless) Table (5.1).

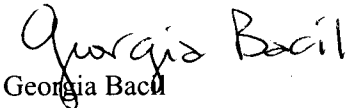
D. Table E.1 in Appendix E – Community Resources and Services

With respect to Appendix E, we noticed that our agency was not listed under the Seniors category or the Domestic Violence category in Table E.1 (Community Resources and Services) set forth in Appendix E, Inventory of Services for Special Needs and Homeless Services, of the CON Plan.

We ask that SALA be added (1) to the Seniors category of Table E.1, as we provide free legal services exclusively to seniors consistent with the mandate of the federal Older Americans Act, and (2) to the Domestic Violence category of Table E.1, as a significant focus of our services involves legal advocacy and legal intervention through restraining orders to prevent domestic violence or elder abuse of our clientele.

We thank you for the opportunity to submit these comments. Should you have any questions, I can be reached at gbacil@sala.org.

Respectfully submitted,



Georgia Bacil
Directing Attorney

From: <mariapan@comcast.net>
To: "kardina@ci.sunnyvale.ca.us" <kardina@ci.sunnyvale.ca.us>
Date: April 29, 2010 10:15 PM
Subject: Draft 2010 - 2015 Consolidated Plan Comment - Housing needs for the mentally disabled and reentry adults.

Dear Ms. Ardina,

The mentally disabled are in need of housing and supportive services separate from the general population of low-income households.

The evidence of this need can be found at The Carroll Inn, 174 Carroll St. which was opened in 1995.

http://www.nahro.org/home/carroll.html

In this facility which houses seniors, low-income wage earners, other disabled, and single parent households, the mentally disabled residents do not mix well because of the perceptions towards them. As a result, some band together and harass the general population or each other. They often inflict serious mental and physical injuries on members of the community.

The mentally disabled need an environment where they are respected as individuals with special needs. A separate facility called "The Martin Murphy Home for the Mentally Disabled.", if developed, could be a Godsend for families with mentally disabled loved-ones.

Families would provide more support for their loved-ones in this special residence. Presently, many relatives refrain from visitig their mentally disabled child, spouse, sister/brother, parent, and other relative in the mixed Carroll Inn environment. The families of the mentally disabled are most often from the middle to upper-middle income groups in the county or neighboring counties.

The Martin Murphy Home for the Mentally Disabled would provide job opportunities for local mental health and social services professionals.

Housing needs for reentry adults pertain to those released from correctional institutions. This population also needs special attention for a smooth transition into the community. This type of housing could be transitional for two or more years as the individual assimilates at their own pace into the community.

If you have any questions, please let me know. Thank you for your time.

Sincerely,

Maria Pan
(408) 739-1178
(408) 230-2915 (msg)