# County of Santa Clara

# Housing Element Update 2015-2022

**Adopted by the Board of Supervisors**

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**Certified by the**

**California State Department of**

**Housing and Community Development**

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# Chapter 1: Overview of Housing Element Update 2015-2022

## 1.01 Introduction

This document serves as the Housing Element Technical Update to the Santa Clara County General Plan for the planning period 2015-2022 (2015 Update). The Housing Element is one of seven mandated elements of a jurisdiction's general plan. Its content requirements are more detailed, extensive, and complex than other elements, in order to address the subject matter required under state law regarding housing.

The 2015 Update, (which is Appendix #4 of the General Plan), is organized into four chapters:

- Chapter 1: Overview of Housing Element Update 2015-2022
- Chapter 2: Review of the 2009 Housing Element Update and County Policies
- Chapter 3: Housing Needs, Capacity Analysis, and Production
- Chapter 4: County Housing Programs, Projects, Studies, and Activities

The 2015 Update uses the same organizational structure as that of the 2009 Housing Element Update (2009 Update), an approach consistent with State Department of Housing and Community Development (HCD) preferences and guidelines. This technique allows the review of the 2015 Update to qualify for streamlined review, facilitating comparison with the previous update for purposes of the State's review, and provides for continuity from one update to the next. The content of the Housing Element Update is based on the State's publication "Building Blocks for Effective Housing Elements" and related checklists provided for the purpose of locating content and relating it to the various requirements set forth in state law.

The main categories or types of information and analysis required in a housing element update are:

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

The 2015 Update serves three additional important purposes:

- To document local housing needs in the context of existing County land use and growth management policies;
- To explain important differences between Santa Clara County and (a) the cities within Santa Clara County and (b) other counties, with regard to urban growth management policies that guide urban housing development to within cities and conserve open space and promote rural land use densities outside cities; and,

- To document the many other ways, in addition to the approval of residential development, in which the County contributes significantly to meeting local and countywide housing needs.

## 1.02 Executive Summary

***Planning Period for Current Update***

This section provides an executive summary of key information and findings of the Santa Clara County Housing Element Update for 2015-2022. The 2015 Update is based on the organization and content of the prior update. The 2015 Update is due for adoption and certification by January 31, 2015. The prior Housing Element Update remains in effect until adoption of the 2015 Update. The deadline for adoption of the Housing Element Update is January 31, 2015.

***County Produced Housing Consistent with Need Allocation and Forecast for the 2009 Update***

Seven hundred and seventy seven housing units were produced in the County from 2007 through 2012. Two hundred and twenty two units are projected to be produced between 2013-2014, for a total of 999 units. This production is within 10% of (91 units below) the 1,090 units of the projected need for the 2007-2014 period. In the 2009 Update, the County forecast that permits would be issued for 933 units through 2015. The total of 999 units anticipated to have been produced by the end of the 2007-2014 planning period is within 7% of (66 units above) of the 933 forecast in the 2009 Update.

The County's ability to demonstrate that its production approximates the projected need and projected production from previous updates helps provide a basis for future review and approval of the 2015 Update by the State HCD. See Chapter 2 for more detailed information.

The County also demonstrated its ability to produce housing equal to projected need in the previous, 2001-2006 Housing Element cycle. For the period covered by the 2001 Housing Element, the County produced 1,716 housing units, exceeding the 1,446 units projected as needed by the previous period's RHNA.

***Modest Changes to Policy Directions and Strategies Proposed in 2015 Update***

The Housing Element Update is a part of and is required to be consistent with the General Plan, including its countywide growth management policies, housing policy chapters, health and transportation elements, and all other relevant portions of the other elements. The goals, strategies, policies, and implementation measures described in the 2015 Update are consistent with and promote the goals and policies of the overall General Plan. Only modest changes to policy directions and strategies of the 2009 Update are included in the 2015 Update. The main changes are that funding programs will prioritize housing for households with extremely low

incomes[1] (as opposed to households with low or moderate incomes), secondary units will be the focus of efforts to reduce regulatory constraints, more collaborative efforts will be pursued, and the housing needs of farmworkers and the homeless will get increased attention. Aside from these modifications, the existing housing strategies and policies are deemed adequate, and they provide a broad and comprehensive framework to guide planning and decision-making related to housing issues. See Chapter 2.02 for more detailed information.

***Regional Housing Needs Allocation Description***

The central focus of a housing element update is the Regional Housing Needs Allocation (RHNA), although there are many other areas of content that are equally important from the standpoint of complying with state law. The County's RHNA is based on a model and assumptions about projected growth in housing need determined by the regional Council of Governments, ABAG. The Santa Clara County 2015 Housing Element RHNA allocation of 277 units is a significant decrease compared to the 1,090 units allocated for the 2007-2014 planning period. This decrease reflects Plan Bay Area and its emphasis to concentrate housing opportunities within incorporated Priority Development Areas.

Table 1.01 below shows the projected regional housing need allocated to the County of Santa Clara, by affordability categories[1]:

Table 1.01: Santa Clara County RHNA, 2015-2022 Housing Element Update

| | Income Category | | | | |
|---|---|---|---|---|---|
| | Very Low | Low | Moderate | Above Moderate | Total |
| **RHNA for 2015-2022 Update** | 22 | 13 | 214 | 28 | 277 |

For additional information regarding the Stanford allocation, refer to the section below summarizing the allocations.

***County Can Demonstrate Capacity to Meet RHNA and Accommodate Necessary Housing***

The 2015 Update includes detailed information and analysis to determine whether housing capacity exists within the existing General Plan and Zoning Ordinance to accommodate projected needs defined in the RHNA. Based on the evaluation of general housing capacity

[1] Household income categories are based on those established by the U.S. Department of Housing and Urban Development for use in its Section 8 Housing Choice Voucher Program. The 2013 Area Median Income (AMI) for Santa Clara County is $105,500 for a family of four.

- Extremely Low Income: A household with income less than 30% of AMI.
- Very Low Income: A household with income less than 50% of AMI.
- Low Income: A household with income less than 80% of AMI.
- Moderate Income: A household with income less than 120% of AMI.
- Above Moderate Income: A household with income over 120% of AMI

within urban and rural unincorporated areas, combined with capacity on Stanford University lands as defined under the Stanford Community Plan and 2000 General Use Permit, the County has sufficient capacity to accommodate the projected housing need as set by the RHNA Refer to Chapter 3, Section 3.03 for more information on RHNA and Projected Housing Need.

Table 1.02: Summary of Capacity to Meet RHNA

| | Income Category | | | | |
|---|---|---|---|---|---|
| Source of Capacity | Very Low[2] | Low | Moderate | Above Moderate | Total |
| Unincorporated County Capacity (except Stanford) | 90 | - | - | 1,325 | 1,415 |
| Development-linked Capacity at Stanford | 350 | 87 | - | 230 | 667 |
| Total Ability to Meet RHNA | 440 | 87 | 0 | 1555 | 2082 |
| RHNA | 22 | 13 | 214 | 28 | 277 |
| | | | | | |
| Surplus Capacity [1] | 418 | 74 | -214 | 1527 | |

Note:
1/ Negative numbers represent a deficit of capacity at that income level. However, surplus capacity at lower income levels can be used to satisfy need at higher income levels.
2/ Most capacity at Very Low is for Secondary Dwellings. Capacity for secondary dwellings is based on the forecast of secondary dwelling production for 2015-2022. Production of secondary dwellings is could be as high as 24 units per year as Programs facilitating secondary dwelling production are implemented.

### *Existing and Special Needs Housing*

Chapter 3 provides detailed demographic and other statistical information required by housing element law and the State's Building Blocks for Effective Housing Elements. The primary purpose is to describe and assess existing housing needs for the unincorporated area population. The existing needs analysis is distinct from and not to be confused with the RHNA of projected needs based on projected population and economic growth.

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

***Governmental and Non-Governmental Factors/Constraints Evaluation***

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

The County's overall conclusions are that in general, the County's policies, regulations, permit processes, and related factors do not pose an undue burden or constraint on housing development.

However, two areas are identified and discussed to further streamline development review or increase affordable and special needs housing development. The two areas are:

- Secondary Units: Three programs will be implemented in the 2015-2022 cycle to reduce permitting requirements and regulatory constraints to the construction of secondary units; and
- Farmworker Housing: Two programs will be implemented in the 2015-2022 time period to improve communication between farmers, the planning office, and farmworker housing advocates, with the goal of expanding the creation of farmworker housing.

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

***Compilation of Housing Programs, Projects, Studies, and Activities***

Lastly, the Housing Element provides an overview of the most important housing programs, projects, studies, and activities intended to promote housing supply, rehabilitation, preservation, affordability, and a variety of other related goals and objectives. This compilation is contained in Chapter 4 of the 2015 Update, and is based on the 2009 Update. Two of the more comprehensive programs, the Community Development Block Grant (CDBG) program and the HOME programs, are described independently, due to the great diversity of purposes and objectives involved in each.

The housing programs chapter further documents that the County's role in providing housing, especially affordable housing, is significant, even though the vast majority of urban housing development does not occur under County land use jurisdiction. The County's significant involvement in housing-related programs and its long-standing philosophy and commitment to

regional solutions to housing needs is evident in the program summaries provided in Chapter 4. Most of the programs and activities in which the County participates provide important funding and services throughout the cities and unincorporated areas, meeting needs of both incorporated and unincorporated residents.

## 1.03 Terminology Used in the 2015 Update

For purposes of the 2015 Update, the terms "County of Santa Clara" and "County" refer to the governing body and not the geographic area.

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

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

***Terms and Acronyms***

- HCD: The State Department of Housing and Community Development. HCD reviews jurisdictions' housing elements for compliance with State housing law.
- ABAG: The Association of Bay Area Governments. ABAG is the regional planning organization for the jurisdictions in the nine counties of the San Francisco Bay Area.
- MTC: Metropolitan Transportation Commission. The MTC is the Bay region's transportation planning, coordinating, and financing agency.
- RHNA: The Regional Housing Needs Allocation. The RHNA is the projected housing need for jurisdictions, as allocated to each jurisdiction by ABAG.
- DoF: State Department of Finance. The DoF provides population estimates and projections by city and by County.
- ACS: American Community Survey. The ACS is a Census Bureau product that provides yearly demographic information, to supplement the decennial Census.
- NDA: "No Data Available". Table cells marked with "NDA" are statistics that are not reported by the source agencies at the city or unincorporated area level of detail.
- USA: Urban Service Area.
- SOI: Sphere of Influence.
- N/A: "Not Applicable"

## 1.04 Housing Policy and Development in Relation to "Smart Growth" Policies of the General Plan

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

Within the USAs, the urban unincorporated islands or "pockets" are to be annexed into their surrounding cities. This policy reinforces the role of cities to plan for and accommodate new urban development within USAs. Consequently, as the islands are annexed, unincorporated population has decreased by 37% from 1970-2010, while the total County population has increased by nearly 67%. As a result, cities are accorded the opportunities and responsibilities for new housing or infill redevelopment. Proposals for redevelopment of individual parcels also trigger the opportunity for annexation to the city.

## 1.05 The County's Special Roles in Housing Production

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

- funding for construction, rehabilitation, and preservation;
- providing rental subsidies;
- creating and assisting shelters and special needs housing;
- providing home financing for first-time and low-income homebuyers;
- offering and funding services to address housing discrimination and dispute resolution;
- generating opportunities for new housing on surplus County-owned lands; and
- facilitating advocacy and education.

The County works in concert with local agencies, such as the Housing Authority of the County of Santa Clara, and non-profit organizations to actively provide a wide variety of housing assistance countywide, not just within unincorporated areas. These efforts include funding for non-profit builders and local agencies such as the Housing Authority to construct affordable housing, maintain affordable rents, and loans for rehabilitation. The County is also a significant funder of housing for special needs persons, such as seniors, the mentally ill, substance abusers,

and those with HIV/AIDS conditions that receive supportive services from the County. The County funds and provides emergency shelters, transitional and supportive housing, and housing for other special needs populations countywide.

### 1.06 ABAG Allocation Methodology and Unique Aspects of County Planning

ABAG's housing allocation methodology and procedures apply to all nine Bay Area counties and 101 cities. In general, the housing allocations to cities include that which would occur within the cities' Sphere-of-Influence, or SOI, even if the SOI includes unincorporated areas. This model generally assumes that urban growth within a city SOI will be through annexation to the city. However, there are a number of differences between the cities and counties in the region that need to be taken into account. For example, cities in Santa Clara County may plan for and annex for urban development only those lands within their Urban Service Areas.

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

More recently, ABAG and the MTC have been working together to implement SB 375, which requires coordination of land use, transportation and housing planning in the Bay Area, and on the production of an integrated plan called a Sustainable Communities Strategy (SCS). The Bay region's SCS plan is called Plan Bay Area, and was adopted by ABAG and the MTC in July 2013. A central feature of Plan Bay Area is the targeting of growth and infrastructure investment in existing developed areas near jobs and transit (Priority Development Areas, or PDAs). The Plan Bay Area's focus on the PDAs supplements and complements Santa Clara County's countywide urban growth management policies

Stanford University' unincorporated campus lands are located within Palo Alto's SOI and within Palo Alto's USA for the most part, but is not intended to be annexed to Palo Alto. Special land use agreements between the Palo Alto, the County, and Stanford University have been in place for many years to that effect, resulting in the County having the long-range planning and permitting authority for the academic campus lands. Consequently, the portion of the RHNA relating to growth and development on Stanford's academic campus lands appropriately resides with the County. A supplemental agreement between the City of Palo Alto and the County of Santa Clara led to a transfer of an additional 200 units of RHNA in the Moderate affordability category. This number was negotiated based on a request from the City of Palo Alto, and was not based on factors related to the RHNA methodology.

Housing element law requires that cities and counties have responsibility to plan for housing on lands under their planning authority and regulatory control. The 2015 Housing Element Update for Santa Clara County therefore focuses on the unincorporated areas, in terms of population and demographic data, and in terms of housing capacity and development potential. However, the County of Santa Clara has long recognized that housing needs and issues are regional in nature, not simply matters of concern for unincorporated areas. It administers most of its housing programs, activities, and projects on a countywide basis, not just for the unincorporated areas.

### 1.07 Sustainable Communities Strategy and PlanBayArea

The Bay Area's implementation of SB 375 is its Sustainable Communities Strategy, which is a component of the region's comprehensive land use, transportation, and housing plan called PlanBayArea. PlanBayArea provides for regional growth through 2040 by focusing transportation infrastructure investment and housing capacity in Priority Development Areas (PDA) in the region. PDAs are areas where local jurisdictions believe there is capacity and demand for focused growth in population and infrastructure. The majority of these areas are in the inner Bay Area around areas of existing transportation infrastructure, with relatively little growth is expected or planned for in the outer Bay Area or in rural areas.

In Santa Clara County, larger PDAs were identified in central San Jose, north San Jose, and along the El Camino Real corridor. Many other PDAs were identified as well. No PDAs were identified in unincorporated areas of the County, consistent with both PlanBayArea's focus on existing urban areas, and with the longstanding growth management policies of the cities in Santa Clara County and the County of Santa Clara.

### 1.08 Community Participation and Outreach

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

During the preparation of the 2015 Update, County staff conducted various outreach efforts to solicit input and ideas from the community in providing housing solutions. Broader outreach was conducted primarily through the email lists of the SCC Collaborative (Program 4.08.05) and the Housing Action Coalition (Program 4.07.01), each of has approximately 400 addresses in their lists. Targeted outreach was continuous and involved direct phone calls, meetings, and emails with relevant stakeholders.

Targeted outreach also included those with special needs, including farmworkers, people with disabilities (including developmental disabilities), and limited English proficiency. The June 27, 2013 workshop and September 19, 2013 meeting of the Board of Supervisors subcommittee on

housing (HLUET) were attended by a representative of the Farm Bureau, and Staff met with the Farm Bureau on October 4, 2013 to receive comments and proposed text on agriculture-related excerpts of an early draft of the Housing Element. A farmworker employer was also in attendance at a January 14, 2014 outreach meeting on emergency shelters. The June 27, 203 workshop and the December 11, 2013 workshop were held at the County government center, which is accessible to those with disabilities facilities. All outreach events hosted by the Planning Commission are formally noticed and are fully compliant with requirements of the Americans with Disabilities Act (ADA). Two Spanish-speaking staff were participating in the June 27, 2013 workshop (including the Director of the Department of Planning and Development), and outreach in Spanish was conducted as part of two field visits to homeless shelters and camps.

The emphasis was to involve residents, community organizations and housing advocacy groups in identifying housing needs and outline programs and policies to address these needs in the Housing Element. The received input assisted County staff in preparing policies and programs in updating the current Housing Element. The following table describes the chronology of the public participation events organized to solicit input.

| Table 1.03: Outreach Events | | |
|---|---|---|
| **Entity / Event** | **Date** | **Comments / Summary** |
| Palo Alto/Stanford | December 2012 – June 2013 | Multiple staff-to-staff meetings to coordinate RHNA allocation and discuss low and moderate income housing opportunities. |
| St. Joseph's Cathedral | May 3, 2013 | Met with St. Josephs Cathedral and discussed homeless shelter related issues and asked for input. |
| Housing Action Coalition meeting | May 10, 2013 | Announced that the County is the process of updating the Housing Element and welcomed comments and feedbacks. Announced that a workshop is to be hosted by the Planning Commission late June. |
| Santa Clara County Collaborative | May 16, 2013 | Announced that the County is in the process of updating the Housing Element and welcomed comments and feedbacks. Announced that a workshop is to be hosted by the Planning Commission late June. |
| Outreach email | May 22, 2013 | Email sent to housing advocacy community announcing the Housing Element update and the 6/27/2013 Housing Element workshop hosted by the County Planning Commission. |
| Affordable Housing Network | June 11, 2013 | Met and elicited topics for PC workshop discussion. |
| West Valley Community Services and Destination Home | June 11, 2013 | Discussed and elicited topics for PC workshop discussion. |
| SCC Collaborative | June 20, 2013 | Discussed the status of the Housing Element update and elicited topics for PC workshop discussion. |
| San Martin Advisory Group | June 26, 2013 | Presentation made to the Advisory Group and discussed specific housing needs, such as agricultural employee housing, secondary dwelling units in San Martin and other issues that are unique to the rural South County. |
| Planning Commission Workshop | June 27, 2013 | Planning Commission hosted the Housing Element Update workshop and discussed a wide range of housing-related topics. |

| | | |
|---|---|---|
| Board of Supervisors subcommittee (Housing, Land Use, Environment, and Transportation, or HLUET) | September 19, 2013 | Public hearing before a subcommittee of the Board of Supervisors to discuss the Housing Element, with a focus on emergency shelters for the homeless. County housing agencies, the Farm Bureau, and homeless advocates were among attendees. |
| Farm Bureau | October 4, 2013 | Met with the Director of the Farm Bureau to discuss housing policies and data related to farm worker housing. |
| San Jose Housing Element Staff | October 21, 2013 | Met with City of San Jose Housing Element Update staff to coordinate outreach, exchange data, and explore options for regional collaboration on housing policy. |
| Post Administrative Draft on Web | November 15, 2013 | The Administrative Draft was first used at the November 21, 2013 Planning Commission workshop, and was the Draft sent to HCD for review on December 3 ,2013 |
| Agriculture in South County | November 19, 2013 | Meet with South County and agriculture stakeholders, including discussion of housing policies. |
| Planning Commission Workshop on Housing Element | November 21, 2013 | Discuss Housing Element and housing policies with the Planning Commission and stakeholders. |
| Workshop #1on Emergency Shelters | December 11, 2013 | Host public workshop to receive comments on standards and zoning for by-right emergency shelters. |
| Planning Commission Hearing on Housing Element | December 19, 2013 | Status report, receive comments. |
| Workshop #2 on Emergency Shelters | January 14, 2014 | Host public workshop to receive comments on standards and zoning for by-right emergency shelters. |
| Planning Commission Hearing on Housing Element | January 23, 2014 | Present results of HCD discussions and Emergency Shelter workshops, receive comments. |

| | | |
|---|---|---|
| Meeting #1 with Law Foundation | January 29, 2014 | Discuss and exchange clarifications on Law Foundation comments sent to HCD on the Administrative Draft Housing Element |
| Meeting #2 with Law Foundation | February 11,2014 | Propose and discuss modifications to the Administrative Draft Housing Element to address Law Foundation comments. |
| February Planning Commisison | February 27, 2014 | Law Foundation was present and provided comments to Commission. Commission provided feedback and direction. Changes per Planning Commission direction were included in Hearing Draft of Housing Element. |
| Board of Supervisors Subcommittee (HLUET) | February 27, 2014 | Subcommittee discussed and suggested minor modifications to SB 2 implementation proposal (Staff has made the modifications) |
| Farmworker Housing Need Scoping Research | February - Present | Interview farmworkers and farmworker employers, to assess scope of subsequent farmworker housing need survey. |
| March Planning Commission | March 27, 2014 | Review Draft 2015 Update as sent to HCD. Receive further comments from Law Foundation and Farm Bureau. |
| April Planning Commission | April 24, 2014 | Present responses to comments from Planning Commission, Law Foundation, Farm Bureau and HCD. |

Based on the comments and input received from the public, staff has consolidated the identified issues into the following categories:

1. <u>Housing for homeless</u>.
   Housing advocates strongly expressed concerns for the lack of homeless shelters in the County, and expressed desire for additional housing, shelter, and education programs that could be placed and encouraged, and possibly provided as incentives by developers. Suggestions include using existing vacant County facilities and the old armory building to house homeless and to make the facility self-sustainable to keep the maintenance and operation costs low.

   Also, the Housing Element should focus on the unique needs for specialized groups and / or causes of homelessness, i.e. homeless families, homeless with mental illnesses, homeless women and children, or homeless due to low income.

Response to Feedback: The issues of the homeless, and policies to address those issues, have been combined into their own strategy focused on homelessness, giving the topic a much higher profile than in the previous Housing Element (Strategy #7).

2. Housing for the mentally ill.
   Currently, there is not enough housing in place specifically for those homeless with mental illnesses. Housing advocates encourage support for additional day-center type of facilities or transitional housing in the County.

   Response to Feedback: There are several programs that combine mental health services with housing, and the Department of Mental Health's Housing Program is integrated with their Office of Housing and Homeless Support Systems. The 2015 Update continues support with programs that combine mental health services and housing.

3. Senior housing.
   It was strongly expressed that not enough senior housing is provided in the County, especially senior housing for Extremely-Low-Income (ELI) population and mentally-ill seniors. More diversified programs should be encouraged.

   Response to Feedback: The 2015 Update includes a new implementation measure, HG(i) 23, supporting implementation of housing-related policies in the County's Seniors' Agenda action plan.

4. Coordination among different County or regional housing programs for homeless and mental illness.
   Stakeholders express frustration that it is too difficult to keep track of, or even become aware of, all the different types of programs offered by the County, State and /or Federal government. These available programs should be consolidated or access to them coordinated. It is rather difficult to get all of the required assistance from one source. Advocates strongly urged for a "one-stop" shop to provide shelter, medication, education and consultation for homelessness to coordinate among various agencies.

   Response to Feedback: The County is already in the process of merging the Office of Affordable Housing with the Office of Housing and Homeless Support Systems and the Mental Health Services Act Housing Program.

5. Relaxation on standards required for constructing secondary dwelling unit in South County.
   The South County residents and other housing advocates expressed concerns about existing standards in place that unnecessarily restrict secondary dwelling which can

alleviate the urgent need for additional housing. It was also expressed that increasing the existing square footage allowed for secondary dwelling units in the South County area is needed. Discussions involved the use of an alternative septic system which would result in more buildable area in the South County and not requiring Building Site Approval for any trailer-type in-law quarters or site-built secondary dwelling units.

Response to Feedback: The 2015 Update contains several new programs to facilitate development of secondary dwellings:

- Program 4.09.04 eliminating requirement that Secondary Units on small lots be attached to the main residence.)
- Program 4.09.05: Increase maximum allowable size of Secondary Units on small lots.
- Program 4.09.06: Eliminate Owner Occupancy requirement for Secondary Units on rural lots between 2.5 acres and 20 acres.

6. Agricultural employee housing.
The agricultural community expressed the need for agricultural employee housing programs. Advocates urged relaxation of discretionary review to assist the agricultural community to provide housing for seasonal workers. The Law Foundation and the Planning Commission expressed concern over conditions of agricultural worker housing.

Response to Feedback: The 2015 Update contains two new programs to address farmworker housing constraints (Programs 4.09.07 to explore reductions in permit requirements, and 4.09.03 on allowing agricultural worker housing to be occupied by agricultural workers not employed by the facility operator / owner) The 2015 Update also contains a new program (Program 4.09.16 on farmworker housing needs assessments) designed to improve the County's ability to assess agricultural worker housing needs, including assessing and improving the conditions of agricultural worker housing. Finally, the objective of Program 4.03.05 (Housing Conditions survey) has been modified to focus on agricultural worker housing.

7. Extreme Low-Income (ELI) housing.
Housing advocates argued for more programs to aid ELI households housing. The Housing Element should consider the current lack of availability of affordable housing in the County.

Response to Feedback: The 2015 Update raised the priority of Strategy #3 on financial assistance and refocused it to provide assistance for Extremely Low Income Housing.

8. Code Enforcement:

The possibility of improving or increasing Code Enforcement activity was specifically mentioned by tenant advocates and by the Planning Commission.

Response to Feedback: The County is proactively engaged in various efforts to improve code enforcement activities and abatement of housing code violations. The Board has identified this as an important issue for the County and the Departments involved, and is in the processes of strengthening existing ordinances and policies and adopting further policies, fines, and fees to assist in code enforcement. In addition, Staff has been reassigned to better implement code enforcement, and an Administrative Hearing process has been adopted to enforce significant fines and fees for those unwilling or unable to voluntarily abate existing violations.

9. Additional housing should not take more rural, vacant agricultural land.
   Environmentalists such as the Committee for Green Foothill advocate for a clear land use policy distinction between urban and rural areas. They suggested that emphasis should be focused on providing more housing in the urban setting so that the existing agricultural land can remain for agricultural uses. They noted that having more urban infill negates the need to extend infrastructure, such as road system or water supply, to the rural area, and that when considering additional policies implementing housing, the focus should be placed on urban in-fill type of development.

   Response to Feedback: The 2015 Update preserves existing policies that distinguish between urban and rural land uses. The County is able to meet its RHNA housing capacity requirements without rezoning any rural-zoned land to urban-zoned land.

10. Gentrification, rent escalation, and displacement.
    The Law Foundation raised the issues of gentrification, rent escalation, and displacement, in the context of the City of San Jose's West San Carlos-Bascom urban village plan, adjacent to the unincorporated Burbank neighborhood. The Law Foundation asked that the County consider adding a program to consider adoption of a rent stabilization / just cause ordinance as a means of addressing the issues.

    Response to Feedback: For long term policy issues in the urban unincorporated pockets, the County's planning efforts typically follow city General Plan and other policies.

The County's general responses to more general inquiries and comments as they pertain to the Housing Element update are as follows:

a) The County housing program is designed to provide extremely low income housing, and the County's contributions to many housing projects often makes the critical difference in project affordability.

b) The County and cities have a very progressive approach to meeting the needs and challenges of ending homelessness. A permanent "Housing First" philosophy combines permanent housing solutions with the services and employment training needed to end the cycle of homelessness to supplement the provision of emergency shelters (which by themselves do not adequately address the fundamental issues that lead to homelessness).
c) The County previously published a directory of housing-related services and agencies, which is now provided through a 211 information service. The County will better promote awareness of the 211 service, similar to other phone service directories, through its housing element, website, handouts, newspapers, press releases, and other means of disseminating information.

## 1.09 Ongoing Reporting, Referral Requirements, and Program Maintenance

In 2009, the State standardized annual reporting regarding housing development and programs. The housing production statistics and program progress data in the 2015 Update rely upon and are consistent with annual Housing Element Progress Reports (Annual Report) filed in 2010, 2011, 2012, and 2013. Housing agencies and staff of local governments will continue to be more engaged with monitoring and reporting requirements over the duration of the housing element's eight-year planning cycle.

## 1.10 Consistency of the Housing Element with Other Elements of the General Plan

The County is able to meet its RHNA requirement without any changes to General Plan designations, zoning designations, or densities allowed. Minor potential zoning ordinance modifications for secondary dwellings or other forms of agricultural employee housing, if approved and implemented, would also not require amendments to the General Plan land use element. Therefore, the Draft 2015 Update remains consistent with other elements of the General Plan, particularly land use and circulation.

Revised draft Housing Element policies are included in the Draft 2015 Update, updating existing major strategies and policies from the previous update. All such draft strategies and policies build upon, augment, or refine existing strategies and policies in the Housing Chapters of the current General Plan, and they introduce no new policies that would conflict with existing general plan elements having the most direct relation to allowable use and development, such as land use or safety element policies.
Similarly, the Draft 2015 Update did not eliminate any existing strategies for its programmatic approach to housing, and therefore remains consistent with the other Chapters of the General Plan.

The Draft 2015 Update added one new Strategy, "Reduce Homelessness Consistent with Housing First Policies" which strengthens the Draft 2015 Update's consistency with the Economic Well-Being and Social Well-Being Chapters of the General Plan.

The Draft 2015 Update raised the profile of existing policies for addressing homelessness, and promotion of second unit development and farmworker housing, but these enhancements only strengthen the consistency between the Housing Element and the other Chapters of the General Plan.

Note that by law every resolution adopted amending the General Plan must contain a section attesting to an evaluation and conclusion of consistency with the General Plan. In addition to this, however, the County will use the Annual Report process to report on consistency of the Housing Element with other General Plan elements as Housing Element Programs are implemented and as other General Plan Elements are updated (see Program 4.09.15 on the "Housing Element Annual Report").

# Chapter 2: Review of the 2009 Update

## 2.01 Review of Housing Production, 2009 Update

The purpose of this section is to document how actual housing production from 2007-2014 met the RHNA for that time period, and approached the amount of housing forecasted to be produced during the same time period.

Table 2.01 summarizes the County's RHNA targets, projected development, and actual production from 2007-2014. ABAG's RHNA process for the 2009 Update allocated a housing need of 1,090 units to Unincorporated Santa Clara County for the 2009-2014 allocation period. The 2009 Update projected the probable creation of 933 units over the 2007-2014 allocation period. A total of 777 units have been permitted as of January 2013 for construction over the 2007-2014 allocation period.

Table 2.01: 2007-2014 Actual Housing Production Analysis Compared to Projected Performance

| | Very Low | Low | Moderate | Above Moderate | Totals |
|---|---|---|---|---|---|
| **Projected** | | | | | |
| Stanford Apartments | | 286 | | 71 | 357 |
| Stanford SFDs | | | | 64 | 64 |
| Remaining Unincorporated | -1 | 31 | 52 | 430 | 512 |
| **Projected 2007-2014 Total** | **-1** | **317** | **52** | **565** | **933** |
| | | | | | |
| **Achieved** | | | | | |
| Stanford Apartments 2007-2012 | | 286 | | 71 | 357 |
| Stanford SFDs 2007-2012 | | | | 64 | 64 |
| Remaining Unincorporated 2007-2012 | 37 | 0 | 0 | 319 | 356 |
| **Achieved 2007-2012 Total** | **37** | **286** | | **441** | **777** |
| Stanford Apartments Forecast 2013-2014 | | | 81 | | 81 |
| Stanford SFDs Forecast 2013-2014 | | | | | |
| Remaining Unincorporated Forecast 2013-2014 | 18 | 0 | 0 | 123 | 141 |
| **Forecast 2013-2014 Total** | **18** | | **81** | **117** | **222** |
| | | | | | |
| **Achieved (+Forecast) Total** | **55** | **286** | **81** | **576** | **999** |
| | | | | | |
| **RHNA Allocation 2007-2014** | **253** | **192** | **232** | **413** | **1090** |
| | | | | | |
| **RHNA Allocation 2015-2022** | **22** | **13** | **214** | **28** | **277** |

The 777 units permitted through 2012 consisted of 421 units of varying types built on the Stanford Academic Campus, and another 356 units built throughout the rest of unincorporated Santa Clara County. Another 81 units at Stanford and 141 units in the rest of the unincorporated

County are anticipated to be permitted by 2014. Together, 999 units of the 1,090 units of projected need are anticipated to have been permitted during the 2007-2014 RHNA period. That number is 90% of the unincorporated County's 2007-2014 RHNA, and is more than triple the 2015-2022 RHNA. More importantly, the achieved total is expected to be 7% over the total of 933 projected in 2009. This data shows that the County's forecasting methodology was reliable, and is an indication that the forecast for 2015-2022 (shown and discussed in Tables 3.51, 3.52, and 3.53 in section 3.05d of this document) is reasonable. Some differences are to be expected over an eight year time period, especially one such as the last cycle that included a major recession and bursting of a housing price bubble.

### 2.01a Development of County-Owned Properties

In the 2009 Update, the County of Santa Clara explored opportunities to make surplus, County-owned properties available for the development of affordable housing. During the 2009 Update timeframe, the Fair Oaks Clinic property was developed by the Mid-Peninsula Housing Coalition, and the Korean Baptist Church property is in a long-term escrow process with Charities Housing Development Corporation.

#### *The Fair Oaks Clinic Property*

The Fair Oaks Clinic Property was county-owned land in Sunnyvale. This site was ground-leased to the Mid-Peninsula Housing Coalition and was successfully developed with 343 units of housing from 2005 through 2007. Three hundred of the units are affordable to low income families. A subsequent phase of that same project began in 2008. It resulted in 199 units of senior housing affordable to households of very low income. In each case, the County-owned land was annexed to the City of San Jose, and development was permitted under City of San Jose planning and development requirements.

#### *Korean Baptist Church Elmwood Property*

Charities Housing is in a long-term escrow process with an option to purchase the Korean Baptist Church property in San Jose. Should the process be completed, Charities Housing may develop as many as 102 affordable housing units.

### 2.01b County Contributions to Housing Programs

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

## 2.02 Review of Housing-Related Strategies and Policies

This section lists and reviews the strategies and policies of the Santa Clara County General Plan related to housing. In the 2009 Update, the policies were divided between Housing Chapters for countywide issues and policies (Book A) and for the rural unincorporated areas (Book B). For the 2015 Update, the policies for countywide and rural strategies have been combined and integrated.

The Housing Element Update is a part of and is required to be consistent with the General Plan, including its countywide growth management policies, housing policy chapters, health and transportation elements, and all other relevant portions of the other elements. The goals, strategies, policies, and implementation measures described in the 2015 Update are consistent with and promote the goals and policies of the overall General Plan.

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

The strategies and policies of the 2009 Update have been reviewed in accordance with state requirements as part of the 2015 Update. Modest changes to the 2009 Update policies and strategies have been made for the 2015 Update. The main changes are that funding programs will prioritize housing for households with extremely low incomes, secondary units will be the focus of efforts to reduce regulatory constraints, and the housing needs of farmworkers will get increased attention. Also, the policies on homelessness and on collaboration have been raised in profile.

### 2.02a Strategies

An effective response to the County's housing challenges starts with the intent to build more housing overall. The County cannot focus on affordability alone because if overall supply is short, strong housing demand (driven by the strength of the Silicon Valley job market and the salaries those workers command) will force prices higher. But a comprehensive approach requires far more than simply building more houses. To successfully address current and projected housing needs, the location, the type and the price of new housing are all key factors. Accordingly, the primary objective of the strategies and policies of this Housing Chapter is to achieve and maintain a balanced housing supply countywide. A balanced housing supply is defined here as one that is adequate to need, appropriately located, and affordable and accessible to all residents.

These strategies will guide the County as it progresses toward achieving balance in our housing supply. They ensure increased housing opportunities for households at all economic levels, but do so without sacrificing other economic, social and environmental objectives which enjoy broad popular support and are embodied in the Vision of the General Plan. In doing so, the strategies and the policies they contain, seek to balance the practical and constitutional limits to what local government can do with the genuine and universal need of all our citizens for decent and affordable housing.

To ensure that these strategies meet the needs of the community, substantial outreach was conducted. The outreach led to the creation of new policies to address concerns raised by local housing advocates and the community at large. Existing policies were modified as well, where appropriate. The categorization of policies under strategies, and in some cases, the creation of a policy cluster headed by a new strategy, was guided by the results of the outreach.

While the strategies cover all aspects of housing need, the community outreach made clear that a visible rise in homelessness within Santa Clara County has become one of the most important issue of concern to local housing advocates and the community at large. The need to prevent chronic homelessness and increase housing demands must be met and addressed by all local jurisdictions within Santa Clara County. Therefore a separate strategy was created especially to address this need.

The community outreach also revealed that existing programs have evolved to focus on the needs of extremely low income households. Therefore, policies under all strategies have been modified to reflect that, and a new strategy was created to highlight this new focus.

**Strategy #1: Plan for a balanced countywide housing supply**

Support every Santa Clara County jurisdiction in developing housing to meet needs of all household types, affordable housing development goals, State General Plan Housing Element requirements, and regional land use and transportation planning objectives.

**Strategy #2: Promote cooperation and collaboration on residential development**

The County and cities are encouraged to explore every feasible opportunity to assist home builders in getting affordable housing built. By working with neighborhood residents and community organizations to promote a diverse housing supply, and by working with each other, as well as the private sector, we can capitalize on all the ideas, the expertise, and untapped resources we have in this county.

**Strategy #3: Provide financial assistance for extremely low income housing**

Any type of housing is expensive to build in this county and not likely to become less so. If we are to ensure that the housing needs of all residents are met, we will have to work with home builders to help curtail their costs and to contribute in some fashion to making their projects financially feasible.

**Strategy #4: Remove unnecessary barriers to housing**

Through speedier project review, flexible development standards, funds for low-and-below income housing programs, density bonuses, and other measures, local governments can help in cost containment.

**Strategy #5: Ensure Support for Fair Laws and Practices**

Despite years of effort, discriminatory housing practices still flourish. For low-and-below income households, unwarranted and illegal discrimination further restricts access to housing. To combat this, this strategy focuses on maintaining fair housing efforts and on ensuring broad understanding of tenant and landlord rights and responsibilities through countywide dispute mediation services.

**Strategy #6: Provide for Special Needs Households**

To be successful, our efforts to create a balanced housing supply must include housing suitable for households with extraordinary needs. These would include housing for people of all ages, who may have physical or emotional challenges, or those with extremely low or no incomes. The policies pertaining to housing for special needs households encourage a closer partnership between homebuilders and the County and cities to ensure that appropriate and affordable housing is built.

**Strategy #7: Reduce Homelessness Consistent with Housing First Principles**

The needs of the homeless shall be met through methods intended to place them in permanent housing as soon as possible. Homeless shelters shall be supported by service providers providing the full range of assistance needed by the homeless. Temporary emergency shelters shall be used only as part of a continuum of care that leads to permanent housing.

**Strategy #8: Maintain and Expand the Supply of Farm Worker Housing**

Housing for farm workers is considered by the State to be one form of special needs housing. However, the shortage of farm worker housing and its relationship to a viable agricultural economy and healthy communities is so important to Santa Clara County that it is appropriate for the County to designate a strategy that specifically targets this housing need.

**Strategy #9: Conserve the Existing Housing Stock**

Preserving and rehabilitating existing homes is an effective way to sustain the supply of affordable housing. The policies in this strategy encourage replacement of older, affordable housing when it is lost through redevelopment or conversion to market rate housing. The policies also promote timely neighborhood improvements to prevent decay. They also prompt careful planning and code enforcement to occur in ways which would ultimately be beneficial to each community.

These strategies are designed not only to implement policies and programs which will effectively address countywide housing needs, but also to promote the other land use and development objectives expressed elsewhere in the Plan. In this regard, the strategies directly support the housing-related goals contained in the Vision Statement of the General Plan, as well as indirectly supporting other community goals. The strategies also span the entire County, though individual implementation measures might apply only to the unincorporated areas, to the County as an administrative entity, to the County plus a subset of cities, or countywide.

### 2.02b Policies and Implementation Measures by Strategy

In this section each Strategy is discussed in turn, and the associated Policies and Implementation Measures are stated. The Implementation Measures are paired with the Programs intended to implement them. The full program descriptions are in Chapter 4.

### STRATEGY #1: Plan for a balanced housing supply

A balanced housing supply is one that is adequate to need, and affordable and accessible to all residents. "Balanced" refers not only to a sufficient amount of housing at a range of prices, but also to a variety of housing types appropriate for a range of needs, and for a variety of locations that complement transit opportunities and concentrations in employment. "Balance" goes beyond mere parity between the quantity of housing and the number of jobs. The housing stock must reflect household income and lifestyle profiles. It does little good if a quantitative jobs/housing balance is attained but the housing costs are beyond the reach of most of our households, or the housing available does not suit the needs of households.

Community goals of easing countywide transportation and environmental problems and reducing public services costs support the policy of selectively increasing housing densities in urban areas served by transit. The Bay Area region has already taken a step in this direction with the adoption of PlanBayArea, the region's implementation of the Sustainable Communities Strategy required by SB 375 of 2008. PlanBayArea focuses growth in urban areas near transit and employment. Applying this concept allows for an increase the housing supply while narrowing the affordability gap. Higher density housing located near transit by its nature can be more affordable than detached housing, as lower housing costs and lower commute costs combine to significantly reduce the overall cost of living for occupants. More compact urban housing also provides additional alternatives for households of a variety of types, including households desiring or needing to access urban services without using cars.

The County is obligated by both state housing law and general issues of equity to ensure that it plans for, to the extent feasible, housing opportunities in the unincorporated area which are affordable to moderate, low, very low, and extremely low income households. For a variety of reasons, the majority of those opportunities will continue to be more commonly found in the urban unincorporated areas inside urban service areas. However, the County will continue to encourage the construction and preservation of affordable housing in rural areas, particularly through support for the use of secondary dwellings and for special needs and extremely low income populations. New Onsite Wastewater Treatment Systems will help create new opportunities for affordable housing in rural areas as well, by enabling secondary dwellings on smaller lots in San Martin, and enabling both rehabilitation and development of housing on small lots in Redwood Estates.

***POLICIES***

***HG 1***

The planning for the supply and diversity of housing in each part of the urbanized areas county shall provide for existing and expected employment and household needs and a diversity of affordability that matches the diversity of household incomes, while respecting the capacity of constructed or planned public systems and services.

***HG 2***

Housing at urban densities shall be built within the cities and their urban service areas, not in rural areas outside urban service areas.

***HG 3***

Focus the County's limited housing assistance resources on special needs populations and extremely low income households.

***IMPLEMENTATION MEASURES***

***HG(i) 1***

Maintain and, where necessary, strengthen County and cities' joint land use policies and agreements which direct urban development to areas within city urban service areas.

(Implementation: County, in cooperation with Cities)

Program 4.09.09: Joint Urban Development Policies

***HG(i) 2***

Maintain and update when necessary the Stanford University General Use Permit conditions which link creation of academic space with creation of housing units.

(Implementation: County, Stanford University)

Program 4.09.10: Stanford General Use Permit

***HG(i) 3***

Encourage public support of city efforts to create a balanced housing supply which includes housing affordable to extremely low income households.

(Implementation: County elected officials, agents, in cooperation with the Housing Action Coalition (HAC), the Housing Trust of Silicon Valley (HTSV), and the Annual Affordable Housing Week)

Program 4.05.03: Stanford Affordable Housing Fund (SAHF)
Program 4.05.01: Community Development Block Grant (CDBG)
Program 4.05.04 : Home Investment Partnership Act (HOME)
Program 4.07.04: Secondary Dwelling and Manufactured Homes Informational Program.

***HG(i) 4***

Encourage each community to bring its General Plan Housing Element into compliance with state law, including identifying sufficient sites, policies and regulations that will allow a housing supply commensurate with its needs.

(Implementation: County, in cooperation with Cities, Business and Industrial Organizations, and Community Housing Advocates)

Program 4.09.08: Santa Clara County Association of Planning Officials

***HG(i) 5***

Continue consideration of publicly owned lands as sites for the construction of extremely low income housing.

(Implementation: County, in cooperation with Cities)

Program 4.05.07: County Surplus Land Program

***HG(i) 6***

Encourage, where appropriate, land use and development standards which increase the supply of affordable housing.

(Implementation: County, in cooperation with Cities)

Program 4.09.04: Eliminate requirement that Secondary Units on small lots be attached to the main residence
Program 4.09.05: Increase maximum allowable size of Secondary Units on small lots.
Program 4.09.06: Eliminate Owner Occupancy requirement for Secondary Units on rural lots between 2.5 acres and 20 acres.
Program 4.09.13: Onsite Wastewater Treatment Systems

**STRATEGY #2: Promote cooperation and collaboration on housing development**

Housing agencies and advocacy groups are numerous, and there are numerous opportunities to cooperate and collaborate to address housing issues, thus saving time and money, and speeding introduction of innovative ideas and best practices throughout the housing community. The County and cities are well-positioned to work jointly to promote interjurisdictional and public/private efforts to expand the housing supply, and within the County administration, there are several agencies that either rely upon or provide housing services.

There are many instances of collaboration between County and city governments in the effort to attain balance in the County's housing supply. The primary existing mechanism is the set of 40-year old joint growth management policies of LAFCo, the cities, and the County that focus urban growth inside cities' Urban Service Areas. These growth management policies are designed to place most of the County's housing growth in the cities of the County, and results in most of the high density and affordable housing being created primarily in the cities of the County. The unincorporated areas outside of cities' Urban Service Areas are intended to remain rural and allow single family dwellings on larger lots. Affordable housing in the unincorporated areas primarily takes the form of secondary dwellings and farmworker housing.

An example of collaboration between cities and the County specifically related to housing development is the County's Office of Affordable Housing (OAH), and its predecessor, the County's Department of Housing and Community Development. OAH manages federal housing funds for the "Urban County", a set of smaller cities in the County (plus the unincorporated areas of the County). OAH focuses on meeting the housing needs of special needs populations, particularly extremely low income households in all member cities of the Urban County, and collaborates when possible with other jurisdictions to create affordable housing.

There are also many instances of cooperation and collaboration between governments and the private sector, including the many non-profit organizations that promote affordable housing and provide housing services. One prominent example is Destination: HOME, a partnership of local housing organizations assembled in 2008 to assist in providing permanent housing to the homeless. Another example is the 2012 launch of Housing 1000 to address chronic homelessness in the County. Housing 1000 is a partnership between Santa Clara County, the city of San Jose, Destination: Home, the Santa Clara County Collaborative on Affordable Housing and Homeless Issues, and Community Technology Alliance.

Within the County administration, ELI and Special Needs housing are critical pieces of support for the missions of the County health, social service, and re-entry services. The County recognizes the need to coordinate housing, funding, and social services both internal to the Administration and externally to clients receiving services.

Finally, there are instances of cooperation between County entities and other governmental entities in the Bay Area. Most notable is the County's participation in the development of the housing planning portion of PlanBayArea. PlanBayArea is a regional plan coordinating housing, land use, and transportation strategies. It focuses housing growth in high density, urban places near transit and employment centers across the region. Several County jurisdictions sent representatives to participate in the process, and the County's Association of Planning Officials (SCCAPO, itself a collaborative entity) participated in the effort.

***POLICIES***

***HG 4***

The County and the cities should work cooperatively to ensure that there is a balanced housing supply sufficient to achieve countywide economic, social, and environmental objectives. Further opportunities for inter-agency, intergovernmental, interregional, and public/private cooperation should be sought out and encouraged.

***HG 5***

Intergovernmental and public and private cooperation shall be encouraged to achieve an adequate supply of affordable housing that meets changing demographic needs in Santa Clara County.

***HG 6***

County administration housing resources should be pooled and their use coordinated.

***IMPLEMENTATION MEASURES***

***HG(i) 7***
Maintain intergovernmental agreements to address countywide housing objectives and to ensure an adequate supply of affordable housing countywide.

(Implementation: County, in cooperation with Cities)

Program 4.09.09: Joint Urban Development Policies
Program 4.05.06: Housing Authority of the County of Santa Clara

***HG(i) 8***

Establish and expand intergovernmental processes to more effectively define and achieve local and regional housing objectives.

(Implementation: County, in cooperation with Cities, Association of Bay Area Governments, and State Department of Housing and Community Development)

Program 4.04.10: Office of Affordable Housing
Program 4.09.08: Santa Clara County Association of Planning Officials

***HG(i) 9***

Continue support for cross-agency integration of housing services with the services provided by other county departments. Ensure that county services have direct access to needed housing.

(Implementation: County, OAH, OHHSS, Department of Mental Health)

Program 4.05.08: Mental Health Services Act Housing Program
Program 4.05.09: Permanent Supportive Housing Fund

**STRATEGY 3: Provide Financial Assistance for Extremely Low Income Housing**

Extremely Low Income (ELI) households are those households with an income less than 30% of the area median income. In a high-cost and low vacancy housing market such as Santa Clara County, financial assistance to home builders, buyers and renters is necessary to ensure that housing affordable to ELI and special needs households is built. However, public funds for this purpose are scarce. Therefore, publicly funded housing programs should give priority to housing for ELI households. The aim of any public housing assistance program should be to ensure the availability of housing that is suitable and affordable to those not provided for by the current market.

By ensuring that a sufficient amount of new housing will be affordable to extremely low income households, the policies in this section will also help to achieve the Vision of the General Plan for Social Diversity and Economic Growth. Effective partnerships between home builders and local government will ensure that affordable housing is built in ways which also support the full range of land use objectives supported by Santa Clara County residents.

***POLICIES***

***HG 6***

Local funds for housing shall be targeted to households earning less than 30% of the county median income and special needs populations.

***HG 7***

The provision of permanent supportive housing for extremely low income households shall be given high priority in housing assistance programs.

***IMPLEMENTATION MEASURES***

***HG(i) 9***

Participate in intergovernmental efforts to secure federal and state legislation which will ensure adequate funding for, and tax and other incentives for, the construction and preservation of extremely low, low and moderate income ownership and rental housing.

(Implementation: County, in cooperation with Cities, Business and Industrial Organizations, State Legislature, Federal Congressional Representatives)

Program 4.04.10: Office of Affordable Housing
Program 4.05.01: CDBG

Program 4.05.04: HOME

***HG(i) 10***

Consider using suitably located surplus publicly-owned lands for housing affordable to extremely low, very low, and low income households through the sale or lease of such land to a government entity, or to nonprofit or private home builders with appropriate terms and conditions guaranteeing long term affordability.

(Implementation: County, Cities, and Other Public Agencies)

Program 4.05.07: County Surplus Land Program.

**STRATEGY #4: Remove Unnecessary Barriers to Housing**

Another important means by which County and city governments can cooperatively encourage affordable housing is to work with developers to reduce the costs of development. Lengthy project review times and important but increasingly complex development requirements (such as green building requirements) are costly for every developer, adding costs that are passed on to the consumer.

State housing law requires each jurisdiction, as part of their Housing Element Update process, to review their development standards and review procedures for opportunities to remove unnecessary constraints. Currently there is no formal process for jurisdictions to share the results of their reviews with each other, but in conjunction with Strategy #2 on Collaboration and Cooperation, a "constraints" review or forum for discussion of Best Practices can be created.

One significant area in which the County is removing constraints is with secondary units. For decades, the County has encouraged the production of secondary units as a means expanding the supply of affordable and special needs housing in ways which do not conflict with countywide growth and development policies. Secondary units are permitted in most zoning districts which also permit residential development. The County has sought to ensure the affordability and usefulness of secondary units by establishing standards for the appropriate scale for the units and how they should relate to the primary dwelling. To reaffirm this intent, the County continually reviews development trends, policy interpretation implications, and development requirements. If necessary, those policies and standards are revised to ensure that our housing and development objectives are met.

***POLICIES***

***HG 8***

The County should continually review its land use and development procedures for opportunities to remove unnecessary constraints to, and provide new opportunities to fund, the construction of affordable housing.

***HG 9***

Review and reduce, where appropriate, regulations regarding the development of Second Units.

***IMPLEMENTATION MEASURES***

***HG(i) 11***

Identify and utilize a forum for sharing of best practices for removing constraints to housing development.

(Implementation: County, in cooperation with Cities)

Program 4.09.08: Santa Clara County Association of Planning Officials
Program 4.07.01: Housing Action Coalition

***HG(i) 12***

Explore options for allowing use of in-lieu fees for Affordable Housing to qualify for density bonuses.

(Implementation: County)

Program 4.09.12: Explore options for allowing use of In-Lieu fees for Affordable Housing to qualify for Density Bonuses

***HG(i) 13***

Monitor the trends of second unit development; modify regulations, as needed, to ensure affordability and compatibility with rural area land uses and development policies.

(Implementation: County)

Program 4.09.04: Detached Secondary Dwellings on Small Lots
Program 4.09.05: Increase Maximum Size of Secondary Dwellings on Small Lots
Program 4.09.06: Reduce Owner Occupancy Requirements for Secondary Dwellings

**STRATEGY #5: Ensure Support for Fair Housing Law and Practices**

Illegal housing discrimination limits access to an already inadequate supply of affordable housing, which further exacerbates the imbalance between available housing and household needs, particularly for those of modest means. Reports of discrimination against people of protected status under federal and state law continue to increase as our population has grown more diverse. Discriminatory acts can be so subtle that many victims cannot readily detect them.

Ensuring equal access to housing for all residents is a responsibility of government. The County, in partnership with local non-profit organizations, promotes policies and funds programs that prevent housing discrimination. The County's goal is to promote equal housing opportunities and to eliminate discriminatory housing practices. Despite the escalating costs of enforcement, County anti-discrimination programs have been effective. By ensuring equal access to housing, the County will achieve its housing goals and the objective of social equity and harmonious diversity expressed in the Vision of the General Plan.

Fair housing issues often occur within an existing Landlord / Tenant relationship. Tenants may be subjected to unanticipated rent increases, changes in the terms of occupancy, evictions, or lack of information regarding recourse. Landlords concerned with the maintenance and condition of their property, timely rent payment, and occupant behavior which may impact other tenants. The efforts to resolve tenant/landlord problems should be continued and, where necessary, reinforced.

Solving tenant and landlord disagreements may involve financial assistance to rehabilitate properties and/or counseling services to address issues such as rent increases. The County and many cities provide funding to several non-profit organizations that provide assistance to tenants and landlords. Funding is limited and these organizations are often understaffed. Consistent and adequate funding would enhance the likelihood of both eliminating discrimination and improving tenant/landlord relations.

***POLICIES***

***HG 10***

The County of Santa Clara shall work to enforce laws against discrimination against people of protected status under federal and state law.

***HG 11***

Fair housing services shall be available in all parts of the county.

***HG 12***

The rights of tenants and landlords shall be recognized and protected, and opportunities for mediation of disputes shall be provided.

***IMPLEMENTATION MEASURES***

***HG(i) 14***

Facilitate access to federal and state home rehabilitation loans or grants to qualifying persons of extremely low income.

(Implementation: County, in cooperation with Cities, Banking Institutions, and Community Organizations)

Program 4.03.01: County Housing Rehabilitation Program
Program 4.03.03: Fair Housing Retrofit Fund

***HG(i) 15***

Fair housing services shall continue to offer standardized protection and outreach services throughout the county.

(Implementation: County, in cooperation with Cities and Community Organizations)

Program 4.06.01: Fair Housing Consortium
Program 4.06.05: Fair Housing Law Project
Program 4.06.04: Fair Housing Audit & Education Program

***HG(i) 16***

Fair Housing services provided shall be respectful of language, culture, and special needs.

(Implementation: County, in cooperation with Cities and Community Organizations)

Program 4.06.02: San Andreas Regional Center
Program 4.06.01: Fair Housing Consortium
Program 4.06.03: Mental Health Advocacy Project

***HG(i) 17***

Continue to support organizations active in ensuring the rights of all persons to obtain and retain housing.

(Implementation: County, in cooperation with Cities, State Legislature, and Community Organizations)

Program 4.06.01: Fair Housing Consortium
Program 4.06.05: Fair Housing Law Project

***HG(i) 18***

Maintain tenant/landlord dispute mediation services in all areas of the county.

(Implementation: County, in cooperation with Cities and Community Organizations)

Program 4.06.07: Project Sentinel
Program 4.06.06: Dispute Resolution Program

**STRATEGY #6: Provide for Special Needs Housing**

Many Santa Clara County households encounter extraordinary difficulty in finding both affordable and accessible housing. To the housing constraints already imposed by limited income, there are additional burdens faced by special needs and vulnerable populations such as the elderly, large families, female-headed households, at-risk youth, victims of domestic violence, farm worker families (addressed specifically in Strategy #8), the homeless (addressed specifically in Strategy #7), and by those afflicted with physical, developmental or mental challenges. These types of households form a group of households with special housing needs. The needs of these groups call for specific program responses.

Community input showed significant interest and concern for the housing needs of all special needs populations, especially those with mental health illnesses (which is a contributing factor to homelessness.). Existing policies help address many of these public concerns. Housing policy C-HG 14 prioritizes affordable housing suitable for all special needs populations especially those that need housing with support services. The community input showed additional interest in policies promoting housing with support services such as drop in/resources centers which include drug and alcohol rehabilitation services needed to protect mentally ill individuals from homelessness. Such supportive housing combines intervention and prevention services with adequate long term permanent housing available. The community input also showed interest more generally that collaborative efforts be made by and between all cities, county agencies, and nonprofit housing related organizations to ensure housing resources are well advertised and better utilized to prevent homelessness, address special needs, and provide paths to permanent housing.

Because homes for special needs households often requires design features not typically required by other households, housing suitable for special needs households is rarely provided by the private market without some public assistance. The County and cities can encourage the production of special needs housing by identifying the scope of need in each community and using housing funds to enable builders to construct the needed ELI units in coordination with County's direct referral to ensure access to vulnerable and special needs populations. The County can also streamline regulations for housing intended for extremely low to low income households. Through reduction in constraints, local government can improve the economics of such projects without compromising standards for health and safety (implemented through Strategy #4 addressing constraints to housing production). The County has specifically targeted secondary unit regulations in this regard. Housing policy C-H10 (in Strategy #5) protects against housing discrimination against those with special needs while housing policy C-H 12 (also in Strategy #5) ensures fair housing services are available throughout the entire County.

Many physically and developmentally challenged individuals are able to live productive and independent lives outside of institutional settings. The lack of suitable supportive housing at an

affordable cost is a persistent barrier to their quest for independence. State and federal laws now require that jurisdictions establish design and construction standards which minimize or eliminate unnecessary barriers to residents who are physically and developmentally challenged (for example, SB 520 on Reasonable Accommodation).

Comments received through community outreach confirmed that, with a large and growing elderly population, all local jurisdictions need to plan ahead and prepare to house their community's senior population. As is the case in other households, there is no single definition for the housing needs of seniors. Many today lead more active and mobile lifestyles than ever before, yet many others suffer from debilitating illness and poverty. Housing that is both affordable and suitable for many seniors on a fixed income is simply unavailable in many areas of the county. There will be a significant increase in the number of senior residents during the next decade and beyond. By 2030 over one in four Santa Clara County residents will be over age 60 (27.6%). This is a higher percentage than expected for either the State of California or the United States as a whole. It is imperative that new housing suitable to the needs of a variety of senior households be integrated into every community. Senior housing is address in policy C-HG-16.

***POLICIES***

***HG 13***

The provision of affordable housing which is suitable for a variety of special needs households shall be given high priority in housing assistance programs.

***HG 14***

An adequate supply of affordable housing suitable for individuals at all stages of life should be available in every community.

***IMPLEMENTATION MEASURES***

***HG(i) 19***

Seek expanded state and federal programs and funding to assist local government in developing special needs housing not provided through the private market.

(Implementation: County, in cooperation with Cities, State and Federal Representatives)

Program 4.05.01: Community Development Block Grant Program

Program 4.05.02: Affordable Housing Fund
Program 4.05.03: Stanford Affordable Housing Fund
Program 4.05.04: Home Investment Partnership Act

***HG(i) 20***

Develop and implement policies and ordinances that creates housing adaptable to the needs of physically, developmentally, and emotionally challenged persons.

(Implementation: County, in cooperation with Cities)

Program 4.06.02: San Andreas Regional Center
Program 4.03.01: County Housing Rehabilitation Program

***HG(i) 21***

Maintain existing programs to provide "Housing For All Ages", including housing for multigenerational households.

(Implementation: County, in cooperation with Cities, and Community Organizations)

Program 4.09.04: Eliminate requirement that Secondary Units on small lots be attached to the main residence.
Program 4.09.05: Increase maximum allowable size of Secondary Units on small lots.
Program 4.09.06: Eliminate Owner Occupancy requirement for Secondary Units on rural lots between 2.5 acres and 20 acres.

***HG(i) 22***

Maintain existing programs to provide housing suitable for families with children in need.
(Implementation: County, in cooperation with Cities, and Community Organizations)

Program 4.04.13: Family Unification Program
Program 4.04.08: Family Self-Sufficiency Program

***HG(i) 23***

Support implementation of housing-related policies in the County's Seniors' Agenda Action Plan.

(Implementation: County Department of Aging and Adult Services, in cooperation with Cities and Community Organizations)

Program 4.07.05: Seniors' Agenda

**STRATEGY #7: Address Homelessness Consistent with Housing First Principles**

Both in the 1980s and in the 2010s, long recessions and slow economic recoveries led to approximately 20,000 people experiencing an episode of homelessness annually. Homelessness is a persistent and chronic problem for many individuals, but its effects touch whole communities.

County government is uniquely well-suited to the task of coordinating a countywide response to the needs of the homeless. Since 1990, the County has conducted a series of administrative actions aimed at coordinating County homeless services. In 1993, the County together with the Silicon Valley Leadership Group and the Greenbelt Alliance, established the Housing Action Coalition, a broad coalition of organizations and individuals who work together to support housing development. In 2002, the results of a County Housing Task Force were released, leading to the creation of the Office of Affordable Housing. In 2005, the County released it's Keys to Housing report, a 10-year plan to end chronic homelessness. The 10-year plan is required of all jurisdictions that receive housing funds from the Federal Government. More recently, the County appointed a Director for Homeless Systems within the County administration and initiated a Housing 1000 effort with a goal of housing 1000 chronically homeless by the end of 2013.

Homeless populations can be found countywide, and every jurisdiction shares responsibility in helping to end homelessness. The State has recently introduced policies to address the needs of the homeless with the passage of SB2 (2008), requiring every jurisdiction to have at least one zoning district where emergency shelters (for the homeless) are permitted by right. Emergency shelters are defined by the California Health and Safety Code (Section 50801(e)) as "housing with minimal supportive services for homeless persons that is limited in occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an ability to pay." The State intends these types of shelters to help those who are homeless through personal circumstances, as opposed to shelters to be used in case of a natural disaster. While emergency shelters are a necessary part of a Continuum of Care plan for the homeless, the County's "Housing First" policy prioritizes permanent housing with supportive services or transitional housing with supportive services that leads to permanent housing.

Various housing policies exist to aid and prevent homelessness throughout Santa Clara County. The two most directly addressing homeless concerns, C-HG 15 & C-HG 16, are discussed below. However, additional policies found under other strategy groupings also contribute to addressing homelessness. Among them are Policy C-HG1 in Strategy #1, which addresses the need for all urban areas to adequately plan for a diverse supply of housing to reflect the needs of its residents. This policy includes appropriate housing supply for all its existing and projected residents of all income levels including residents with special needs and extremely low incomes. Also, Policy C-HG 6 in Strategy #2 promotes the collaboration of intergovernmental, public and

private partnership to ensure adequate affordable housing supplies, including those that are meant to aid the elimination of homelessness. Finally Policy C-HG 7 in Strategy #3 ensures local housing funds target extremely low to low income households which are at greater need and higher risk of homelessness.

***POLICIES***

***HG 15***

Maintain and strengthen ongoing programs which coordinate and consolidate the emergency housing services provided by the County, the Cities, and community organizations countywide.

***HG 16***

The provision of transitional and permanent supportive housing for the homeless shall be given high priority in housing assistance programs.

***HG 17***

The supply of short term shelter for persons in need of emergency housing shall focus on acute instances of homelessness. The needs of the chronic homeless shall be met with transitional and permanent supportive housing.

***HG 18***

Fund and develop organizations and programs that focus on prevention of homelessness before it occurs, and on quick intervention on incidents of homelessness before it becomes chronic.

***IMPLEMENTATION MEASURES***

***HG(i) 24***

Provide funding and personnel resources for collaborative interagency and interjurisdictional forums to address homelessness.

(Implementation: County, in cooperation with Cities and Community Organizations)

Program 4.08.02: Destination: Home
Program 4.08.05: Santa Clara Collaborative on Affordable Housing and Homelessness
Program 4.08.16: Office of Housing and Homeless Support Services.

***HG(i) 25***

Provide a zone where emergency shelters are permitted by right, consistent with the requirements of SB 2 and the County's Housing First principles.

(Implementation: County)

Program 4.08.15: Amend Zoning Ordinance to Comply with SB2 Requirements regarding By-Right Emergency Shelters

***HG(i) 26***

Provide permanent supportive housing for the chronically homeless, consistent with Housing First principles.

(Implementation: Destination: Home, in cooperation with SCC Collaborative)

Program 4.08.16: Housing 1000

***HG(i) 27***

Maintain local emergency assistance programs to prevent and end homelessness.

(Implementation: County, OAH, Mental Health Dept., and OHHSS, in cooperation with the Housing Trust of Silicon Valley, the United Way, Cities, and State Legislators)

Program 4.04.17: Emergency Assistance Network.
Program 4.08.13: Housing Trust "Finally Home" Program

**STRATEGY #8: Maintain and Expand the Supply of Farm Worker Housing**

Santa Clara County has a long tradition as a producer of agricultural products. Once known as the Valley of Heart's Delight, the region still produces over $260 million of agricultural products per year[2]. The County is proud of its agricultural heritage, and wants to honor this legacy by ensuring its farmworkers and their families have access to affordable and safe housing. The provision of affordable and safe farmworker housing can also promote the continuation of this tradition by making our farms more productive and more competitive.

Farm worker households are considered a special needs household in state planning guidelines. Farm worker households have also been and will remain a significant concern for County government and for communities and institutions countywide. These concerns extend both to individuals who seasonally migrate to the county to jobs on farms and in processing plants, and to a substantial and growing portion of farm workers who are permanent, year round county residents rather than seasonal migrant workers. Year-round crops such as mushrooms and nursery stock naturally need year-round workers. In addition, many farmers strive to provide work for at least some of their employees in the off-season in order to increase the likelihood that their employees will be available for the farm during crucial periods of high labor needs. This is particularly true during times of labor shortage. At the same time, a large supply of seasonal workers is necessary for the labor intensive work of planting and harvesting highly perishable seasonal crops. Migrant and seasonal agricultural workers are more challenged than year-round workers to find adequate housing and are more likely to endure long commutes from their place of residence out to the fields. Santa Clara County agriculture can gain a competitive advantage by ensuring adequate opportunities for agricultural worker housing, especially for seasonal workers and especially when agricultural workers are scarce.

While the urban area is the most suitable location of housing for the majority of low income families, a limited number of year-round affordable farm worker housing is appropriate and necessary in the rural areas. Farmers need opportunities to expand and build new housing for families of agricultural employees and for family members who assist in running the farm, thus improving the likelihood that the farm will stay in operation over generations. With appropriate development standards and policies, the extra density that farmworker housing brings would be in a context and scale appropriate for agricultural production and in support of agricultural workers. Limited amounts of farmworker housing will not significantly change the rural character of the county's agricultural areas, and would enhance the agricultural community at large.

[2] Source: Santa Clara County 2012 Crop Report

***POLICIES***

***HG 19***

Review and identify opportunities to reduce regulatory constraints to, and expedite development of, farmworker housing.

***HG 20***

The County shall promote and support programs which maintain and expand appropriately located housing suitable for and affordable to farmworker households. Such support shall prioritize the needs of seasonal workers.

***IMPLEMENTATION MEASURES***

***HG(i) 28***

Conduct a farmworker housing needs assessment.
(Implementation: County)

Program 4.09.16: Conduct Farmworker Housing Needs Assessment.

***HG(i) 29***

Explore streamlining of permit processes for agricultural worker housing.
(Implementation: County)

Program 4.09.07: Reduce permit requirements for long term agricultural worker housing.

***HG(i) 30***

Explore partnership opportunities to build ELI multifamily agricultural worker housing.

(Implementation: County, Cities, Santa Clara County Farm Bureau, OAH, State Office of Migrant Services, U.S. Department of Agriculture)

Program 4.08.09: Arturo Ochoa Migrant Center

**STRATEGY #9: Conserve and Rehabilitate the Existing Housing Stock**

One means of ensuring the availability of affordable housing is by maintaining the existing supply of older, less costly units. Rehabilitation programs assist lower income owners and tenants in upgrading their housing and maintaining its affordability. Older single family houses provide starter homes for many first-time home buyers, and many older apartments and duplexes provide safe, decent, and affordable housing for low income seniors, students, and an increasing number of families with children.

These more affordable housing opportunities can and have been lost through demolition and rebuilding of newer, larger homes. As land values soar beyond the value of the existing improvements, older units are frequently replaced with larger and more expensive housing or with another use entirely.

It is appropriate and necessary that some areas in every community evolve to different uses as time goes by. The value of existing housing as an affordable and desirable housing option should be a part of the decision-making process. It may be found to be more appropriate to rehabilitate and preserve older housing, and direct new development elsewhere. Communities must be prepared for both the chance that residential areas with a lot of older homes being rehabilitated could become gentrified and force long-term lower income rental residents out of the area, and the chance that rehabilitation of owner-occupied housing could be a means for seniors to be able to age in place.

The County and cities have maintained active and successful housing rehabilitation efforts, funded primarily through federal and state housing programs. Funds have been used to assist qualified low and moderate income homeowners and rental property owners in rehabilitation and maintenance efforts.

Most funds have been targeted to areas which have a majority of low and moderate income persons and a high degree of housing deterioration. Many of these neighborhoods are also in need of public infrastructure improvements such as street repaving, sidewalk repairs, storm drains or curbs and gutters. Community development funds have been used to make public improvements of this sort, and more recently fund from the American Recovery and Reinvestment Act (ARRA) have helped fund community improvements. These improvements in turn provide residents with a safer living environment, as well as an increased pride in their neighborhood and homes. It further encourages an increase in private investment in the area.

Those programs should be continued and, as resources permit, expanded to ensure that the maximum number of units affordable to lower income residents remain available in those areas.

Redevelopment and conversions can lead to displacement of extremely low, low, and moderate income households. However, displacement can also occur through other means. When rental units are rehabilitated, owners or landlords will frequently raise rents either to cover costs or because the upgraded units command higher rent on the market. The County and the cities should make every effort to ensure that public grants or low interest loans for the purposes of rehabilitation do not result in the displacement of lower income tenants or the loss of below market rate housing.

Similarly, housing code enforcement activities can impact lower income tenants. The housing codes of the County and the cities are designed to ensure that existing dwelling units are maintained in a safe and healthy condition. Code enforcement programs can have the undesirable side effect of displacing occupants. First, the owner may choose not to make repairs and evict the tenants instead. And second, landlords may make repairs and pass on unfairly high maintenance costs thus forcing out tenants who cannot afford the higher rent.

Due to the potential negative impacts on residents and the public cost of such efforts, County code enforcement programs have generally occurred on a complaint basis. Code enforcement programs must continue to be used to correct immediate hazards. However, enforcement programs should include procedures for code compliance which encourage rehabilitation over demolition and ensure that relocation assistance will be available to tenants in the event of displacement. Enforcement programs should also be coordinated with other neighborhood improvement efforts so as to address the problems of each area comprehensively.

***POLICIES***

***HG 21***

The conservation and rehabilitation of the existing housing supply shall be encouraged and facilitated.

***HG 22***

Publicly assisted housing rehabilitation efforts should not have the effect of reducing the available supply of housing for extremely low income households.

***HG 23***

The inventory of land zoned and suitable for residential development shall be maintained.

***IMPLEMENTATION MEASURES***

***HG(i) 31***

Maintain and expand neighborhood rehabilitation programs for low and below income households.

(Implementation: County, in cooperation with Cities, Private Sector, and Community Organizations)

Program 4.03.01: County Housing Rehabilitation Program
Program 4.04.04: Moderate Rehabilitation Program

***HG(i) 32***

Maintain ongoing programs for monitoring the physical condition of neighborhoods to assist in guiding rehabilitation program efforts, scheduling infrastructure maintenance activities, and to provide accurate information for federal and state programs. Expand monitoring component to include rent price information.

(Implementation: County, in cooperation with Cities)

Program 4.03.05: Housing Conditions Survey
Program 4.03.06: CDBG Public Infrastructure Improvements.
Program 4.09.17: Rent Price Monitoring Program

***HG(i) 33***

Maintain existing County and cities' joint land use policies and agreements which direct urban development to areas within city urban service areas, and preserve rural areas for rural development.

(Implementation: County, in cooperation with Cities and LAFCo)

Program 4.09.09: Joint Urban Development Policies

# Chapter 3: Housing Needs and Production

## 3.01 Overview

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

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

ABAG: Association of Bay Area Governments
ACS: American Community Survey (a Census Bureau publication)
CHAS: Comprehensive Housing Affordability Strategy (a Census Bureau publication)
DoF: State Department of Finance
nda: No Data Available
AMI: Area Median Income, as used for State and Federal funding purposes. For jurisdictions in Santa Clara County, including the unincorporated County, the Area Median Income in 2013 is $105,500 for a household of four.

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

- Extremely Low Income (ELI): A household with income less than 30% of AMI.
- Very Low Income (VLI): A household with income less than 50% of AMI.
- Low Income : A household with income less than 80% of AMI.
- Moderate Income: A household with income less than 120% of AMI
- Above Moderate Income: A household with income over 120% of AMI.

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

Table 3.01: Household Income Category Thresholds by Household Size

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

## 3.02 Unincorporated County Housing Needs

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

### 3.02a Population Trends

Decennial Census 2010 data shows the unincorporated County population to be 89,960 people. Census data shows a steady decrease in population from 1970 to 2010, even as Countywide population has increased. The difference is partially due to annexations of County pockets by the cities, and partially due to growth management policies that focus urban-style growth and densities in cities, instead of in the rural unincorporated County. The unincorporated County population is expected to be stable during the 2015-2022 planning period, as large-scale annexations connected with the State's Streamlined Annexation Incentive Program are expected to decrease throughout the time period.

Table 3.02a: Population

| | SCC | Unincorporated SCC |
|---|---|---|
| 2010 | 1,781,642 | 89,960 |
| 2000 | 1,682,585 | 100,300 |
| 1990 | 1,497,577 | 106,193 |
| 1980 | 1,295,071 | 126,823 |
| 1970 | 1,065,313 | 142,415 |

Sources: 1970 - 2010: Decennial Census, 2010:

Table 3.01b below provides changes in population both in the unincorporated County and Countywide. The changes in population in the unincorporated areas from decade to decade are largely due to annexations.

| Table 3.02b: Population Growth Trends | | | | |
|---|---|---|---|---|
| | SCC Change | | Unincorporated SCC Change | |
| | Absolute | Percent | Absolute | Percent |
| 2000-2010 | 99,057 | 5.9% | - 10,340 | -10.3% |
| 1990-2000 | 185,008 | 12.4% | -5,893 | -5.5% |
| 1980-1990 | 202,506 | 15.6% | -20,630 | -16.3% |
| 1970-1980 | 229,758 | 21.6% | -15,592 | -10.9% |
| From 1970-2010 Population Change | 716,329 | 67% | - 52,455 | -37% |
| Sources: 1970 - 2010: Decennial Census | | | | |

As shown in Table 3.03, the populations of unincorporated areas of neighboring counties are growing, not shrinking.

| Table 3.03: Neighboring Jurisdiction Population Trends | | | | | |
|---|---|---|---|---|---|
| | | | | Change | |
| Jurisdiction | 1990 | 2000 | 2010 | Number | Percent |
| Unincorporated Santa Clara County | 106,193 | 100,300 | 89,960 | -516,233 | -15% |
| Unincorporated San Mateo County | 57,413 | 61,277 | 61,222 | 3,809 | 7% |
| Unincorporated Alameda County | 120,020 | 135,770 | 141,266 | 21,246 | 18% |
| Source: Decennial Census 1990-2010 STF 1 Table P1 | | | | | |

Table 3.04 below shows that for decades, both the unincorporated County and the County as a whole have slightly more men than women in the population. However, the gap has narrowed in 2010.

| Table 3.04: Gender of Residents | | | | | |
|---|---|---|---|---|---|
| | | SCC | | Unincorporated | |
| | | Number | Percent | Number | Percent |
| 2010 Census | Male | 893,851 | 50.2% | 46,202 | 51.4% |
| | Female | 887,791 | 49.8% | 43,758 | 48.6% |
| 2000 Census | Male | 852,974 | 51% | 51,476 | 51% |
| | Female | 829,611 | 49% | 48,824 | 49% |
| 1990 Census | Male | 759,503 | 51% | 55,717 | 52% |
| | Female | 738,074 | 49% | 50,476 | 48% |
| Sources: 2010 Census Table P12, 2000 Census Table P12, 1990 Census Table P005 | | | | | |

Table 3.05 below shows that the age distribution of the population of the unincorporated County as of 2010 roughly matched that of the county as a whole, with most of the small difference being a slight increase in those 65 and over (relative to the County as a whole) and a commensurate decrease in those 14 and under.

| Table 3.05: Age of Residents | | | | | |
|---|---|---|---|---|---|
| | | SCC | Uninc. | SCC | Uninc. |
| | | Number | | Percent | |
| 2010 | <= 14 | 359,962 | 16.009 | 20.2% | 17.8% |
| | 15-64 | 1,224,736 | 63,767 | 68.7% | 70.9% |
| | 65+ | 196,944 | 10,184 | 11.1% | 11.3% |
| 2000 | <= 14 | 351,586 | 19,812 | 20.9% | 19.8% |
| | 15-64 | 1,170,472 | 70,667 | 69.6% | 70.5% |
| | 65+ | 160,527 | 9,821 | 9.5% | 9.8% |
| | Total | 1,682,585 | 100,300 | | |
| 1990 | <= 14 | 304,192 | 19,450 | 20.3% | 18.3% |
| | 15-64 | 1,063,067 | 76,732 | 71.0% | 72.3% |
| | 65+ | 130,318 | 10,011 | 8.7% | 9.4% |
| | Total | 1,497,577 | 106,193 | | |
| Sources: 2010 and 2000 Census Table P12, 1990 Census Table P011 | | | | | |

There is a higher percentage of white residents in unincorporated County population than in the County as a whole. For both areas the percentage of white residents declined from 1990-2010. For the County as a whole, the decline in percentage of white residents is matched by a corresponding increase in the percentage of Asian / Pacific Islander residents. Whites are no longer a majority of County residents.

Table 3.06: Racial Composition

| | | SCC | | Unincorporated SCC | |
|---|---|---|---|---|---|
| | | Population | Percent | Population | Percent |
| 2010 Census | White | 836,616 | 47.0% | 56,344 | 62.6% |
| | Asian / Pacific Islander | 577,584 | 32.4% | 12,748 | 14.2% |
| | Black | 46,428 | 2.6% | 1,750 | 1.9% |
| | American Indian | 12,960 | 0.7% | 899 | 1.0% |
| | Other | 220,806 | 12.4% | 13,357 | 14.8% |
| | More than One Race | 87,248 | 4.9% | 4,862 | 5.4% |
| | Total | 1,781,642 | | 89,960 | |
| 2000 Census | White | 905,660 | 53.8% | 66912 | 66.7% |
| | Asian / Pacific Islander | 435868 | 25.9% | 11362 | 11.3% |
| | Black | 47,182 | 2.8% | 2144 | 2.1% |
| | American Indian | 11,350 | 0.7% | 990 | 1.0% |
| | Other | 204,088 | 12.1% | 14128 | 14.1% |
| | More than One Race | 78,437 | 4.7% | 4764 | 4.7% |
| | Total | 1,682,585 | | 100300 | |
| 1990 Census | White | 1,032,190 | 68.9% | 82139 | 77.3% |
| | Asian | 261,466 | 17.5% | 10302 | 9.7% |
| | Black | 56,211 | 3.8% | 2698 | 2.5% |
| | American Indian | 9,269 | 0.6% | 784 | 0.7% |
| | Other | 138,441 | 9.2% | 10270 | 9.7% |
| | Total | 1,497,577 | | 106193 | |

Sources: 1990 Census Table P6, 2000 Census Table P7, 2010 Census Table QT P3

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

| Table 3.07: Ethnicity | | | | | |
|---|---|---|---|---|---|
| | | SCC | | Unincorporated SCC | |
| | | Population | Percent | Population | Percent |
| 2010 Census | Hispanic | 479,210 | 26.9% | 30,085 | 33.4% |
| | Not Hispanic | 1,302,432 | 73.1% | 59,875 | 66.6% |
| | Total | 1,781,642 | | 89,960 | |
| 2000 Census | Hispanic | 403,401 | 24.0% | 28,444 | 28.4% |
| | Not Hispanic | 1,279,184 | 76.0% | 71,856 | 71.6% |
| | Total | 1,682,585 | | 100300 | |
| 1990 Census | Hispanic | 314,564 | 21.0% | 23678 | 22.3% |
| | Not Hispanic | 1,183,013 | 79.0% | 82515 | 77.7% |
| | Total | 1,497,577 | | 106193 | |
| Sources: 1990 Census Table P10, 2000 Census Table P4, 2010 Census Table QT P3 | | | | | |

Table 3.08 shows that marital status profile of residents of the unincorporated County is similar to the Countywide profile, with the only noticeable difference between the regions being that the unincorporated County has a higher percentage of people that have never been married than in the County as a whole. The number of 'Never Married' unincorporated County residents in 2010 is also noticeably higher than in 2000.

Table 3.08: Marital Status Profile

| | | SCC | | Unincorporated SCC | |
|---|---|---|---|---|---|
| | | Population | Percent | Population | Percent |
| 2010 ACS | Never Married | 441,657 | 32% | 28,301 | 39% |
| | Married | 685,757 | 49% | 33,733 | 46% |
| | Sep/Wid/Div | 203,185 | 15% | 9,031 | 12% |
| | Other | 56,686 | 4% | 2,267 | 3% |
| | Total | 1,387,285 | | 73,332 | |
| 2000 Census | Never Married | 401,293 | 30.2% | 26,767 | 33.0% |
| | Married | 667,676 | 50.2% | 38,727 | 47.8% |
| | Sep/Wid/Div | 199,371 | 15.0% | 11,498 | 14.2% |
| | Other | 61,310 | 4.6% | 4,077 | 5.0% |
| | Total | 1,329,650 | | 81,069 | |
| 1990 Census | Never Married | 367,319 | 30.8% | 31,035 | 35.8% |
| | Married | 596,147 | 50.0% | 41,902 | 48.3% |
| | Sep/Wid/Div | 194,274 | 16.3% | 11,431 | 13.2% |
| | Other | 34,957 | 2.9% | 2,320 | 2.7% |
| | Total | 1,192,697 | | 86,688 | |

Sources: 1990 Census Table P27, 2000 Census Table P18

### 3.02b Employment and Job Growth Trends

Table 3.09 provides year 2000 Census Bureau information on employment by industry sector in the unincorporated County and Countywide. It shows that the Education, Health, and Social Services industry is the largest employer in the unincorporated County. In contrast to 2000, when manufacturing industry was the second biggest employer in the unincorporated County, by 2010 it had fallen to third place, having been overtaken by the Professional, Scientific, Management, and Administrative industry grouping The Agriculture, Forestry, Fishing and

Hunting, and Mining Industry is the smallest employer in the unincorporated County. As it was in 2000, manufacturing is still the largest industry Countywide.

Table 3.09: Employment by Industry, 2000 and 2010

| Industry Type | Unincorporated 2000 Number | Unincorporated 2000 Percent | Unincorporated 2010 Number | Unincorporated 2010 Percent |
|---|---|---|---|---|
| Agriculture, forestry, fishing and hunting, and mining: | 1,189 | 2.5% | 849 | 2.1% |
| Construction | 3,449 | 7.1% | 3,994 | 9.8% |
| Manufacturing | 8,389 | 17.4% | 5,678 | 14.1% |
| Wholesale trade | 1,615 | 3.3% | 1,049 | 2.6% |
| Retail trade | 5,011 | 10.4% | 3,820 | 9.5% |
| Transportation and warehousing, and utilities: | 1,312 | 2.7% | 996 | 2.5% |
| Information | 1,729 | 3.6% | 946 | 2.3% |
| Finance, insurance, real estate and rental and leasing: | 1,944 | 4.0% | 1,966 | 4.9% |
| Professional, scientific, management, administrative: | 6,542 | 13.5% | 6,336 | 15.7% |
| Educational, health and social services: | 11,018 | 22.8% | 9,579 | 23.8% |
| Arts, entertainment, recreation, and services: | 2,763 | 5.7% | 2,121 | 5.3% |
| Other services (except public administration) | 1,887 | 3.9% | 1,914 | 4.7% |
| Public administration | 1,473 | 3.0% | 1,112 | 2.8% |
| Total: | 48,321 | | 40,310 | |

Source: 2000 Census SF3 P49, 2010 5yr ACS Table S2405

Table 3.10 shows job growth trends from ABAG's Projections 2009. It projects that during the 2010 to 2025 period, Santa Clara County will add 271,250 jobs, growing nearly 2% percent annually. The projections for the unincorporated County forecast an increase in employment of approximately 18% from 2005 to 2015. However, these projections and ABAG's methodology do not adequately take into account annexation of urban islands into the cities over time. For example, most of the islands with non-residential use patterns have been annexed into San Jose over the last several decades. Annexations are expected to continue.

Furthermore, the recent recession pushed the base year 2010 employment numbers lower, making growth look stronger because it is being measured with respect to the trough of a recession.

The job growth forecasted by Projections 2009 for the unincorporated County starts higher and ends lower than that forecasted by Projections 2007 and reported in the 2009 Housing Element.

Table 3.10: Job Growth Trends

| Job Growth Projections | 2010 | 2015 | 2020 | 2025 |
|---|---|---|---|---|
| Santa Clara County | 906,270 | 981,230 | 1,071,980 | 1,177,520 |
| Unincorporated | ,50,400 | 53,590 | 56,670 | 59,690 |
| Source: ABAG Projections 2009 | | | | |

Table 3.11 below provides labor force, employment, and unemployment statistics Countywide. These Employment Development Department numbers for 1990-2012 show unemployment rates Countywide have ranged from as low as 2.9% to as high as 11% annual average in 2010 during the recession.

| Table 3.11: Labor Force Statistics Countywide | | | | |
|---|---|---|---|---|
| | 1990 | 2000 | 2010 | 2012 |
| Labor Force | 852,800 | 940,700 | 880,800 | 916,600 |
| Employed | 818,900 | 911,600 | 784,100 | 840,400 |
| Unemployed | 33,900 | 29,200 | 96,700 | 76,200 |
| Unemployment | 4.0% | 3.1% | 11% | 8.3% |
| Source: State Employment Development Department (www.labormarketinfo.edd.ca.gov) | | | | |

### *Job / Housing Balance*

The term Jobs / Housing Balance refers to the ratio of jobs to housing units in a particular jurisdiction. It has been an issue of increasing concern for housing supply and affordability since the earliest days of the region's transformation from the Valley of Heart's Delight to Silicon Valley. The County's General Plan has identified the imbalances between job and housing growth as an important regional issue since the 1960s and with the adoption of the 1980 General Plan. The fact that significant Job / Housing imbalances remain, in particular for the most job-rich cities, has implications for housing affordability Countywide and traffic congestion regionally.

Tables 3.12a and 3.12b show two common measures of Jobs / Housing Balance. The first shows the classic ratio of Employees to Housing Units. The second shows the number of Workers per Employed Resident. The second measure is more intuitive; highlighting a hypothetical circumstance where everyone lives in the same town where they work, while the first measure implies a circumstance where every home houses only one worker.

Table 3.12a shows that between 1991 and 2001, Santa Clara County employment increased by over 230,000 while less than 40,000 housing units were produced. However, in the subsequent time period from 2001 to 2011, employment decreased by almost 200,000 while almost 50,000 housing units were created. The Jobs/Housing ratio for the County as of January 1, 2011 was 1.3,

down from 1.68 in 2001 and even below the 1.5 ratio of 1991. Although there are fluctuations in the ratio from decade to decade as economic conditions change, the overall imbalance persists.

Table 3.12a: Santa Clara County Job / Housing Balance

| Year | Employment | Housing Units | Job / Housing Ratio |
|---|---|---|---|
| 1991 | 812,900 | 542,716 | 1.5 |
| 2001 | 1,046,000 | 584,319 | 1.8 |
| 2011 | 851,500 | 633,143 | 1.3 |

Sources:
Employment: EDD, Industry Employment tables March 2011
Housing Units: Department of Finance, Tables E-5 and E-8
Note: Month for 1990 data is April. Month for 2008 Employment data is December 2007. January was used for all other years.

Table 3.12b shows Workers per Employed Resident for 2007-2011 Countywide, for the Stanford Academic Campus area, for the unincorporated place called San Martin, and for all unincorporated areas outside of cities, Stanford, and San Martin. The highest value is associated with Stanford. Stanford is a private institution of higher learning, not a town or community, and it provides a significant amount of housing for its students and employees. The 2000 General Use Permit (GUP) and Stanford Community Plan both include measures for ensuring that housing is provided commensurate with population growth and academic development approvals on campus.

Table 3.12b: Santa Clara County Workers per Employed Resident

| Geography | Workers | Employed Residents | Workers per Employed Resident |
|---|---|---|---|
| Countywide | 929,952 | 828,082 | 1.1 |
| Stanford | 14,842 | 5,412 | 2.7 |
| San Martin | 1,472 | 3,176 | 0.5 |
| Rest of Unincorporated | 28.882 | 31,079 | 0.9 |

Source: ACS 5 yr 2007-2011 Tables B0802 and B0804

***Employers***

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

consistent with the Employment by Industry data in Table 3.9 above that shows that 'Education, Health, and Social Services' is the top industry group in the unincorporated County.

Table 3.13: Selected Large Employers by Nearby Community

| Business | Description | Nearby Community | Number of Employees (Range) |
|---|---|---|---|
| Stanford | University | near Palo Alto | over 10,000 |
| Valley Medical Center | Hospital | near San Jose | 5,000-9,999 |
| Christopher Ranch | Food Processing / Farming | near Gilroy | 1,000-4,999 |
| Cordevalle | Golf Courses / Private Club | near San Martin | 250-499 |
| Chiala Farms | Farms and Agricultural Processing | near Morgan Hill | 100-249 |

Sources:

Employment Development Department Database of Major Employers, Jan 2013

Stanford: Stanford University Governance Website (accessed Jan 2013)

Table 3.14 below shows typical occupations and associated wages by occupational category. Within these categories, wages for specific occupations range from General Practitioners at over $192,089 per year to Farmworkers and Laborers earning $19,813 per year.

Table 3.14: Typical Occupation Categories and Wages (Countywide)

| Occupation | Average Annual Wage 2008 | Average Annual Wage 2012 |
|---|---|---|
| Education, Training, and Library Positions | $57,119 | $59,722 |
| Healthcare Practitioners and Technical Occupations | $90,713 | $107,734 |
| Building / Grounds Maintenance & Cleaning | $26,980 | $29,801 |
| Farming, Fishing, and Forestry Occupations | $20,540 | $23,247 |

Source: California Labor Market Information Occupational Statistics Survey

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

### 3.02c Household Characteristics

#### *Number and Growth / Decline in Existing Households*

Table 3.15 below shows the number and change in the number of households, by tenure ("Tenure", as defined by the Census Bureau in this context, indicates whether the household owns or rents the home they occupy). The Census data for the year 2010 shows there are 26,413 households in the unincorporated County, approximately 4,400 fewer than in 2000 and 7,500 fewer than in 1990. 18,591 of these units were owner occupied and 7,822 were renter occupied

housing units. Both of these numbers are lower than in 2000 and 1990, with renter-occupied households decreasing faster from 1990 to 2000, and with owner-occupied households decreasing faster from 2000 to 2010.

| Table 3.15: Households by Tenure | | | | | | |
|---|---|---|---|---|---|---|
| | 1990 | | 2000 | | 2010 | |
| | SCC | Uninc | SCC | Uninc | SCC | Uninc |
| Owner Occupied | 307,324 | 22,063 | 338,636 | 21,295 | 353,399 | 18,591 |
| Renter Occupied | 212,856 | 11,881 | 227,227 | 9,594 | 243,348 | 7,822 |
| Total | 520,180 | 33,944 | 565,863 | 30,889 | 596,747 | 26,413 |
| Sources: 1990 Census SF3 H004, 2000 Census SF3 H6, H7, 2010 5yr ACS B25003 | | | | | | |

Ongoing annexations can explain both the overall decrease in number of households in the unincorporated county and the relatively greater decrease in the number of renter-occupied households. The unincorporated pockets are being annexed, and those pockets annexed to date are more likely to have renter-occupied apartments than the rest of the unincorporated County. For example, the number of multifamily units in the unincorporated area dropped from 6,171 in 1990 to 4,479 in 2000 and then to 4,257 by 2010[3]. These trends show that the needs of renters and the need for multifamily units are being met by cities, and that cities annex such areas where they already exist, in the urban unincorporated pockets.

Table 3.16 below shows that owners live overwhelmingly in single family dwellings, and that there are slightly higher percentages of renters in 2010 than in 2000.

| Table 3.16: Tenure by Units in Structure - Unincorporated County | | | | | | | |
|---|---|---|---|---|---|---|---|
| 2000 | Single Family | | Multifamily | | Other | | Total |
| Tenure | Number | Percent | Number | Percent | Number | Percent | |
| Renter | 5448 | 56.8% | 3869 | 40.3% | 277 | 2.9% | 9594 |
| Owner | 20638 | 96.9% | 303 | 1.4% | 354 | 1.7% | 21295 |
| 2010 | | | | | | | |
| Renter | 4,096 | 52.4% | 3,566 | 45.6% | 160 | 2.0% | 7,822 |
| Owner | 18,152 | 97.6% | 129 | 0.7% | 310 | 1.7% | 18591 |
| Source: 2000 Census H32, 2010 5 yr ACS Table B25032 - Tenure by Units in Structure | | | | | | | |

### *Median Income*

Table 3.17 shows that median household income in the unincorporated County and Countywide were similar in 1989, but median income Countywide increased faster than unincorporated County median incomes by 1999. The difference continued into 2009.

[3] Source: 1990 Census Table H20, 2000 Census Table H30, 2010 5yr ACS Table B25024.

| Table 3.17: Median Household Income | | | | |
|---|---|---|---|---|
| | SCC | | Uninc | |
| 2009 | $ 86,850 | | $64,033 | |
| 1999 | $74,335 | | $57,875 | |
| 1989 | $48,115 | | $43,699 | |
| Change from Previous Decade | Absolute | Percent | Absolute | Percent |
| Change 1999-2009 $ | $12,515 | 17% | $6,158 | 11% |
| Change 1989-1999 % | $26,220 | 54% | $14,175 | 32% |
| Sources: | 1990 Census Table P080,<br>2000 Census Tables P52, P53<br>2010 5yr ACS Table S1901 | | | |

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

### 3.02d Overpayment

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

| Table 3.18: Households Overpaying for Housing | | | | | | |
|---|---|---|---|---|---|---|
| | Countywide | | | Unincorporated | | |
| | Total House-holds | % Paying over 30% | % Paying over 50% | Total Households | % Paying over 30% | % Paying over 50% |
| Renter | 234,900 | 42% | 20% | 7,510 | 48% | 26% |
| Owner | 350,525 | 39% | 15% | 18,765 | 42% | 20% |
| Percentage of Low-Income Households Overpaying for Housing | | | | | | |
| | Countywide | | | Unincorporated | | |
| | Households with Incomes <80% AMI | Paying 30% or More of HH Income | Percent | Households with In-comes <80% AMI | Paying 30% or More of HH Income | Percent |
| Renter | 106,930 | 83,005 | 77.6% | 3,985 | 3,305 | 82.9% |
| Owner | 72,280 | 47,235 | 65.4% | 4,050 | 2,525 | 62.3% |
| Source: Comprehensive Housing Affordability Strategy (from 2005-2009 5yr ACS)<br>Notes: "AMI" stands for "Area Median Income", per table 3.17. "HH" stands for "Household". | | | | | | |

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

| Table 3.18b: Percentage of ELI Households Overpaying for Housing | | | | | | |
|---|---|---|---|---|---|---|
| | Countywide | | | Unincorporated | | |
| | Total ELI Households | % Paying over 30% | % Paying over 50% | Total ELI Households | Paying over 30% | Paying over 50% |
| Renter | 53,020 | 79% | 67% | 2,205 | 79% | 70% |
| Owner | 22,375 | 71% | 60% | 1,245 | 72% | 63% |
| Source: Comprehensive Housing Affordability Strategy (5yr ACS, 2006-2010) from HCD | | | | | | |

Table 3.18b shows that slightly more ELI households in the unincorporated area are overpaying for housing, just as with households countywide, though the difference is smaller among ELI households.

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

### 3.02e Overcrowded Households

A household can be considered overcrowded when there is more than one person per room[4]. Severe overcrowding is considered to be the case when there are more than 1.5 persons per room. Table 3.19 uses Census 2000 and 2010 data on number of occupants per room to show the number of unincorporated area households that live in what could be considered overcrowded conditions.

| Table 3.19: Household Overcrowding in the Unincorporated County | | | |
|---|---|---|---|
| 2010 | Owner | Renter | Total |
| Occupied Units | 18,591 | 7,822 | 26,413 |
| Overcrowded Units | 738 | 686 | 1,424 |

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

| | | | |
|---|---|---|---|
| Severely Overcrowded | 125 | 164 | 289 |
| 2000 | Owner | Renter | Total |
| Occupied Units | 21,295 | 9,594 | 30,889 |
| Overcrowded Units | 1,452 | 1,854 | 3,306 |
| (of which) Severely Overcrowded | 708 | 1,093 | 1,801 |
| Source: 2000 U.S. Census Table H20, 2010 5yr ACS Table B25014 | | | |

The previous table indicates that 1,713 (6.5%) of unincorporated Santa Clara County's 26,413 households live in what could be considered overcrowded conditions, down significantly from the 3,306 (11%) households that were overcrowded in 2000. The number of Severely Overcrowded households has dropped even more significantly since 2000. Although renters make up less than a third of all households, almost half of all overcrowded households are renter-occupied. 11% of renter-occupied households are overcrowded, compared to only 4.6% for owner-occupied households.

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

### 3.02f Extremely Low Income Households

***Existing ELI Households***

A household is considered to be an ELI household if its income is less than 30% of the Area Median Income for households. For Santa Clara County, the Area Median Income for a household of four people in 2009 was $105,000, and the threshold income for an ELI household of four is $31,500. The following table shows the number of ELI renter and owner households in 2000 and 2009, both in the unincorporated area and Countywide.

| Table 3.20: Extremely Low Income Households | | | | | |
|---|---|---|---|---|---|
| | Renter | Owner | Total ELI | Total Households | ELI Households as Percent of all Households |
| 2009 | | | | | |
| Unincorporated | 1,910 | 1,445 | 3,355 | 26,275 | 13% |
| Countywide | 53,905 | 25,950 | 79,855 | 585,425 | 14% |
| | | | | | |
| 2000 | | | | | |
| Existing, unincorporated County | 2,298 | 1,511 | 3,809 | 31,401 | 12% |
| Existing, Countywide | 40,840 | 20,849 | 61,689 | 565,755 | 11% |
| Sources: CHAS year 2000 data, CHAS year 2005-2009 ACS data | | | | | |

The previous table shows that as of 2009, there were 3,355 existing extremely low income (ELI) households in the unincorporated area of the County, down from 3.809 in 2000. ELI households comprise 13% of all households in the unincorporated area. This percentage is slightly lower than the Countywide figure of 14% (which itself is up significantly from the 11% of 2000). In both the unincorporated area and Countywide, renter ELI households outnumber owner ELI households.

***Projected Growth in ELI Households***

State housing law requires an estimate of the growth in the number of ELI households projected for the planning period of the Housing Element. Jurisdictions may either assume that 50% of the RHNA projection for Very Low Income (VLI) households is for ELI households, or that the ratio between existing VLI and ELI households also applies to the RHNA projection for VLI and ELI households. In the unincorporated County, according to CHAS 2005-2009 data, almost exactly 50% of VLI households are ELI households. Applying that percentage to the unincorporated County's RHNA for VLI households of 22 results in a projection of an increase in ELI households of 11 by the end of the planning period in 2022.

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

Through the County's participation in the Urban County and the federal CDBG and HOME funds administered by the County's Office of Affordable Housing, the County contributes to the creation and maintenance of a number of programs for very low and extremely low income

households, such as shared housing, transitional housing, housing for the developmentally disabled, home repair, and support for developments that include affordable housing.

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

### 3.02g Housing Stock Characteristics

***Housing Conditions and Historical Trends***

The County of Santa Clara Consolidated Plan[5] 2010-2015 states that most homes begin to require major repairs or have significant rehabilitation needs at 40 years of age. The table below shows the decade of construction of the unincorporated County and Countywide housing stock.

Table 3.21: Decade Structure Built, Unincorporated and Countywide

| | Unincorporated | | Countywide | | |
|---|---|---|---|---|---|
| | Number | % of Existing | Number | % of Existing | Unincorporated As % of All County |
| Total | 29,017 | | 629,448 | | 4.6% |
| Built 2000 or later | 2,146 | 7.4% | 59,880 | 9.5% | 3.6% |
| Built1990 to 1999 | 2,567 | 8.8% | 63,429 | 10.1% | 4.0% |
| Built 1980 to 1989 | 2,797 | 9.6% | 79,409 | 12.6% | 3.5% |
| Built 1970 to 1979 | 5,229 | 18.0% | 143,847 | 22.9% | 3.6% |
| Built 1960 to 1969 | 3,580 | 12.3% | 121,349 | 19.3% | 3.0% |
| Built 1950 to 1959 | 6,351 | 21.9% | 100,795 | 16.0% | 6.3% |
| Built 1940 to 1949 | 3,230 | 11.1% | 27,495 | 4.4% | 11.7% |
| Built 1939 or earlier | 3,117 | 10.7% | 33,244 | 5.3% | 9.4% |

Source: ACS 2011 5yr Table B25034

The table shows that unincorporated County housing stock is older than the housing stock Countywide, with a higher percentage of units built before 1960. It also that the 1950s represent a peak in housing development for the unincorporated County, that starting in the 1960s

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

development has been focusing more and more in the cities, and that the 1970s were a peak for housing construction Countywide.

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

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

In May 2009, 11 teams of County Staff conducted a day-long survey of nine neighborhoods containing 8,233 parcels within the established urban and built up rural unincorporated County. The purpose was to provide a documented windshield survey of housing conditions and evaluate the impacts of foreclosed properties on neighborhoods. The Housing Conditions Survey is undertaken every few years, when it is determined that new data is needed to understand a particular aspect of the local housing market (see Program 4.03.05: Housing Conditions Survey).

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

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

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

### *Housing Cost Statistics*

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

| Table 3.22: Median Rents | | |
|---|---|---|
| Bedrooms | 2009 Median | 2013 Median |
| Studio | $965 | $1,425 |
| One | $1,225 | $1,695 |
| Two | $1,595 | $2,039 |
| Three | $2,200 | $2,500 |
| Four + | $2,595 | $3,525 |
| Source: Craigslist - All South Bay | | |
| 2009: April 11, 2009 postings- 573 entries | | |
| 2013: February 2, 2013 postings – 536 entries | | |

The Craigslist data[6] shows that the median Countywide rents for studios are affordable for two-person households but not for one-person households, and that no other unit size is affordable for an appropriately sized household.

The Craigslist data also shows that rents have risen markedly for housing of all sizes since the depth of the recent recession in 2009. The recent rise in rents is consistent with other economic indicators showing an economic recovery in Santa Clara County and Silicon Valley.

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

The following table shows Median home prices for Santa Clara County in January of every year since 2000.

| Table 3.23: Median Home Prices (Countywide) | |
|---|---|
| Year | Price |
| 2013 | $555,000 |
| 2012 | $418,000 |
| 2011 | $439,000 |
| 2010 | $451,000 |
| 2009 | $400,000 |
| 2008 | $639,000 |
| 2007 | $660,000 |
| 2006 | $648,000 |
| 2005 | $565,000 |
| 2004 | $473,000 |
| 2003 | $447,000 |
| 2002 | $426,000 |
| 2001 | $505,000 |
| 2000 | $408,000 |
| Source: Dataquick Releases, January 2000 - January 2013 Data | |

Since 2000, Median home prices rose, then dropped, then rose again to levels not seen since 2005. Lower median prices do not always translate directly to better affordability, since median prices can reflect changes in the mix of housing on offer as well as the availability and types of financing. Similarly, higher prices can be in part due to lower mortgage rates, which together can allow monthly mortgage payments no different than those for low priced homes financed at high rates.

### *Housing Stock Characteristics*

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

| Table 3.24: Housing Units, Unincorporated County and Countywide, 1990, 2000, and 2010 | | | | |
|---|---|---|---|---|
| | | 1990 | 2000 | 2010 |
| Countywide | Total | 540,240 | 579,329 | 626,325 |
| | Single Family | 350,629 | 376,659 | 402,383 |
| | Multifamily | 168,712 | 183,568 | 204,982 |
| | Mobile Homes | 20,899 | 19,102 | 18,582 |
| Unincorporated County | Total | 35,153 | 32,098 | 28,352 |
| | Single Family | 28,211 | 26,974 | 23,539 |
| | Multifamily | 6,171 | 4,479 | 4,257 |
| | Mobile Homes | 771 | 645 | 529 |
| Sources: 1990 U.S. Census STF3 Tables H001, H020; 2000 U.S. Census STF3 Tables H1, H30, 2010 ACS 5yr Table B25024 | | | | |

Of the 28,352 housing units in the unincorporated area, 83% are single family dwellings, a much higher percentage than the 64% found in the County as a whole. The proportion of multifamily housing units and mobile homes in the unincorporated County declined from 1990 to 2000, and increased slightly from 2000 to 2010.

***Recent Development Trends***

The following table shows housing development in the unincorporated County for the planning period of the 2009 Update (2007-2014).

Table 3.25: Housing Unit Development Trends: Unincorporated County 2007 - 2014

| Year | Units Permitted: Stanford Apartments | Units Permitted: All Other Units | Total |
|---|---|---|---|
| 2007 | 231 | 108 | 339 |
| 2008 | 126 | 43 | 169 |
| 2009 | 0 | 125 | 125 |
| 2010 | 0 | 55 | 55 |
| 2011 | 0 | 42 | 42 |
| 2012 | 0 | 49 | 49 |
| 2013 (projected) | 232 | 59 | 291 |
| 2014 (projected) | 0 | 58 | 58 |
| Total 2007-2014 | 589 | 539 | 1128 |

Note: 'All Other Units' numbers include single family dwellings on Stanford land. 'Stanford Apartments' includes only apartment-style units.

Source: County of Santa Clara Planning Office

There have been 779 housing starts in the unincorporated County for the first six years of the current planning period. Single family dwelling (SFD), secondary dwelling, and duplex starts averaged 70 units annually, with a high of 125 units in 2009.

The average from 2007 through 2012 is less than the average for the previous planning period because of the downturn in the housing market and in the broader economy.

At Stanford University, 357 apartment-style dwelling units that meet the Census Bureau's definition of a housing unit were created from 2007 through 2012. Building permits for 64 SFDs units on Stanford lands were issued in 2009-2010.

Stanford University has also contributed $18,838,941.96 as of August 2012 to the Stanford Affordable Housing Fund as required by conditions of the Stanford University General Use Permit (GUP), for which the University received approval from the County in 2000. The Stanford Affordable Housing Fund is administered by the County Office of Affordable Housing, for the purpose of funding affordable housing projects near the University. See Program 4.05.03 in Chapter 4 for further details on the Stanford Affordable Housing Fund.

In addition to apartment-style and single family dwellings, Stanford has also built 611 dormitory-style student housing beds, which do not meet the Census Bureau's definition of "housing units" and cannot be counted toward meeting the County's RHNA. Although these dormitory-style units cannot be counted for purposes of meeting the RHNA, they will nonetheless make an

important contribution to the housing supply at Stanford University, and reduce potential pressures on the housing demand in nearby communities.

***Vacancy Rates***

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

Table 3.26: Occupancy Status and Vacancy Rates

| | 1990 | | 2000 | | 2010 | |
|---|---|---|---|---|---|---|
| | SCC | Uninc | SCC | Uninc | SCC | Uninc |
| Owner Occupied | 57% | 63% | 58% | 66% | 56% | 68% |
| Renter Occupied | 39% | 34% | 39% | 30% | 39% | 28% |
| Vacant | 4% | 3% | 2% | 4% | 5% | 7% |

| | 2000 | | 2010 | |
|---|---|---|---|---|
| Reason for Vacancy, year 2000 and 2010: | SCC | Uninc | SCC | Uninc |
| For rent | 33% | 27% | 29% | 16% |
| For sale only | 16% | 20% | 15% | 19% |
| Rented or sold, not occupied | 17% | 11% | 13% | 4% |
| For seasonal, recreational, or occasional use | 21% | 15% | 12% | 14% |
| For migrant workers | 2% | 2% | 0% | 0% |
| Other vacant | 11% | 25% | 31% | 48% |

Sources:
1990: 1990 Census STF3 H004
2000: 2000 Census SF3 H6
2010: 2010 ACS B25002, B25003

The Census data shows that vacancy rates Countywide have varied over time, reaching a low of 2% in 2000. The vacancy rates for the unincorporated County ranged from 3% to 7%. In 2000, the main reason for a unit to be vacant was that it was for rent. In 2010, the top reason was "other vacant" ("other" reasons can include units held vacant for a caretaker or janitor, or units held vacant for personal reasons of the owner), and the second biggest reason was that the unit was for sale.

### 3.02h Publicly-Assisted Housing Stock

According to November 12, 2013 data from the risk assessment database of the California Housing Partnership Corporation (CHPC), 29 projects consisting of 2,482 Section 8 units in Santa Clara County are at high risk of converting to market-rate housing in the next 10 years. None of the projects are in the unincorporated area. See sections 4.04.06, 4.04.08, and 4.05.06 for information about the Housing Authority of the County of Santa Clara's efforts to convert some of its tenant-based section 8 vouchers to project-based vouchers.

### 3.02i Special Housing Needs Facilities

The table below shows the number and capacity of Licensed Community Care Facilities in Santa Clara County. The purpose of this table is to provide some background information to later discussions on particular special needs populations. Notice that all categories of facility decreased in number between 2000 and 2010 except Elderly Residential.

| Table 3.27: Licensed Community Care Facilities Countywide | | | | |
|---|---|---|---|---|
| | 2000 | | 2010 | |
| Type | Number | Capacity | Number | Capacity |
| Small Family Home | 3 | 18 | 1 | 6 |
| Group Home | 52 | 375 | 45 | 340 |
| Adult Residential | 270 | 2,106 | 268 | 2,084 |
| Elderly Residential | 371 | 8,261 | 338 | 8,759 |
| Social Rehabilitation | 5 | 70 | 5 | 70 |
| Adult Day Care | 33 | 2,003 | 35 | 2,334 |
| Total | 734 | 12,833 | 692 | 13,593 |
| Source: California Department of Social Services Community Care 1/8/13 | | | | |

### 3.02j Disabled Persons Housing Needs

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

| Table 3.28: Persons with Disability, By Employment Status, in the Unincorporated County | | | | |
|---|---|---|---|---|
| | 2000 | | 2010 | |
| | Number | Percent | Number | Percent |
| Age 16-64, Employed Persons with a Disability | 5,366 | 6% | | |
| Age 16-64, Not Employed Persons with a Disability | 3,641 | 4% | | |
| Persons Age 65+ with a Disability | 3,718 | 4% | | |
| Total Persons with a Disability | 13,455 | 14% | | |
| Total Unincorporated Population (Civilian Non-Institutional) | 94,428 | | | |
| Source: U.S. Census 2000: Table P42<br>Due to changes in medical models of disability, the 2000 Census questions have been changed for the ACS. The data in this table will be replaced with 5 yr ACS data (Table S1810 for 2008-2012) in early 2014. | | | | |

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

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

Source: Census 2000 Table P41.
Due to changes in medical models of disability, the 2000 Census questions have been changed for the ACS. The data in this table will be replaced with 5 yr ACS data (Table S1810 for 2008-2012) in early 2014.

The County of Santa Clara Consolidated Plan 2010-2015 reports that typical housing problems faced by disabled people include barriers in the application process, high medical bills that have caused credit problems, and securing Reasonable Accommodation requests.

The data in Table 29b contains information from the San Andreas Regional Center (SARC), a community-based, private nonprofit corporation funded by the State of California to serve developmentally disabled residents of Santa Clara County (and three other nearby counties). Senate Bill 812 of 2010 (SB 812) requires housing elements to include an evaluation of the special housing needs of persons with developmental disabilities. Data from SARC shows that there are 10,019 residents of Santa Clara County with developmental disabilities. Of those 10,019 residents, 8,357 of them live at home, and another 1,590 are placed in care-giving facilities. SARC contracts with two housing services providers in the County to arrange placement for those that need it.

| Table 3.29b: Developmental Disabilities, Countywide | | | | | | |
|---|---|---|---|---|---|---|
| By Residence | | | | | | |
| Age Group | In-Home | Placement | State Hospital | Other | Unknown | Totals |
| 0-3 years | 1314 | 21 | 0 | 4 | 0 | 1339 |
| 3-17 years | 3540 | 60 | 0 | 21 | 3 | 3624 |
| 18-22 years | 993 | 94 | 0 | 3 | 4 | 1094 |
| 23-58 | 2321 | 1107 | 0 | 16 | 19 | 3463 |
| 59+ | 189 | 308 | 0 | 1 | 1 | 499 |
| | 8357 | 1590 | 0 | 45 | 27 | 10019 |
| By Disability, percent of Countywide Total | | | | | | |
| | Mental Retardation | Autism | Cerebral Palsy | Epilepsy | Other | |
| Adults | 55% | 10% | 11% | 16% | 8% | |
| Ages 3-17 | 40% | 42% | 7% | 6% | 5% | |
| Total | 49% | 24% | 9% | 11% | 7% | |
| Source: San Andreas Regional Center Data Request 4/30/13 | | | | | | |

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

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

- the San Andreas Regional Center, a community-based, private nonprofit corporation serving the needs of the developmentally disabled as required by the Lanterman Developmental Disabilities Act,
- the Housing Choices Coalition, providing for the housing needs of over 10,000 developmentally disabled adults in Santa Clara, Santa Cruz, and Monterey Counties,
- the Bay Area Housing Corporation, created to facilitate the development of a housing plan to transition the developmentally disabled residents of Agnews Developmental Center into the community, and
- the Santa Clara County Mental Health Department.

The County has also contributed to:

- Catholic Charities projects for the developmentally disabled,

- a Pacific Autism Center for Education (PACE) project to acquire a single family dwelling to provide housing for six autistic youth,
- an Eden Housing special needs housing project in San Jose for 14 disabled persons, and
- the Silicon Valley Independent Living Center, which provides housing referral and placement services to those with disabilities.
- The 1585 Studios project, which created 27 units of affordable housing for developmentally disabled adults.

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

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

### 3.02k Elderly

Census Bureau data shows that in 2011 there were 7,149 households with 10,587 seniors in the unincorporated County. This is more households and fewer seniors than in 2000. The number of seniors and households with seniors is slightly higher in the unincorporated County than Countywide.

The table below also shows that the number of households with seniors as a percentage of all households has increased slightly from 2000 to 2011. This trend will increase in the future as the baby boom generation ages and medical technology improves.

| Table 3.30: Households with Seniors | | | | |
|---|---|---|---|---|
| Persons 65 and Over: Population | 2000 | | 2011 | |
| | Households | Percent of Total | Households | Percent of Total |
| Santa Clara County | 160,527 | 10% | 192,140 | 11% |
| Unincorporated County | 10,795 | 11% | 10,587 | 12% |
| Households with Persons 65+ | 2000 | | 2011 | |
| Santa Clara County | 113,316 | 20% | 133,113 | 22% |
| Unincorporated | 6,858 | 22% | 7,149 | 26% |
| Sources: , 2007 ACS B01001 & N11007 | | | | |
| Persons 65+ : 2000 Census STF1 P12 & P23, 2011 5yr ACS S0101 | | | | |

Households with 65+: 2000 Census P23, 2011 ACS B11007 (2010 ACS data not available for all jurisdictions

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

The next two tables present data on seniors and incomes. Table 3.31 shows that for the unincorporated County, seniors are much less likely to be living in poverty than the Countywide population (The Federal Poverty Threshold in 2012 for a family of four was $23,050). One reason for this might be that seniors living in the unincorporated County are more likely to own their home than seniors Countywide (Table 3.32). For those for whom affordability is an issue, programs to which the County contributes such as the Senior Shared Housing Program run by Project Match and the Senior Housing Solutions housing projects can be of assistance by providing shared affordable housing and other housing services.

Table 3.31: Seniors in Poverty

| | Countywide | | Unincorporated | |
|---|---|---|---|---|
| | 2000 | 2010 | 2000 | 2010 |
| Total Population for whom poverty status is determined | 1,653,531 | 1,710,231 | 93,538 | 78,645 |
| Population in poverty | 124,470 | 152,066 | 7,950 | 7,192 |
| Percent of Population in Poverty | 7.5% | 8.9% | 8.5% | 9.1% |
| Total Seniors for whom poverty status is determined | 154,328 | 181,693 | 9,593 | 9,819 |
| Seniors in poverty | 9,840 | 12,221 | 583 | 477 |
| Percent of Seniors in poverty | 6.4% | 6.7% | 6.1% | 4.9% |

Sources:
2000 Census SF3 P87 - Poverty Status by Age
2010 5yr ACS S1701 Poverty Status

Table 3.32: Elderly Householders by Tenure

| | Countywide | | Unincorporated | |
|---|---|---|---|---|
| Householder Age | 2000 | 2010 | 2000 | 2010 |
| Owner 65+ | 70,278 | 77,281 | 5,205 | 5,002 |
| Renter 65+ | 21,485 | 25,822 | 539 | 390 |
| Total | 91,763 | 103,103 | 5,744 | 5,392 |
| Percent Owner | 77% | 75% | 91% | 93% |
| Percent Renter | 23% | 25% | 9% | 7% |

Sources: 2000 Census SF3 H14, 2010 5yr ACS B25007
Tenure by Age of Householder

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

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

### 3.02l Large Households

Large Households are those with five or more persons. Table 3.33 below shows that Large Family Households increased as a percentage of all households in unincorporated County from 1990 to 2000. Countywide, Large Family Households increased from 1990 to 2000, then decreased to below 1990 levels by 2010.

Table 3.33: Large Family Households

| Large Family Households | 1990 | | 2000 | | 2010 | |
|---|---|---|---|---|---|---|
| | Households | Percent of Total | Households | Percent of Total | Households | Percent of Total |
| Santa Clara County | 72,853 | 14% | 87,746 | 16% | 89,241 | 12% |
| Unincorporated | 4,455 | 13% | 5,007 | 16% | 4,585 | 16% |

Sources: 1990 Census STF3 P016, 2000 Census SF1 P26, 2010 Census H13

Table 3.34 below shows the relationship between Large Families, home ownership, and household income. Large families that are renters tend to have very low incomes (below 50% AMI). Only 245 of 1685 (36%) have at least moderate incomes (above 80% AMI). In contrast, 2,220 of 2,788 (almost 80%) of large families that own the home they live in have at least moderate incomes.

Table 3.34: Large Family Households by Tenure and by Income

| | Renter | | | Owner | | | Total | | |
|---|---|---|---|---|---|---|---|---|---|
| Income | Large | All | Percent of All | Large | All | Percent of All | Large | All | Percent of All |
| Below 50% AMI | 305 | 3,515 | 9% | 383 | 3,210 | 12% | 688 | 6,725 | 10% |
| 50% to 80% AMI | 135 | 635 | 21% | 185 | 985 | 19% | 320 | 1,620 | 20% |
| Above 80% AMI | 245 | 3,385 | 7% | 2,220 | 14,565 | 15% | 2,465 | 17,950 | 14% |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total | 685 | 7,535 | 9% | 2,788 | 18,760 | 15% | 3,473 | 26,295 | 13% |
| Source: 2005-2009 CHAS data | | | | | | | | | |

A large family could end up living in overcrowded conditions for reasons of affordability and insufficient units large enough for large families. Table 3.35, Housing Stock by Bedroom, shows that there are more than enough three bedroom or larger housing units in the unincorporated County for both renters and for owners, and even enough four-plus bedroom units to cover the number of large families in the unincorporated County.

Table 3.35: Housing Stock by Tenure by Bedroom, unincorporated County

| | Renter | | Owner | | Total | |
|---|---|---|---|---|---|---|
| Bedrooms | Number | Percent | Number | Percent | Number | Percent |
| 0 BR | 696 | 9% | 45 | 0% | 925 | 3.0% |
| 1 BR | 1,665 | 21% | 387 | 2% | 3,755 | 12.2% |
| 2 BR | 2,805 | 36% | 2,464 | 13% | 7,118 | 23.0% |
| 3 BR | 2,080 | 27% | 8,562 | 46% | 11,267 | 36.5% |
| 4 BR | 414 | 5% | 5,074 | 27% | 5,859 | 19.0% |
| 5+ BR | 162 | 2% | 2,059 | 11% | 1,965 | 6.4% |
| Total | 7,822 | | 18,591 | | 30,889 | |

Source: 2010 5yr ACS B25042

### 3.02m Female-Headed Households

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

Table 3.36: Family Households Headed by Women

| | 1990 | 2000 | 2010 |
|---|---|---|---|
| Santa Clara County | 53,598 | 56,793 | 62,226 |
| (Percent of Total) | 10% | 10% | 10% |
| Unincorporated | 2,808 | 2,646 | 2,020 |
| (Percent of Total) | 8% | 8 % | 8% |

Source: 1990 Census P16 ; 2000 Census SF1 P18 ; 2010 5yr ACS B11005

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

| Table 3.37: Female Headed Households and Poverty | | | | |
|---|---|---|---|---|
| | Countywide | | Unincorporated | |
| Household Type | Number | Percent | Number | Percent |
| Total Families | 421,343 | | 19,229 | |
| Female Headed Households | 62,226 | 15% | 2,010 | 10% |
| Female Headed Households with Children under 18 | 37,477 | 9% | 954 | 5% |
| Families in Poverty | 25,775 | | 974 | |
| Female Headed Households with Children under 18 in Poverty | 9,203 | 36% | 219 | 22% |
| Source: 2010 5yr ACS B17012: Female-headed Families and Poverty | | | | |

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

### 3.02n Agricultural Worker Housing Needs

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

Table 3.38 compares ABAG's Projections 2000 and Projections 2009 for Agriculture, Mining, and Natural Resources Industry employment, both Countywide and in unincorporated areas outside city Spheres Of Influence (SOI). The more recent forecast show a much lower employment level than the prior forecast, and also shows employment in this industry group decreasing over time.

| Table 3.38: Agriculture, Mining, and Natural Resources Industry Employment Projections | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| Projections 2000: Countywide | 7,210 | 7,210 | 7,430 | 7,400 | 7,320 | 7,180 | 7,010 | - | - |
| Projections 2009: Countywide | - | - | 4,560 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 |
| Projections 2000: Outside SOI | 330 | 390 | 300 | 350 | 420 | 450 | 440 | - | - |
| Projections 2009: Outside SOI | NDA | NDA | 330 | 260 | 250 | 240 | 250 | 270 | 270 |
| Source: ABAG Projections 2000 and 2009 | | | | | | | | | |

In Table 3.39 below, Agricultural Census data from 1992, 1997, and 2002 shows a general decrease in the number of hired farm labor-workers Countywide, with the decrease focused on those working 150 days or less.

| Table 3.39: Number of Farmworkers and Farms, Santa Clara County | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 1992 | | 1997 | | 2002 | | 2007 | |
| | Farm workers | Farms | Farm workers | Farms | Farm workers | Farms | Farm Workers | Farms |
| Farm Operations With Less than 10 Employees | | 321 | | 406 | | 368 | | 287 |
| Worked 150 days or more | 497 | | 574 | | 447 | | 340 | |
| Worked less than 150 days | 2130 | | 1168 | | 611 | | 555 | |
| Farm Operations With 10 or more employees | | 117 | | 88 | | 116 | | 87 |
| Worked 150 days or more | 779 | | 1707 | | 1249 | | 2,502 | |
| Worked less than 150 days | 3415 | | 2330 | | 3149 | | 2,192 | |
| Total: Worked 150 days or more | 1276 | | 2281 | | 1696 | | 2,842 | |
| Total: Worked less than 150 days | 5545 | | 3498 | | 3760 | | 2,747 | |
| Total: Farms and farm labor-workers | 6821 | 438 | 5779 | 494 | 5456 | 484 | 5,589 | 374 |
| Sources: Agricultural Census 1992, 1997: Table 5; 2002, 2007: Table 7 | | | | | | | | |

Tables 3.40 and 3.41 show State Employment Development Department (EDD) data for the San Jose - Sunnyvale - Santa Clara Metropolitan Statistical Area (MSA), which includes both Santa Clara County and San Benito County. The employment data in table 3.40 shows overall declines from 1990 to 2010 in employment in the Farm Industry. The EDD occupational data in Table 3.41 shows declines in both the 2004-2014 forecast and in their 2010-2020 forecast for the occupation of "Farmworkers and Laborers, Crop, Nursery, and Greenhouse". Table 3.41 also shows that the forecast for farmworker occupational employment decreased by almost 50% between the 2014 forecast and 2020 forecast.

| Table 3.40: Farm Industry Employment | | | | | |
|---|---|---|---|---|---|
| | 1990 | 1995 | 2000 | 2005 | 2010 |
| Farm Industry (on-farm) Employment | 4,900 | 4,500 | 5,000 | 3,800 | 3,500 |
| Source: EDD: Industry Employment & Labor Force - Annual Average 1990-2011 | | | | | |

| Table 3.41: Farmworker Occupation Employment | | | | |
|---|---|---|---|---|
| | 2004 base year | | 2014 forecast | |
| Farmworkers, 2014 Forecast | 4,360 | | 4,140 | |
| | | 2010 base year | | 2020 forecast |
| Farmworkers, 2020 Forecast | | 2,260 | | 2,190 |
| Source: EDD: MSA Occupational Employment Projections 2004-2014 and 2010-2020 SOC 45-2092 | | | | |

The next table of EDD data shows a seasonal increase in employment from January to August of 37% in the monthly averages of the 2000-20011 employment levels.

| Table 3.42: Seasonal Employment Patterns | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| Employment | 3,425 | 3,450 | 3,542 | 3,692 | 3,833 | 4,142 | 4,467 | 4,692 | 4,692 | 4,608 | 3,942 | 3,583 |
| Source: EDD: County Industry Employment & Labor Force - by MONTH averages 2000-2011 | | | | | | | | | | | | |

Estimates of the hourly wages of these agricultural workers are $8.97 / hr as of the first quarter of 2012 per the EDD Occupational Employment Projections 2010-2020, up from $8.40 / hr for Q1 2006 according to the EDD Occupational Employment Projections 2004-2014.

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

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

### 3.02o Homeless Persons and Emergency Shelter Housing Needs

The most recent examination of the needs of homeless persons in Santa Clara County is the 2013 Santa Clara County Homeless Census and Survey. The two-day point-in-time Census took place in early morning hours of January 29th and 30th, 2013. The Census counted 7,631 homeless persons countywide.

The Census count of homeless persons was supplemented by a Survey of the homeless. Data from the Survey was combined with the results of the Census to generate an estimate of the number of people that experience homelessness over the course of a year. For the 2013 Census and Survey, the estimate was 19,063 people.

Table 3.43 shows the 2005-2013 Census and Survey results. It shows 836 homeless people found in the unincorporated County, of which 730 were unsheltered on the day of the count. This is more than double the number of homeless counted in 2007 in support of the previous Housing Element.

Table 3.43: Homeless Survey Counts

| Census & Survey Year | Countywide Point-in-Time | Countywide Unsheltered PIT | Unincorporated Point-in-Time | Unincorporated Unsheltered PIT |
|---|---|---|---|---|
| 2013 | 7,631 | 5,674 | 836 | 730 |
| 2011 | 7,045 | 5,169 | 991 | 886 |
| 2009 | 7,086 | 4,983 | 776 | 664 |
| 2007 | 7,202 | 5,101 | 374 | 259 |
| 2005 | 7,646 | 4,868 | 531 | 435 |

Sources: 2005-2013 Santa Clara County Homeless Census and Surveys (by Applied Survey Research)

Table 3.44 below shows that the most frequent reasons given for why individuals were homeless were unemployment and alcohol or drug abuse, as was the case in 2007. Note however that the top five reasons for homelessness account for a much greater percentage of total homelessness than was the case in 2007 – that is, there are fewer and more intense causes of homelessness in 2013 than there were in 2007.

Table 3.44: Primary Reason For Homelessness Given by Homeless

| 2007 | 2005 |
|---|---|

| Reason Given | Percent | Reason Given | Percent |
|---|---|---|---|
| Unemployment | 29% | Unemployment | 40% |
| Alcohol or Drug Abuse | 20% | Alcohol or Drug Use | 17% |
| Incarceration | 5% | Eviction | 12% |
| Family / Domestic Violence | 5% | Argument with Family / Friends | 9% |
| Illness | 5% | Incarceration | 8% |

The County works closely with the cities and with non-profit agencies that serve the needs of the homeless population in order to maximize all forms of assistance. In addition to the survey of the homeless that takes place every two years; there are also several programs that address the need for emergency shelters and transitional housing including the Emergency Housing Consortium's (EHC) Transitional Housing Program, and an EHC and South County Housing project creating a 140 bed transitional shelter in Gilroy. For further details on county homeless shelter programs please refer to section 4.08.14 "County Homeless Facilities".

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

## 3.03 Projected Housing Need

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

### 3.03a Regional Housing Need Plan Numbers Supplied by State HCD

The regional numbers supplied by the State Department of Housing and Community Development (HCD) are projections, and will vary from actual growth in housing units. The regional numbers are developed with considerations including household size and growth, rate of household formation, and both existing and optimal vacancy rates[7]. The numbers produced by HCD are given to ABAG in the form of a regional target number. ABAG is responsible for allocating the regional target number to cities and counties in the Bay Area.

The Association of Bay Area Governments, the Bay Area's regional council of governments, determines the projected housing need for each jurisdiction in the region through its Regional Housing Needs Allocation (RHNA) process. The RHNA numbers are based on HCD's regional growth forecasts. The RHNA figures are derived from the most current assessment of future housing needs by jurisdiction, as informed by ABAG's draft Sustainable Communities Strategy and the Metropolitan Transportation Commission's draft Regional Transportation Plan, together known as PlanBayArea. PlanBayArea was adopted in July 2013, and covers the period from now through 2040.

### 3.03b ABAG's Forecast of Housing Needs

ABAG's Housing Needs Allocation, adopted July 18, 2013, forecast the 2015-2022 regional housing needs for each jurisdiction in the Bay Area. The primary components used to allocate the housing need between the jurisdictions were a Sustainability component (presence of Priority Development Areas in a jurisdiction), and a Fair Share component (taking into account a jurisdiction's total employment, projected job growth, past housing construction relative to previous RHNA, and presence of transit). The RHNA for each jurisdiction was also allocated by income category (Very Low, Low, Moderate, and Above Moderate Income).

During the RHNA review and appeal process, the City of Palo Alto requested that the County accept a transfer of some RHNA units from the City to the County. After discussion and analysis of capacity and forecasted housing production at Stanford University, the County agreed

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

to accept a transfer of responsibility for 200 Moderate Income RHNA units from the City to the County.

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

| Table 3.45: RHNA: Unincorporated Santa Clara County Housing Need, by Income Category | | | | | |
|---|---|---|---|---|---|
| | Total | Very Low | Low | Moderate | Above Moderate |
| RHNA Units | 277 | 22 | 13 | 214 | 28 |
| Percentage | 100% | 8% | 5% | 77% | 10% |

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

## 3.04 Recent Unincorporated County Housing Development Activity

The purpose of this section is to document that portion of the County's RHNA that has already been met by permits issued to date in the 2007-2014 RHNA period.

### 3.04a Overview of Recent Housing Development Activity

Table 3.46 shows the numbers and types of units that were permitted in Unincorporated Santa Clara County between January 1, 2007 and December, 31, 2012:

| Table 3.46: Dwelling Units Permitted, 2007-2012, in the unincorporated County | | | | | |
|---|---|---|---|---|---|
| Dwelling Type | Total | Very Low | Low | Moderate | Above Moderate |
| Single Family Dwelling | 306 | | | | 306 |
| Two-Family Dwelling Units | | | | | |
| Apartment-Style Units at Stanford | 357 | | 286 | | 71 |
| Secondary Units | 50 | 38 | | 13 | 12 |
| Agricultural Worker Units | | | | | |
| Total | 715 | 38 | 286 | 2 | 389 |
| Source: County of Santa Clara Planning Office | | | | | |

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

### 3.04b Single Family Housing Development

All primary single family dwelling development is assumed to have been constructed and/or sold at market rates, and are assumed to be affordable only to those with above moderate incomes. Many single family residences built within unincorporated urban pockets are new units that are replacing units that already existed, however, the statistic provided for single family dwellings is a 'gross' figure, consistent with the reporting standard for HCD's Annual Housing Element Progress Report.

### 3.04c Two-Family and Multi-Family Dwellings

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

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

### 3.04d Graduate Student Housing Development at Stanford University

Stanford University currently provides graduate student housing for 56% of its graduate students, and the majority of graduate students occupy their apartments year-round for multiple years while they obtain their degrees. Approximately 75% of graduate student residents are single students, while the remainders are couples or students with children. Additionally the University houses approximately 91 percent of its undergraduates on campus.

Between January 2007 and December 2012, 357 graduate student apartment-style units that meet the Census Bureau's definition of a "housing unit" (separate living quarters, not dorms) have been constructed at Stanford University. Monthly rents for apartments at Stanford range from $1,266 to $4,932 a month, depending on the number of bedrooms in the apartment and the size of the household sharing the apartment. According to the determination of affordability categories in the HCD Official State Income Limits for 2013, the 286 studios, one bedroom, and two bedroom graduate student apartments built since January 2007 would be affordable to Low Income households. The remaining 71 units are four bedroom apartments, and would be affordable only to Above Moderate Income households.

### 3.04e Secondary Dwelling Unit Development

Secondary units are dwelling units that provide complete living facilities and are subordinate and ancillary to a primary dwelling on the same lot. For purposes of the 2015 Update, the analysis assumes that 74% of secondary units are occupied by households that pay no rent, and the other 26% are rented at a median rent of $1,700. These assumptions are based on a telephone survey

conducted by the County's Planning Office in spring of 2013. Staff made calls to owners of secondary units permitted by the County's Building Inspection Office since 1999. Staff collected rental price information from 27 owners. Based on staff's survey, only seven owners were charging rent for their occupied secondary unit.

From 2007-2012, 50 secondary units were permitted, for an average of 10 per year. The average number of secondary units built from 1999 to present is close to 12 units per year, and the County anticipates that creation rate to continue through 2022.

### 3.04f Agricultural Worker Housing Development and Related Activities

No permits for agricultural worker housing were issued since 2007. This absence of agricultural worker housing development is close to the forecast in the 2001 Update of one unit per year and the lack of development reported in the 2009 Update, and is consistent with Agricultural Census evidence that the number of farmworkers in the County has been declining since 1992.

## 3.05 Unincorporated County Housing Development Capacity

### 3.05a Overview

Section 3.05 first describes how the County has the capacity to meet the RHNA allocated to it by ABAG, followed by an analysis of the probable development that may occur through the end of the planning period in 2022.

Table 3.48 below shows capacity by source and by income category.

Table 3.48: Summary of Capacity to Meet RHNA

| | Income Category | | | | |
|---|---|---|---|---|---|
| Source of Capacity | Very Low[3] | Low | Moderate | Above Moderate | Total |
| Unincorporated County Capacity [1] (not including Stanford) | 90 | | | 1,325 | 1,415 |
| Development-linked Capacity at Stanford | 350 | 87 | | 230 | 667 |
| Total Ability to Meet RHNA | 440 | 87 | 0 | 1,555 | 2,082 |
| RHNA | 22 | 13 | 214 | 28 | 277 |
| Surplus Capacity [2] | 418 | 74 | -214 | 1,527 | |

Notes:

1/ Per GIS using criteria in section 3.05c.

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

3/ Unincorporated County capacity at Very Low is for Secondary Dwellings. Capacity for secondary dwellings is based forecast of construction of secondary dwellings. Actual production of secondary dwellings is could be as high as 24 units per year once Programs facilitating secondary dwelling production are implemented.

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

### 3.05b Residential Development Capacity and Site Inventory

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

The County has jurisdiction over two very different types of subareas: 1) rural unincorporated areas, and 2) urban unincorporated areas. In accordance with the County's General Plan and the County's longstanding commitment to concentrate development in the urban areas, only the urban unincorporated areas are intended to receive urban services and infrastructure. These areas will also eventually be annexed to their surrounding city. The urban unincorporated areas are in the County's jurisdiction. However, these areas are governed by the relevant cities' General Plans, and therefore they are under the cities' long range planning authority.

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

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

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

#### *Urban Unincorporated Areas*

Most of the land within urban unincorporated areas has been developed at single family residential densities, and has been built out over the decades since the 1950s. The capacity analysis identified vacant parcels within residentially zoned areas within cities' Urban Service Areas (USA). The capacity analysis identified 245 parcels in zones that allow residential development by right. The vast majority of parcels in USAs have full complement of urban services, including water, sewer, fire protection, and developed roads. Most of these parcels are not subject to environmental constraints that would preclude residential use.

The County does not include these parcels in its site inventory for two reasons. First, the RHNA methodology used to determine the County's RHNA only allocate housing demand generated by socio-economic activity and growth outside cities' spheres of influence to the County. Second, the sites are not under the County's long range planning authority. Parcels inside urban service areas are under the long range planning authority of the respective cities. Only the cities can change the General Plan designation of those sites, and many of these sites will be annexed either through the State's streamlined annexation process or on a project by project basis when new construction is proposed for the site.

As annexations continue, opportunities for new residential development permitted by the County are reduced. Since 2005, through the State's streamlined annexation process, the cities in Santa Clara County have annexed land in urban pockets that are estimated to contain over 4,600 housing units.

***Stanford University Lands***

Stanford University is a private university located in the northwest corner of Santa Clara County adjacent to San Mateo County. It contains over 4,000 acres of land within Santa Clara County, the majority of which are under the land use jurisdiction and regulatory authority of the County. Stanford lands on which residential development may occur have full access to urban services and infrastructure. Further, through the 2000 General Use Permit (GUP), Stanford gained approval to construct additional housing of various sizes and types for 3,018 students, faculty and staff. Since the year 2000, Stanford has constructed 1,457 beds to house students, faculty and staff. Of those 1,457 beds, 703 units meet the Census Bureau's definition of a housing unit. While this housing is directly accessible only to Stanford students, faculty, staff, and their families, it benefits the wider community by augmenting the local housing supply.

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

***Rural Unincorporated Areas***

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

Therefore, the housing capacity of rural unincorporated areas is limited to single family development and secondary dwellings. Higher density multi-family development is not an option

in the rural unincorporated areas because this type of development typically requires off-site wastewater treatment and is inconsistent with the County's and cities' General Plans and long-standing growth management policies that provide for higher density development in cities. It is also not consistent with PlanBayArea, the region's combined land use, housing, and transportation plan.

The capacity analysis identified a large number of vacant, potentially developable existing parcels. More than 1,300 parcels met the selection criteria, which were intended to identify the parcels that were least constrained by physical and other factors.

### 3.05c Development Capacity Analysis

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

- single family dwellings
- secondary units
- agricultural worker units

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

***Capacity Analysis for Rural Unincorporated Areas***

Using GIS and other property information, development criteria were applied to individual property characteristics to determine the number of developable sites for each dwelling type in unincorporated areas. The selection criteria for identifying the most available and developable parcels varied depending on the type of dwelling under consideration. For all cases, the site must be:

- Outside of cities' Urban Service Areas,
- Not publicly owned land, and,
- Have a slope less than 30%.

In addition, the following distinct criteria applied to the following dwelling types.
Single Family Dwellings:

- Zoning of Hillsides (HS), Agriculture (A), Agricultural Ranchlands (AR), or Rural Residential (RR)
- Improvement value less than $10,000
- Not in Williamson Act contract (unless in non-renewal)
- Minimum lot size of 1 acre.

Agricultural Worker Housing

- Zoning of AR

- Improvement value over $100,000
- In a Williamson Act Contract
- Minimum lot size of 10 acres

Secondary Dwellings

- Zoning of HS, A, AR, or RR
- Improvement value over $100,000
- Not in a Williamson Act contract (unless in non-renewal)
- Minimum lot size = 1 acre

The resulting analysis identified 5385 sites with potential for housing development of different types. Table 3.49 shows how the sites correlate with dwelling types.

Table 3.49: Housing Development Capacity, Rural Unincorporated Areas
(Does not include Stanford University Lands)

| Parcels/Dwellings | Zoning | Parcels | Conditions |
|---|---|---|---|
| | | | |
| Single Family Dwellings | HS, A, AR, RR, | 1,302 | By Right |
| Secondary Dwellings | HS, A, AR, , RR | 4,064 | By Right |
| Agricultural Worker Housing (Long Term) | AR | 19 | By Right |

Notes:
1) The figures for Agricultural Worker units are conservative, since this analysis only considers parcels that are under Williamson Act contract and where a unit of Agricultural Worker Housing can be built by right.
2) A site by site inventory is not required for above-moderate affordability capacity in rural unincorporated areas that have no sewer.

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

### *Capacity Analysis for Stanford University Lands*

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

Figure 3.01:Stanford University Housing Capacity by Site

**Stanford University Housing Capacity: October 2013**

| | Type of Resident | Number of Units built or approved | Number of RHNA Units | Type of RHNA Unit | Site | Density |
|---|---|---|---|---|---|---|
| 2000 GUP Housing Approved or Built (2000-2013) | Under Grad/Grad Students Faculty/Staff | 1457 | 937 [b] | graduate apts and SF | varies | varies |
| **Project Site** | **Type of Resident** | **Remaining GUP Housing Allocation [a]** | **Number of RHNA Units Anticipated** | **Type of RHNA Unit** | **Site** | **Density** |
| Quarry Arboretum | Post doc | 200 | 200 [c] | apts | 8 acres | 25 du/ac |
| Quarry El Camino | Post doc | 150 | 150 [c] | apts | 6 acres | 25 du/ac |
| Academic Campus | Under Grad/Grad Students | 553 | 78- 87 | Grad apts | varies | varies |
| Campus Residential | Faculty/Staff | 230 | 230 | SF and Duplex | varies | up to 15 du/ac |
| **Total Remaining Capacity** | | **1133** | **658 - 667** | | | |

**Footnotes:**

a) 2000 General Use Permit (GUP), requirement is 2,420 units/2,035,000 square feet or up to 3,018 units.

b) affordability breakdown to be provided by County of Santa Clara Planning Office.

c) affordability category 'low' based on planned densities.

d) affordability category and number of dwelling units will vary depending on project and user.

Revised: 09/26/13

Figure 3.02: Stanford University Housing Capacity Site Map

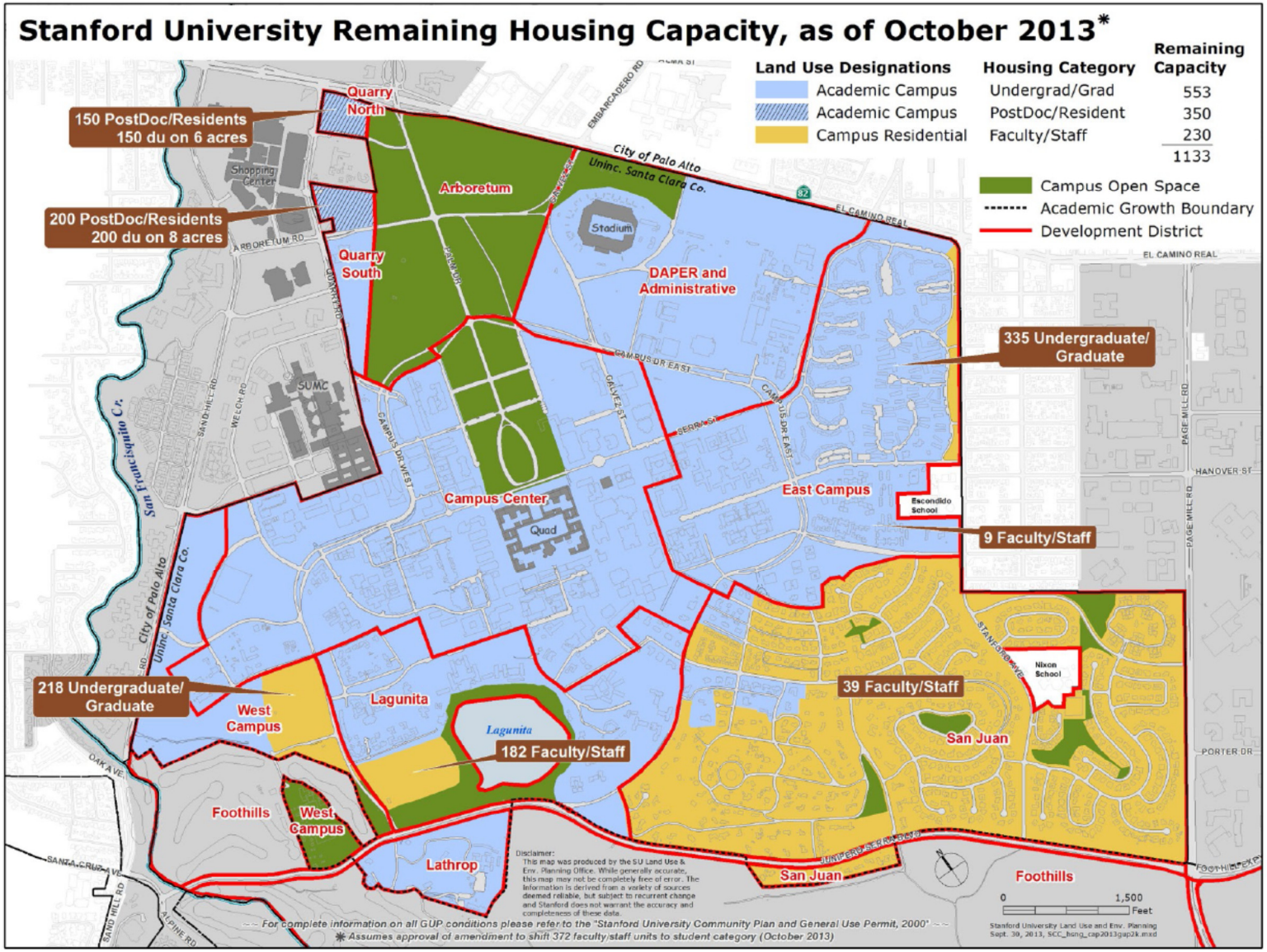


Table 3.50 describes the development capacity at Stanford University, based on the analysis in Figure 3.01 and Figure 3.02 on the previous pages.

| Table 3.50: Housing Development Capacity on Stanford University Lands | | | | |
|---|---|---|---|---|
| Site / Project | Type of Resident | Number of Dwelling Units | Site Size | Development Density |
| Quarry / Arboretum | Post-Doc | 200 | 8 | 25 du / ac |
| Quarry / El Camino | Post-Doc | 150 | 6 | 25 du / ac |
| Academic Campus | Grad Student | 87 | variable | variable |
| Campus Residential | Faculty/Staff | 230 | variable | variable |
| Total Dwelling Units | | 667 | | |
| Source: Stanford Planning Office | | | | |

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

The planning and development of housing at Stanford University follows a highly programmatic and integrated approach established by the County and Stanford University through the Stanford Community Plan and 2000 General Use Permit. The 2000 General Use Permit allows Stanford to create hundreds of dormitory-style housing units, which do not count as housing units under the Census Bureau definition[8]. These dormitory units, however, address a specific type of housing need and significantly reduce demand on the local housing markets.

In addition to constructing housing, Stanford also sponsors the Stanford Affordable Housing Fund. The Fund so far has co-funded 369 units of senior and family housing (157 of which are affordable to Extremely Low Income households). Although the Stanford Affordable Housing Fund is a program of the unincorporated County (see Program 4.05.03, Chapter 4, of the Housing Element), these assisted units are located primarily inside the City of Palo Alto, and are not included in the Unincorporated County's demonstration of zoning and programs for a variety of housing types.

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

While housing sites at Stanford are intended to house Stanford students, faculty, and their families, the housing benefits all members of the community, and not just those affiliated with Stanford. Family members housed at Stanford include children who attend local schools, and spouses who work outside of Stanford. By making this housing available, Stanford is reducing the demand for housing in nearby communities, thus making more housing available to all members of the community.

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

### 3.05d Probable Housing Development

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

The unincorporated area probable housing development analysis relies upon historical development trends to determine development potential, rather than merely counting vacant parcels. Over the last several years in unincorporated areas, the County has approved an average of about 12 secondary dwellings per year, 1 agricultural worker housing unit per year, and just over 50 primary dwelling units per year.

Table 3.51 shows both historical permits issued for housing in 2007-2012, the probable number of permits to be issued through 2014, and the expected number of units to be created during the 2015-2022 planning period for the Housing Element.

Table 3.51: Total Permitted and Probable Units in Unincorporated Areas
2007-2014 and 2015-2022 forecast (does not include Stanford University Lands).

| Unit Type | Very Low | Low | Moderate | Above Moderate | | Total Units |
|---|---|---|---|---|---|---|
| **Permitted 2007-12** | | | | | | |
| Single Family Dwellings / Primary | | | | 306 | | 306 |
| Secondary Dwellings[1] | 37 | | 13 | | | 50 |
| Agricultural Worker Units | | | | | | 0 |
| Total Permitted 2007-2008 | 37 | | 13 | 306 | | 356 |
| | | | | | | |
| **Probable 2013-14** | | | | | | |
| Single Family Dwellings / Primary | | | | 116 | | 116 |
| Secondary Dwellings | 18 | | 6 | | | 24 |
| Agricultural Units | | | | | | 0 |
| Total Probable 2013-2014 | 18 | | 6 | 116 | | 140 |
| | | | | | | |
| Total Permitted & Probable 2007-2014 | 55 | | 19 | 422 | | 496 |
| **Forecast[2] 2015-2022** | | | | | | |
| Single Family Dwellings / Primary | | | | 416 | | 416 |
| Secondary Dwellings | 71 | | 25 | | | 96 |
| Agricultural Units | | | | | | 0 |
| Total Forecast 2015-2022 | 71 | | 25 | 416 | | 512 |
| | | | | | | |

Source: County of Santa Clara Building Permits Database.

Notes:

1/ Affordability for Secondary Dwellings is based on results of a telephone survey of owners of secondary dwellings permitted through the County of Santa Clara Development Services office. The survey found that 74% of secondary dwellings are occupied by households that pay no rent, and the other 26% pay a median rent of $1,700.

2/ Forecasts are based on actual permit data since 1991. The forecast of secondary dwelling development is a straight-line projection, since secondary dwelling production has been relatively stable except for the recent housing crash. Primary Dwelling forecast is a declining exponential curve that smooths out the high volatility observed over the two housing recessions and one housing boom experienced since 1991, and also accommodates the steady annexation of urban unincorporated land into cities that has resulted in a 25% decrease since 1990 in the number of households in the unincorporated County.

### *Probable Housing Development on Stanford University Lands*

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

The 2000 GUP requires the University to develop housing for at least 2,420 students, faculty and staff by the time the University completes development of 2,000,035 square feet of academic space as allowed in the 2000 GUP. In May of 2009, the University reached the halfway point in development of both academic space and housing for students and staff. Over half of that housing developed so far was in the form of apartments and studios for graduate students. Half of the remaining 1,200 housing spaces to be developed under the 2000 GUP are also expected to be apartments and studios for graduate and post-doctorate students, and medical residents.

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

Table 3.52: Total Permitted and Probable Housing Development at Stanford University 2007-2014 and 2015-2022 by Income Category (including graduate student apartments, and faculty and staff units)

| **Stanford Unit Development** | Total | Very Low | Low | Moderate | Above Moderate |
|---|---|---|---|---|---|
| Units Permitted 2007-2012 | | | | | |
| Munger | 357 | | 286 | | 71 |
| Stanford Ave. and Olmstead | 64 | | | | 64 |
| Comstock | 232 | | 232 | | |
| Units Probable 2013-2014 | 0 | | | | |
| Total Permitted and Probable 2007-2014 | 653 | | 518 | | 135 |
| | | | | | |
| Units Forecast 2015-2022 | | | | | |
| Manzanita | 4 | | | 4 | |
| Lagunitas | 2 | | | 2 | |
| Schwab | 101 | | | 101 | |
| Total Forecast 2015-2022 | 107 | | | 107 | |

Notes:
1) Based on analysis of rents currently charged by Stanford University for graduate student housing, nearly all of the graduate student units have been allocated to the "Low" income category.
2) Stanford Ave & Olmsted are single-family dwellings (attached and detached). All other projects are apartment-style units.

The timing of future housing development at Stanford is uncertain, even though the capacity for housing development exists now. At such time as academic development triggers additional housing need, the GUP conditions require housing construction.

### 3.05e Quantified Objectives

State housing law requires each jurisdiction's housing element to include a statement of goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing. To satisfy this requirement, Table 3.53 below summarizes the total probable dwelling units to be developed over the 2015-2022 allocation period. It also includes the probable number of dwelling units to undergo rehabilitation during the same timeframe.

The estimate for the number of probable dwelling units to be developed is based on historical production, and accounts for business cycles, annexations, and changes to zoning and policies. The 2000 General Use Permit and the Stanford Community Plan defined the total number of permissible housing units. The Capital Plan provides a summary of projects proposed over the next three years. The 2015-2022 RHNA cycle seeks to estimate the total number of probable units to be constructed during this period. If all units proposed within the Capital Plan are constructed, a total of 589 units remain to be constructed under the existing 2000 GUP. There are sufficient lands to accommodate these units.

The affordability category for all rehabilitated units is assumed to be Moderate, even though there is likelihood that some of the units rehabilitated are affordable to households with Low, Very Low and Extremely Low incomes. The affordability categories for secondary units are divided between Very Low (74%) and Moderate (26%), based on a 2013 telephone survey of owners of secondary dwellings in the unincorporated area that found that 74% of secondary dwellings are occupied by households that pay no rent, and the other 26% pay a median rent of $1,700 / month. These findings are consistent with surveys of secondary unit rents from nearby jurisdictions that indicate that many secondary units are rented at no cost by family members or caretakers.

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

| Table 3.53: Quantified Objectives | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Income Categories | | | | | |
| | Nature of Involvement | Financing | Extremely Low[1] | Very Low | Low | Moderate | Above Moderate | Total |
| Forecast Permitted 2015-2022 | Permitting Agency | | | 71 | 0 | 81 | 440 | 591 |
| Rehabilitation | Permitting Agency, Funding | $4,800,000 | | 0 | 0 | 48 | 0 | 48 |
| Conservation / Preservation | | | | | | | | 0 |
| **Subtotal Permitted Projects** | | **$4,800,000** | **0** | **71** | **0** | **129** | **440** | **639** |
| Stanford Affordable Housing Fund 2015-2022 | New Construction Funding | $15,302,940 | 153 | | | | -153 | 0 |
| Permanent Supportive Housing Fund | New Construction Funding | | | | | | | |
| **Total** | | | **153** | **71** | **0** | **129** | **287** | **639** |

1/ Note: Units counted as affordable to Extremely Low Income households because of funding (as is the case with units made affordable through the Stanford Affordable Housing Fund) are subtracted from the total for Above Moderate Income units.

The table below summarizes the Programs and their Objectives upon which the County will report on in the Annual Housing Element Report.

| Table 3.53b: Summary of Program Objectives | |
|---|---|
| **Name of Program** | **Objective 2015-2022** |
| 4.03.01 Urban County Housing Rehabilitation Program | Two single-family rehabilitation loan projects and four single-family rehabilitation grant projects per year. |
| 4.03.02 Low Income Housing Tax Credit Program | Rehabilitate 500 additional low-income housing tax credit housing projects |
| 4.03.04 Rebuilding Together Silicon Valley | complete repairs on 22 homes per year |
| 4.03.05 Housing Conditions Survey | Conduct one survey per Planning Period |
| 4.03.06 CDBG Capital Improvements / Public Benefits | Two projects per year for each of the six participating jurisdictions |
| 4.04.01 Mortgage Credit Certificate (MCC) Program | to issue approximately 130 MCCs annually |
| 4.04.03 Section 8 Housing Choice Voucher Program | Maintain full lease-up |
| 4.04.05 Project Based (Section 8) Voucher Program (PBV) | project-base 565 of its tenant-based vouchers |
| 4.04.06 Conventional Public Housing | Transition remaining 20 public housing units to non-public housing, 100% project-based units. |
| 4.04.07 Section 8 Homeownership Program | continue to provide mortgage assistance to those families already enrolled in the program |
| 04.04.08 Family Self-Sufficiency Program (FSS) | Develop and build a new, enhanced self-sufficiency program: Focus Forward |
| 04.04.09 Moving To Work Program (MTW) | continue to serve the maximum number of families based on the funding received |
| 4.04.10 County Office of Affordable Housing (OAH) | Continue to assist in the development of new affordable housing units |
| 04.04.11 SCC 40K Down payment Assistance Program | issue 6 loans annually |
| 4.04.12 Low and Moderate Income Housing Fund | to transfer both the current balance and any outstanding amounts to the County's Affordable Housing Fund, or a similar fund |
| 4.05.01 Community Development Block Grant Program (CDBG) | Pursue objectives per Consolidated Plan. |
| 4.05.02 Affordable Housing Fund (AHF) | continue efforts to lobby for future funding. |
| 4.05.03 Stanford Affordable Housing Fund | Release a Notice of Funding Availability in 2014 |
| 4.05.04 Home Investment Partnership Act (HOME) | Pursue objectives per Consolidated Plan |
| 4.05.05 Housing Trust Silicon Valley | Numerous and various objectives |
| 4.05.06 Housing Authority of the County of Santa Clara | Develop additional units of affordable housing. |

| | |
|---|---|
| 4.05.07 County Surplus Land Program | Continue to provide notice to local agencies and affordable housing sponsors of the availability of other, non-housing, surplus properties prior to offering such properties for sale or lease on the open market |
| 4.05.08 Mental Health Services Act Housing Program | continue to work with affordable housing developers to construct or rehab units |
| 4.05.09 Permanent Supportive Housing Fund | Continue to support and enhance the existing Rental Assistance Program for the Chronically Homeless.<br>Provide dedicated funding to coordinate Housing Placement and Location Services.<br>Work with Destination: Home to coordinate and advance supportive housing strategies countywide.<br>Increase or replace funding in OAH and OHHSS to allow for the administration of current and new programs. |
| 4.06.01 Santa Clara County Fair Housing Consortium | continue to provide resources for County residents |
| 4.06.02 San Andreas Regional Center | continue to provide assistance to all eligible people in Santa Clara County. |
| 4.06.03 Mental Health Advocacy Project (MHAP) | Continue to provide legal and advocacy services to over 4000 clients per year |
| 4.06.04 Fair Housing Audit and Education Program | Continue to audit, design effective outreach materials in response, and hold trainings for housing providers found non-compliant during audits |
| 4.06.05 Fair Housing Law Project (FHLP) | Serve approximately 100 individuals annually |
| 4.06.06 Dispute Resolution Program | Implement a sliding fee for service, implement a web-based case management system, expand outreach to high risk and vulnerable populations |
| 4.06.07 Project Sentinel | Annual Objectives are:<br>• Provide information and referral to at least 850 callers from the Urban County;<br>• Investigate a minimum of 42 fair housing violation allegations and/or audits for mostly low income households, including 12 consultations;<br>• Conduct outreach to 20 social service providers on how to identify a fair housing issue and make an effective referral;<br>• Distribute at least 1100 pieces of multi-lingual literature for public access;<br>• Hold 4 tester trainings to increase and to maintain our pool of testers;<br>• Continue to actively participate in the South County Collaborative;<br>• Provide staff support to the Santa Clara County-Wide Fair Housing Task Force; and<br>• Continue to administer the Fair Housing Retrofit Fund. |

| | |
|---|---|
| 4.07.01 Housing Action Coalition (HAC) | Continue to facilitate and advocate for development and community acceptance of affordable housing |
| 4.07.05 Seniors' Agenda | be a participant in the Seniors' Agenda process |
| 4.08.01 Santa Clara County Homeless Census and Survey | Conduct 2015 and subsequent biennial homeless census/surveys |
| 4.08.02 Destination: Home | continues to serve as the convening organization for homelessness strategies |
| 4.08.03 Keys To Housing | By 2015, the number of units of permanent housing available to chronically unhoused people will increase by 2,500 |
| 4.08.04 Shelter Plus Care (S+C) | continue to provide rental assistance subsidies for permanent housing to a minimum of 174 homeless individuals and their families annually |
| 4.08.05 Santa Clara County Collaborative On Affordable Housing and Homelessness | Operate under new governance structure as a Continuum of Care, and continue to submit proposals for McKinney-Vento Act funding annually |
| 4.08.06 McKinney-Vento Act Homeless Program | Apply for McKinney-Vento funds every year through the annual Continuum of Care NOFA process |
| 4.08.07 Community Technology Alliance | • Integrate a client-facing resource portal into HMIS;<br>• Decrease chronic homelessness through enhanced case management and inter-agency referrals through the HMIS SCC system;<br>• Implement a coordinated assessment and intake system to strategically refer clients into the appropriate level of care (temporary financial assistance, emergency shelter, transitional housing, permanent supportive housing, etc.); and<br>• Use HMIS SCC to track progress made on County performance standards and efforts to end and prevent homelessness. |
| 4.08.09 Arturo Ochoa Migrant Center | Preservation of 100 units of seasonal farmworker housing. |
| 4.08.10 Office of Housing and Homeless Support Services | Continue to co-produce bi-annual Homeless Census and Survey<br>Achieve development of 60 unit Park Side Studios project<br>Achieve development of 60 unit Armory Family Housing project |
| 4.08.13 Finally Home | Continue program |
| 4.08.14 County Homeless Facilities | Continue to work towards ending homelessness by increasing permanent supportive housing opportunities in the County |
| 4.08.15 Comply with SB2 requirements regarding By-Right Emergency Shelters | Track the emergency shelter capacity created |
| 4.08.16 Housing 1000 | Identify and house 1000 chronically homeless by 2015 |
| 4.09.03 Agricultural Employee Housing open to all agricultural workers. | Bring options to Board for Consideration. |

| | |
|---|---|
| 4.09.04 Detached Secondary Dwellings on All Lots | Bring options to Board for Consideration |
| 4.09.05 Increase Maximum Size of Secondary Dwellings on Small and Medium-Sized Lots | Bring options to Board for Consideration |
| 4.09.06 Secondary Dwelling Owner Occupancy Requirements | Bring options to Board for Consideration |
| 4.09.07 Reduce Permit Requirements for Agricultural Worker Housing | Bring options to Board for Consideration |
| 4.09.10 Stanford General Use Permit (GUP) | Develop 107 apartment-style units. |
| 4.09.12 In Lieu Fee Program for State Density Bonus and Affordable Housing | Bring options to Board for Consideration. |
| 4.09.13 Water and Sewer Service Priority (SB 1087) | Provide a copy of the adopted Housing Element to water and sewer providers |
| 4.09.16 Conduct Farmworker Housing Needs Assessment | As early as possible during the planning period, conduct a Farmworker Housing Needs Assessment. |
| 4.09.17 Rent Price Monitoring | Provide rent price data to Board annually |

### 3.05f Zoning for a Variety of Housing Types

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

| Table 3.54: Zoning for a Variety of Housing Types | | | |
|---|---|---|---|
| Housing Type | Use Classification | Zoning Districts | Permit Requirements |
| Multi-family rental housing | Residences - Multi-family | R1S, R3, R3S | ASA |
| Multi-family rental housing | Residences - Multi-family | CN, CG, OA | UP, UP/ASA for mixed use projects |
| Agricultural Employee (seasonal, includes mobile homes) | Ag-Employee Housing - Short Term (temporary) | A, AR, HS, RR, rural A1 | SP, with time limits, 4.10.040 Suppl. Use Regs. |
| Agricultural Employee (permanent) | Ag-Employee Housing – Long Term (permanent) | A, AR, HS, RR, A1 in rural areas | UP, additional SFR by right in AR |
| Group quarters up to 36 beds | Ag-Employee Housing – Long Term (permanent) | A, AR, HS, RR, A1 in rural areas | UP |
| Single-family/HH units up to 12 units | Ag-Employee Housing – Long Term (permanent) | A, AR, HS, RR, A1 in rural areas | UP, additional SFR by right in AR |
| Emergency shelters | Residences – Single Family, Two-Family, or Multi-Family | R1, R2, R3 | By right, or ASA in applicable urban zoning districts |
| Transitional and Supportive housing in structures designed for families and households of six or fewer people. | Residential: Single Family, Two Family, Multi-Family | -All (single family dwellings)<br>-R2, R3 (duplexes)<br>-R3 (apartments). | By Right for structures designed as single family dwellings, otherwise with ASA). |
| Transitional and Supportive housing in structures designed with communal dining and living facilities. | Residential Communal Institutional | All Urban zones ex-cept R1S & R3S, All Rural zones, A1. | UP. |
| Single-room occupancy | Rooming Houses, Fraternities & Sororities | R1, R1E, R2, R3, A1 | UP, except ASA in R3 |
| Mobile homes / Factory-built housing | Residences –Single Family | All where permitted | By right |
| Second dwellings | Secondary Dwellings | A, AR, HS, RR, RS, & A1 in rural areas; R1, R1E, RHS, R1S, A1 urban zones. | By right, or by Special permit under particular circumstances per Suppl. Use Regs., 4.10.340 |
| Note: Permit Type abbreviations are: SP = Special Permit, UP = Use Permit, ASA = Architecture and Site Approval. | | | |

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

### *Multi-Family Rental Housing*

Multi-Family rental housing is not differentiated from any other type of Multi-Family uses or occupancies under the Zoning Ordinance. Multi-family residences are allowed in R1S, R3S, and R3 zones with an architecture and site approval permit.

### *Agricultural Worker Housing*

Agricultural employee housing use classifications of the Zoning Ordinance define two sub-categories of use: Short Term housing, to be in the form of mobile homes or manufactured housing, and Long Term, which may be either in the form of a site-built Single Family Dwelling, duplex, multi-family dwelling, or group quarters. The County's special zoning classifications and procedures for agricultural employee housing are in addition to applicable state statutes.

The California Employee Housing Act (Health and Safety [H&S] Code 1700 et seq.) generally requires employee housing for occupancy by six or fewer employees to be permitted by-right, without a conditional use permit, in single-family zones. In particular, Section 17021.5 requires such employee housing to be permitted by right.

This requirement is satisfied by section 2.10.030 of the County's Zoning Ordinance, which specifically states that the definition of residence (which are permitted by right) includes "employee housing that provides exclusive accommodation for six (6) or fewer employees, pursuant to California Health and Safety Code Section 17021.5."

Discretionary review, (such as a Special Permit for temporary agricultural employee housing) would occur only when there is an existing or proposed primary dwelling on a parcel, and the proposed agricultural employee housing would be in addition to the primary residence.

Pursuant to Section 17021.6(a), housing for between seven (7) and 36 beds in group quarters are to be permitted according to permit requirements applicable to other forms of agricultural uses. Agricultural uses range from row crops, vineyards, to greenhouses, fish farms and intensive agriculture such as mushroom or poultry farms. Vertical integration of packaging and processing is also permitted as an agricultural use. Depending on the intensity of the use, and whether site improvements and structures are involved, the permitting requirements include uses allowed by matter of right (most crops), others by ASA (greenhouses, mushroom houses, processing, sales), and more intensive agriculture by Use Permit.

In general, the type of employee housing uses defined in the Employee Housing Act involve significant on-site improvements and buildings more similar to agricultural processing, greenhouse cultivation, and intensive agricultural uses, than to row crops or orchards. Staff's analysis of comparable agricultural uses concludes that a group quarters development for between 7 and 36 beds, in a farm labor camp setting, for example, would be comparable to uses subject to a Use Permit. Consequently, the requirement for a Use Permit for long term agricultural employee housing is consistent with the permit requirements for similar agricultural uses permitted in rural base zoning districts, and is not in conflict with the purposes and requirements of the Employee Housing Act.

***Emergency Shelters***

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

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

Consistent with SB2, the County has made substantial progress in adopting a Zoning Ordinance to allow the operation of emergency shelters by right in certain zones if they comply with specific performance standards. In September of 2013 and in February of 2014, staff proposals were reviewed by the Board subcommittee responsible for land use issues. Their comments have been integrated into the proposal and staff will be bringing the final recommendation to the Planning Commission in May 2014. The County is also pursuing amendments to its Zoning Ordinance to allow emergency shelters within existing, permitted Religious Institutions, Non-profit Institutions, and Community Care – Expanded facilities as an ancillary use, allowed by right without additional discretionary land use approvals, subject to certain maximum occupancy and minimum management standards and requirements appropriate to each use and facility type. Staff analysis has identified at least 18 institutional uses that may be eligible for such a use. See Program 4.08.15 for details of the proposed SB 2 implementation.

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

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

- Countywide programs and funding including, but not limited to, the Urban County CDBG and HOME Programs, Mental Health Services Act Housing Program, McKinney-Vento Homeless Program, Cold Weather Shelter Program, and support for one-stop homeless prevention centers. The County's homeless need will be addressed in part by planned, programmed and/or funded eligible housing units within the Housing Element planning period (2015-2022).
- The County's Keys to Housing: A 10 Year Plan to End Chronic Homelessness, the Blue Ribbon Commission on Homelessness, the Collaborative, and Destination: Home represent significant past, present, and ongoing County initiatives and commitments designed to end homelessness.
- The Cold Weather Shelter program operating at three locations that has been supported by the County since 1987. In 2008 the County funded enhanced services through the pilot Shelter Outreach Center Program.
- The County request in 2009 for $19.25 million dollars from the County Mental Health Services Act Housing Program to build housing (an estimated 120 units) for persons with serious mental illness who are homeless or at risk of homelessness.
- The County allocation of $2 million dollars toward purchase of property known as the former Korean Baptist Church site in San Jose, as part of a land exchange with the former Armory site (Ritchey property). It is anticipated that the sale of the Church site to Charities Housing will create as many as 102 housing units targeted for County and San Jose very low income households, including the homeless.
- The Housing Authority of the County of Santa Clara in 2006 and 2007 setting aside 100 Section 8 Housing Choice Vouchers for the chronically homeless. That number was

increased to 200 in 2008. Vouchers can be used throughout the County to obtain affordable rental housing.

- The Board of Supervisors approving an allocation of $750,000 for 2007-2010 to the Housing Trust of Silicon Valley. The Housing Trust supports programs such as Destination:Home, the countywide effort to end homelessness, and recently announced a new program, Finally Home, which is a security deposit assistance program designed to fill the gap in securing stable housing.
- The Collaborative on Affordable Housing and Homeless Issues will be applying for approximately $9 million in McKinney-Vento Homeless Program funding for housing and services for homeless individuals and families. This amount is consistent with funding levels awarded the Collaborative by HUD in 2007 and 2008.
- A new program using the scattered sites approach to serve single adults who are mentally ill and chronically homeless has been created by Catholic Charities of Santa Clara County. The program will pay 30% of the AMI towards rent and will provide intensive supportive services for eligible participants. The program targets those individuals who have been served by emergency shelters to promote permanent housing solutions.

***Transitional Housing***

Transitional housing is defined as buildings configured as rental housing, and operated under program requirements that call for termination of assistance and recirculation of units to another assistance after a defined period of time, no less than six months. Transitional housing may occupy all zones where single family, two-family, or multifamily uses are allowed, and they are only subject to the same permit requirements as those for family residential uses.

In addition, the "Residential – Communal Institutional" use classification also specifically includes larger communal residential settings with shared dining and cooking facilities, shared living spaces, and support services for residents, which would apply to either Transitional Housing or Supportive Housing. Transitional housing in structures with shared dining and living facilities operating as Residential -Communal Institutional housing are allowed with a use permit in the R1, R1E, RHS, R2, and R3 zones, the same as are Residential-Communal - Institutional uses.

***Supportive Housing***

Supportive housing is defined as housing similar to transitional housing, except that it has no length of stay limits, and it is occupied by a target population as defined in Section 50675.14 (b)(3) of the State's Health and Safety Code. Supportive housing is linked to provision of on-site or off-site services to assist occupants in retaining such housing, improving health status, and maximizing occupants' ability to live and work in the community. These types of services may go beyond basic services provided in transitional housing. The use classifications of the Zoning Ordinance in which Supportive Housing may occur include all single family dwellings, duplex,

multi-family dwellings, and Residential – Communal Institutional. Supportive housing is allowed by right as single family or two-family residences when it houses one or two families, the same as with single family or two-family residences. Supportive housing is allowed with architecture and site approval when it houses multiple families, the same as with multi-family dwellings. Supportive housing is allowed with a use permit when it houses residents in a communal setting, the same as with Residential-Communal Institutional uses.

***Single-Room Occupancy***

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

***Mobile homes and Factory-Built Housing***

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

***Secondary Dwellings***

Second dwellings are defined under the use classification "Secondary Dwellings" in the County's Zoning Ordinance. The use classification is based on the applicable provisions of state law and differentiates them from primary dwellings, agricultural employee housing, caretaker's residences, and all other forms of residential use. They are allowed by right in all zones where primary residential dwellings are allowed, except for R2 and R3 zones. In the R3S zone, secondary dwellings require ASA.

### 3.05g Opportunities for Energy Conservation

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

***Planning and Land Use***

The joint urban development policies of the cities, County, and LAFCO recognize the benefits of energy conservation in promoting sound urban growth management policies. The cities are responsible for planning for and accommodating urban growth and development. The County's role has been and continues to be that of supporting the cities in that effort, by not acting as a competitor or promoter of urban sprawl and by restricting land use and development outside urban areas and USAs to rural, open space, and agricultural uses. These policies have been in effect since the early 1970s, and they continue to serve the County overall well in conserving energy and reducing carbon footprint, which reduces global warming.

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

These County policies are consistent with the goals of SB 375, which are to coordinate land use, transportation, and housing policy and planning in pursuit of development patterns that emit fewer greenhouse gases than has been the pattern in the past.

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

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

- transit-oriented land use and densities (e.g.: San Jose has transit corridor and urban core minimum density policies, as opposed to maximum density limits);
- streetscape and similar policies of the County, cities, and the Valley Transportation Authority (VTA), to illustrate how major arteries and thoroughfares can be retrofitted, redesigned, and planned to promote shared access for bus ways, bicycling, multi-level mixed uses, and pedestrian improvements. A particularly successful instance of multijurisdictional collaboration in this regard has been the Grand Boulevard Initiative, an effort to revitalize the El Camino Real corridor.

***Conservation Incentives for the Building Industry and Residents***

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

An example of how Santa Clara County has offered incentives for energy efficiency is its Community Energy Program (CEP), which was a local implementation of the State's Energy Upgrade California program. In 2011 and 2012, Santa Clara County offered $500 healthy rebates for home energy assessments through the CEP. An additional $4,500 was available to complete the upgrades identified in the assessment.

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

***Promoting Green Building and Greater Efficiency Standards***

The County of Santa Clara began efforts to promote green building several years ago, culminating with the adoption of significant new requirements for green building in single-family residential construction in 2008. Those new standards became mandatory for new single-family residences and rebuilds in August 2009. The County also developed green building requirements for multi-family residential and non-residential buildings. Those new standards went into effect January 1, 2011.

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

- standards for use of passive solar heating, extended overhangs where consistent with building codes and zoning setbacks, and similar practices;
- use of tree planting and conservation through landscaping plans to assist in energy conservation;
- use of solar photovoltaic and cool roofs, and wind energy;
- efficient building framing design to reduce waste and incorporate framing concepts with other efficiency standards and methods;
- recycling of construction waste;
- water use reduction;
- use of renewable materials;
- efficient appliances, heating/ventilation/AC and lighting standards;
- materials such as paints, adhesives, and finishes that improve indoor air quality, reduce hydrocarbon emissions, and improve the health of occupants.

In fact, all the aforementioned concepts and standards have become integral components of "green building" in the last several years. The County promotes green building information through handouts, displays, and its websites, in addition to its building ordinance requirements.

In addition, the County has updated and significantly expanded its landscaping guidelines and requirements, through adoption and publication of an Integrated Landscape Guidelines

document. It provides direction and suggestions for improving energy efficiency and conservation in a variety of related ways, including water conservation, energy efficiency, and use of native plants. The Integrated Landscape Guidelines apply to new residential development for which landscape plans are a conditional requirement.

The State has also introduced a Model Water-Efficient Landscape Ordinance. It increases requirements for water use efficiency in irrigated landscapes, and the County of Santa Clara has implemented the new standards through a locally adapted ordinance.

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

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

## 3.06 Governmental Factors Influencing Housing

### 3.06a Introduction and Overview

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

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

### 3.06b Land Use Controls

Land use controls include the General Plan and its control over residential densities, the Zoning Ordinance, the County's subdivision ordinance, County regulation of single building sites, specific development standards such as parking requirements and height limits, any growth control measures employed, policies and regulations regarding secondary dwelling units, and density bonuses. Discussion of specific standards is found in section 3.06f, after the following overview of the principal land use control mechanisms adopted by Santa Clara County regarding residential development.

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

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

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

The "joint urban development policies" stipulate that urban types and densities of development for all land use categories be located within cities' or their Urban Service Areas (USAs). Outside

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

These policies are also consistent with SB 375, passed in 2008, and its Bay Area implementation, the Sustainable Communities Strategy, anticipated to be adopted by the MTC and ABAG in June 2013.

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

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

***Case 1: Capitol Corner***

The first example of how the County's policies and procedures streamline and facilitate development of urban unincorporated areas is a 15 acre site within the City of San Jose's Urban Service Area. This under-developed, unincorporated parcel is bounded on the west by I-680, on the north by a major arterial, Hostetter Road, and on the east by Capitol Avenue and a Capital Avenue Light Rail Station. According to the San Jose Housing Element for 2007-2014, adopted June 16, 2009, the property would yield approximately 630 new dwellings at 45 dwelling units per acre, with a variety of dwelling types (per the Site Inventory, Section 3 C7 ID 538,).

The City of San Jose 2020 General Plan designation for the site that was in force when San Jose adopted their Housing Element was Transit Corridor Residential 20+DU/Ac. That designation was consolidated into the Transit Residential designation in their 2040 General Plan. The

General Plan designation for the site in the 2040 General Plan is Neighborhood/Community Commercial, and is within the Urban Village Area "VR 12" boundary. Area VR 12 has a planned housing capacity of 1,230 units, but is not expected to be developed within the 2015-2022 time period.

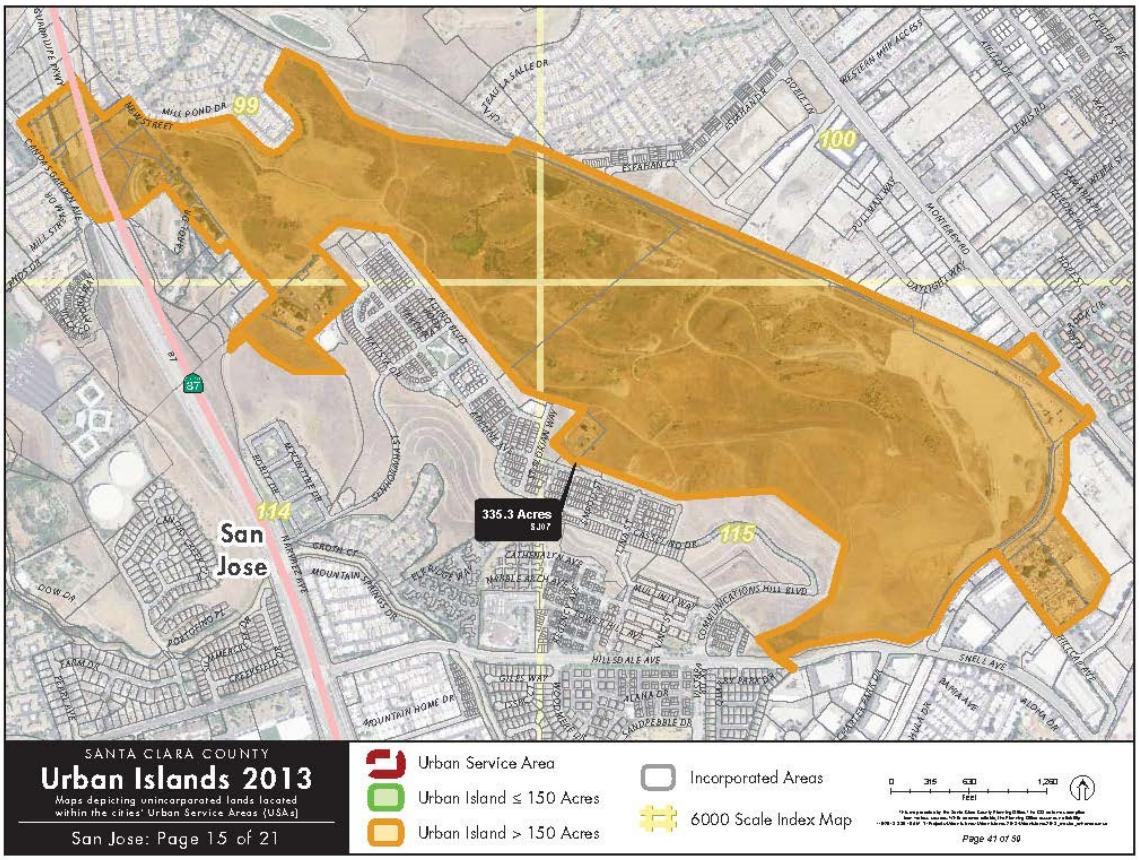
Figure 3.03: Urban Islands – Capitol Corner

### *Case 2: Communications Hill*

The City Council of the City of San Jose adopted the Communications Hill Specific Plan in April 1992. The Specific Plan permits up to 4,000 dwelling units, primarily at a minimum density of 24 units per acre. The City of San Jose's Housing Element for 2007-2014 update credits the site as having a total capacity of 5,421 housing units, of which 1,590 have already been constructed. About 1/3 of the site's original 500+ acres have already been annexed. The majority of the remaining 335 acres of the site is vacant. The City of San Jose's 2040 General Plan made no changes to the Communications Hill Specific Plan.

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

Figure 3.04: Urban Islands – Communications Hill

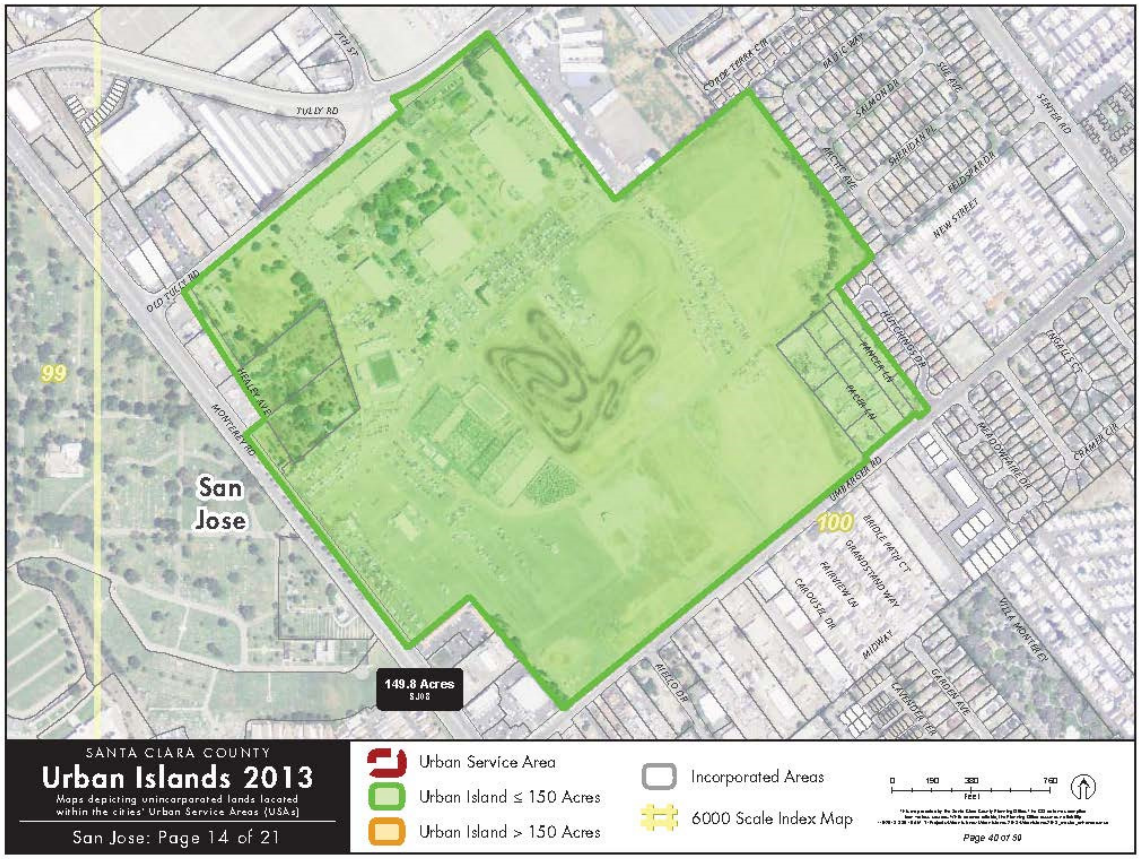


### *Case 3: Fairgrounds*

The Fairgrounds site has been undergoing development since 2004. In 2008 twelve acres of land on the northern corner of the site were annexed into the City of San Jose and were used to develop almost 500 below-market-rate rental, as a joint action by the Housing Authority of the County of Santa Clara, ROEM Development Corporation, the County of Santa Clara (as owner of the land), and the City of San Jose (as the land use authority). The City of San Jose prepared all plans for the development, and processed all permits.

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

Figure 3.05: Urban Islands - Fairgrounds




### *Case Studies Conclusion*

As illustrated by the above case studies, the County's policies and procedures help streamline and facilitate development of such sites. This is accomplished by requiring new development to

conform to city general plans, mandating referrals to the city to enable annexation prior to any development, and in the case of whole island annexations, subsidizing mapping and state filing fees, among other incentives. In these ways, the County makes it possible for such sites to be developed to their greatest potential, involving only one jurisdiction, and in ways that take into account and complement the development patterns and land uses of the surrounding area already located within city limits.

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

The Stanford Community Plan (SCP) is an area plan adopted as part of the General Plan. The SCP and the 2000 General Use Permit (2000 GUP) guide future use and development of Stanford lands in a manner that incorporates key Santa Clara County General Plan principles. Through the SCP and 2000 GUP, housing development is linked with academic land use (see Section 3.06u for full discussion). The SCP and 2000 GUP allow for housing development in the following land use designations:

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

***Constraint Analysis:***

The fundamental policies of the General Plan governing rural area land use and densities do not unduly constrain residential development in rural unincorporated areas. The vast majority of new residential development in rural areas occurs on existing lots of record, not on lots created by subdivision pursuant to the current land use element. Furthermore, the County's policies and its Zoning Ordinance do not preclude residential development of substandard lots (those less than the minimum lot sizes described above) solely on the basis of being substandard. The generally low densities of development prescribed for rural areas are also based on the prevalence of numerous physical development constraints throughout the rural areas, such as high fire hazard, seismic and geologic factors, significant slopes, and accessibility limitations. These areas are

also important for purposes of habitat preservation, water supply reservoir protection, water quality, scenic resources, and agricultural land uses. The densities prescribed by the General Plan are intended to accomplish a variety of related conservation goals and objectives.

The County's fundamental growth management policies do not hinder the County's ability to accommodate needed housing development for a growing urban area population. The vast majority of new housing occurs in cities and city Urban Service Areas, where municipal water, sewer, and related city services are already provided. Whereas the County's growth management policies prescribe low densities for rural areas, to protect valuable natural resources, those policies also prescribe utilizing higher density, transit-oriented development within cities to meet growing housing needs.

***Implementation Measure:***

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

### 3.06d Santa Clara County Zoning Ordinance

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

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

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

The vast majority of urban areas zoned for residential use have base zoning districts of R1 and R1E. The County assigns a lot size combining zoning district to an area's base zoning district to

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

Most all residential areas within USAs are already subdivided and built out to maximum allowed densities. However, urban infill subdivisions do occur on lots from 0.0.18 acres to several acres in size as opportunities arise. The number approved by the County is typically 2-3 such urban infill subdivisions per year, governed by city general plan densities.

The majority of Santa Clara County's urban unincorporated area is zoned for single family use, which allows one primary dwelling unit per lot by matter of right. In unincorporated rural zoning districts, the base zoning districts also permit one primary dwelling per matter of right. Only the AR Zoning District permits up to two primary residences per legal lot by right, but only on lots of 10 acres or more, provided one such dwelling is related to agricultural use of the property. Secondary dwellings are also allowed by right in all rural and single-family residential zones. Residential accessory structures are also permitted by matter of right in residential zoning districts, but occupancy or habitation is prohibited within accessory structures.

Rural area base zoning districts include the "HS, Hillside," "A, Exclusive Agriculture," "AR, Agricultural Ranchlands," and the "RR, Rural Residential" zoning districts. Density of development is consistent with the densities defined by the General Plan and Zoning Ordinance as described in the previous section describing the General Plan. In other words, the rural area zoning districts further implement the density controls provided by the General Plan for lands outside USAs.

Permanent agricultural worker housing is further permitted in most such districts by means of a conditional use permit, and is permitted by right in AR zone. Short term agricultural housing is permitted by means of a Special Permit with a fixed time duration determined during the permit review process. Manufactured housing (including mobile homes) is permitted as a form of either single family residential construction or secondary dwelling, treated the same as site-built homes.

***Constraint Analysis:***

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

all rural base zones. The use regulations and minimum lot sizes of the County Zoning Ordinance do not unduly constrain housing development.

***Implementation Measure:***

No changes are recommended or necessary to the County's Zoning Ordinance to accommodate projected housing demand. However, with ongoing improvements, clarifications, and updates to the Zoning Ordinance on an annual or bi-annual basis, the County reviews applicable provisions for opportunities to address potential constraints to housing. For example, when provisions for secondary dwellings are under review, the County evaluates possible ordinance revisions and standards to ensure they are practical, necessary, and appropriate. Where possible, revisions are considered which would reduce regulatory requirements and facilitate establishment of second dwellings.

### 3.06e Regulation of Single Building Site Approval

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

***Constraint Analysis:***

Single building site approval ensures that a parcel proposed for residential development has safe and adequate access for emergency vehicles, an adequate water supply for potable water and for fire suppression, capacity for sanitary waste disposal, and other matters related directly to public health and safety standards. Drainage, road right of way dedication and improvement requirements, and geologic hazard issues are also addressed through the site approval process.

Although such requirements and exactions (a ROW dedication, for example) may impose costs to the residential development proposed, without such improvement conditions, no residential development for unapproved sites would actually be feasible. In summary, the site approval process functions as a means of ensuring that a building permit can be issued in conformance with all applicable standards and codes, to facilitate housing production.
Single building site approval fees for applications within city Urban Service Areas were significantly reduced by 30% in 1998 to more reasonably relate to actual processing costs and to reduce permit costs to property owners.

The Planning Office is implementing Housing Element program 4.09.02, exempting some urban sites from building site approval requirements. Site approval applications within USAs are typically less time-consuming to evaluate and process than rural site approvals applications. In some cases, where an unapproved building site in an urban area may be eligible for all municipal services and does not require further road right-of-way dedication or improvements, staff has determined that exemption from urban single building site approval is a reasonable means of further reducing costs of fees and application processing.

***Implementation Measure:***

No further change to building site approval procedures or requirements is necessary or appropriate to accommodate projected need for housing development.

### 3.06f Specified Development Standards

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

The Zoning Ordinance provides for Floor Area Ratio (FAR) requirements in limited zoning districts. The purpose of FAR is to limit house size or mass. Otherwise, the amount of floor area possible is defined by the setbacks, height, and story limitations. There is also no standard lot coverage, other than limits on coverage of rear yards by accessory buildings. Residential projects that add or replace more than 2,500 square feet of impervious surface must be reviewed for NPDES stormwater permit compliance and may be required to implement site design measures, source control measures, site design strategies, stormwater treatment measures and peak management. The County's landscape ordinance requires water-efficient landscaping for projects that create a combination of landscaped area of over 2,500 square feet (5,000 square feet for homeowner-initiated projects) and includes a large amount of non-native, non-low water use plants or trees, or turf. Whereas most cities typically require design review or architectural approvals for new residences, the County does not require Design Review in most circumstances in urban residential zones, reducing costs to applicants.

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

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

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

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

| Table 3.55: Residential Development Standards | | | | | | |
|---|---|---|---|---|---|---|
| | Lot Size | Setback (Min) | | | Bldg Height (Max) | |
| Zoning District | | Front | Side | Rear | Dwelling | Accessory Buildings |
| A | Per city GP in USAs, by combining district in Rural | 30’ | 30’ | 30’ | 35’ (2 Stories) | In rural districts (generally) 35’ if greater than or equal to 2.5 Ac., otherwise 12’. |
| AR | 20 to 160 Ac. Depending on slope | 30’ | 30’ | 30’ | ‘35 (3 Stories) | In rural districts (generally) 35’ if greater than or equal to 2.5 Ac., otherwise 12’. |
| HS | 160 Ac unless clustered, in which case it is 20-160 Ac depending on slope | 30’ | 30’ | 30’ | ‘35 (3 Stories) | In rural districts (generally) 35’ if greater than or equal to 2.5 Ac., otherwise 12’. |
| RR | 5 to 20 Ac. | 30’ | 30’ | 30’ | ‘35 (2 Stories) | In rural districts (generally) 35’ if greater than or equal to 2.5 Ac., otherwise 12’. |
| RHS | 1 to 10 Ac. | 30’ | 20’ | 25’ | ‘35 (3 Stories) | In urban districts (generally) 12’ (plus gable allowance) |
| A1, R1E, R2, R1, R1S | 5,000 Sq. Ft, or by combining district | 25’ | 5’ or by combining district | 25’ | ‘35 (3 Stories) | In urban districts (generally) 12’ (plus gable allowance) |
| Note: In HS where cluster subdivision is proposed, minimum lot size is 2 acres: density based on 20-160 slope-density. | | | | | | |

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

| Table 3.56: Handicapped Parking Requirements | |
|---|---|
| Total Number of Parking Spaces | Number of Handicapped Spaces Required |
| One-25 | 1 |
| 26-50 | 2 |
| 51-75 | 3 |
| 76-100 | 4 |
| 101-150 | 5 |
| 151-200 | 6 |
| 200-300 | 7 |
| 301-400 | 8 |
| 401-500 | 9 |
| 501-1,000 | 2% of total |
| 1,001 + | 20, plus 1 per 100 over 1,000 |

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

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

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

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

All dwellings in rural areas must have adequate storage of water, including above ground storage tanks and sprinkler systems when required to meet increasingly stringent fire protection requirements in wildland areas. All dwellings in urban areas must have access to public fire hydrants and minimum pressure and flow standards. Residential sprinklers as required by current

ordinance or code adoption. Dwellings in the Wildland Urban Interface zone are subject to current Building Code Requirements for exterior fire protection. Roads and longer driveways over 150 feet must meet minimum width and clearance standards as well as loading capacity, grade, turnouts and turnarounds so as to be accessible to emergency vehicles.

***Constraints Analysis:***

The basic development standards applicable to residential use and development are consistent with those applied by most local jurisdictions and do not constitute an undue constraint on housing development. Standards described above are directly related to public health, safety, and general welfare objectives of the Zoning Ordinance and other County Ordinance Code provisions.

***Implementation Measure:***

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

### 3.06g Growth Control Measures

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

### 3.06h Secondary Dwelling Regulations

Secondary dwelling units, defined as "second" dwellings in state law, are an important part of providing an adequate and affordable housing supply. The County recognizes that secondary dwelling units can be particularly important to augment urban housing supply in a largely built-out metropolitan area, such as the urban areas of Santa Clara County. Regulations governing secondary dwelling units are set forth in Section 4.10.340 of the County Zoning Ordinance. The regulations and size limits for secondary dwellings vary depending on whether the location is within an urban zoning district or a rural zoning district.

In urban areas, secondary dwellings are permitted in the R1, R1E, R1S, R3S, A1, and RHS zoning districts within a city's Urban Service Area. In the past, all such dwellings were permitted subject to issuance of a Special Permit and the particular standards that apply, based upon lot size. However, since the 2003 Housing Element update, Zoning regulations have been revised to permit conforming secondary dwellings as a matter of right, reducing the regulatory burden on property owners and streamlining the approval process in terms of both cost and time.

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

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

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

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

In one area of the County, the San Martin Planning Area, the minimum lot size for a site with a secondary dwelling is 5 acres. This requirement reflects concerns over the area's capacity to handle increased sanitary waste water. However, with the anticipated early 2014 adoption of the County's new On-site Wastewater Treatment System Ordinance, which includes options for alternatives to traditional septic systems, the 5 acres minimum lot size requirement will be removed.

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

Owner-occupancy of at least one of the two dwellings on site is also required for all properties containing a secondary unit, except for rural lots of over 20 acres. Owner-occupancy of one of the two units promotes proper maintenance, and it helps prevent over-occupancy and nuisance situations impacting adjacent residents and the neighborhood.

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

- Removing restrictions that required secondary dwellings to be located only within rear yards in urban zoning districts, provided that the secondary dwelling meets setbacks applicable to the primary dwelling;
- Removing discretionary Special Permit and public hearing requirements for secondary dwellings on corner and double-frontage lots in urban districts where driveway access is taken from a different street than that which provides access to the primary dwelling; and,
- Providing greater flexibility in locating secondary dwellings when the location of the second unit relative to the primary dwelling exceeds the maximum distance standards of the Zoning Ordinance.

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

***Constraints Analysis:***

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

***Implementation Measure:***

The County Planning Office will bring to the Board for their consideration three changes that might encourage development of secondary dwellings in rural areas. The first is to increase the maximum secondary dwelling size from 640 sf to 800 sf on small lots (both urban and rural), and to 1200 sf on medium-sized rural lots (see Program 4.09.05). The second change is to exempt

secondary dwellings on all rural lots over 2.5 acres from the owner occupancy requirement (this exemption is already in place for lots over 20 acres) (see Program 4.09.06). The third is to allow secondary units to be detached from the main dwelling regardless of lot size (Program 4.09.04). The County will consider additional minor modifications to certain standards for secondary dwellings to provide greater flexibility and facilitate additional units as part of routine Zoning Ordinance review.

### 3.06i Density Bonuses

State Government Code Sections 65915-65918 address Density Bonuses and Other Incentives to providing affordable housing. "Density bonus" is a term generally used to refer to an allowance granted by the local jurisdiction to a developer to build more units per acre than otherwise permitted under the general plan or zoning regulations. In essence, state law requires in certain instances that a city or county grant a density bonus (in accordance with California Government Code Sections 65915 through 65918) over the otherwise maximum allowable residential density specified by the general plan and/or zoning district, if certain affordability provisions are met. The developer is entitled to such bonus density and additional incentives or concessions when a specified percentage of affordable housing is proposed that will be maintained as affordable housing for a period of 30 years. In addition, the local government must make a finding that the bonuses and related incentives were necessary to providing the affordable housing.

The County's Zoning Ordinance makes provision for a density bonus in accordance with state laws, per Section 4.20.030. The County's regulations refer to and rely upon existing state laws, rather than adopting extensive and complex provisions in the County's Zoning Ordinance. The current regulations were adopted as part of the County's comprehensive Zoning Ordinance revision project completed in 2003, which both simplified density bonus provisions and brought them into compliance with state laws. These regulations will be updated in April 2014 to ensure that they reflect the 2005 update to State Density Bonus law.

***Constraints Analysis:***

Use of the density bonus provisions of the Zoning Ordinance in urban unincorporated area projects has been very limited historically. Most urban residential areas were fully subdivided and developed by the 1960s to 1970s. Hence, the major subdivision tracts of 100-300 single family residential lots that might have taken advantage of density bonuses were approved before density bonus provisions of state law took effect. Where urban area multi-family dwellings are permitted uses and eligible for redevelopment that might take advantage of density bonus provisions, the typical development process involves annexation to a city prior to such redevelopment applications, where the property is contiguous for annexation purposes. Consequently, the remaining urban unincorporated areas, which are predominantly single-family tracts, do not produce development proposals capable of utilizing density bonus provisions. Where there have been recent approvals for new single-family residential subdivisions of

between 10-20 parcels, developers have not elected to pursue density bonus opportunities, because the number of units involved does not provide the economies of scale necessary to incorporate more affordable units or benefit from density bonuses sufficiently to be profitable.

In the rural areas, major subdivisions of five lots or more are infrequent. Those that might qualify to take advantage of the County's density bonus allowance are even more rare. Those most capable of theoretically utilizing density bonus in terms of numbers of lots were cluster subdivisions, which expressly allow for certain economies of infrastructure, road design, and lot configuration to maximize open space preservation. However, given the allowable densities in rural areas, minimum lot sizes, and lack of public services, new residential development is typically for above-moderate income households, and the cost of including affordable housing is not covered by the additional density that might be available through density bonus.

***Implementation Measure:***

To expand opportunities and locations for development of affordable housing, the County will explore options for allowing in-lieu fees to qualify for the density bonus provisions of state law, with the resulting funds being accessible to affordable housing projects in other locations.

### 3.06j Building Codes and Enforcement/Green Building Requirements

Currently, the County's Ordinance Code incorporates and requires conformance with the State of California's 2010 Building Code, Mechanical Code, Plumbing Code, Electrical Code, Green Building Standards Code and Energy Code. These codes were adopted and effective January 1, 2011. Codes establish the minimum acceptable standards for construction of all kinds, including code requirements for energy conservation and fire protection in most rural areas. Costs associated with meeting code requirements for energy conservation are typically recouped through energy savings over a fairly short time period.

The County of Santa Clara enacted new regulations in 2008 to require minimum green building standards for single-family residential development, in particular new homes and rebuilds, effective August 2009. It also adopted green building standards for multi-family residential and non-residential construction, which went into effect January 1, 2011. Since then, the California Green Building Standards Code (CalGreen) have raised the baseline for green building to a level higher than the County's 2008 code, so starting in 2014, CalGreen Tier 1 requirements will apply to all new residential, new non-residential construction and non-residential additions and alterations valued at more than $200,000.

Green building is "a holistic approach to design, construction, and demolition that minimizes the building's impact on the environment, the occupants, and the community" (California Building Standards Commission). Green building is also an important part of the Santa Clara County

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

The overall costs associated with utilizing green building concepts and materials have been estimated as typically 5-7% of total construction costs for non-residential uses, such as office buildings. The cost for residential development may vary depending on house size. Green building requirements may also contribute to meeting future greenhouse gas emission reductions and lowering the carbon footprint of an individual residence.

***Constraints Analysis:***

Although green building requirements may add certain upfront costs to housing production, both in terms of services and design, there are a variety of ways green building requirements actually reduce the overall cost of construction and maintenance over the life of a building, in many cases, significantly. For example, in terms of energy efficiency requirements alone, super high efficiency heating and appliance choices can pay off in terms of lower utility costs in as little as five years. In terms of water use efficiency and savings, there can be similar short term and lifetime benefits. Insulation, lighting choices, and material choices can also improve indoor air quality, quality of life, and benefit the environment. In fact, green building has become an integral, mainstream aspect of development in recent years, due to its environmental benefits and marketing benefits. Green building is now generally viewed as an indispensable part of the state's efforts to meet AB 32 goals for greenhouse gas emission reductions and addressing impacts of climate change.

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

***Implementation Measure:***

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

### 3.06k Site Improvement Requirements

Site improvement requirements include such as matters as streets, driveways, parking area and turnaround areas, road construction standards, undergrounding of utilities, water service connections or on-site water wells and storage tanks, drainage, stormwater treatment, and similar requirements. It also includes providing septic tanks and leachfields or sanitary sewer connections. Such site improvements are typically addressed and imposed as components of either subdivisions, grading or drainage permits, or single building site approval processes. They are also imposed through ministerial approvals such as a building permit, where applicable and

required by county codes. In some urban unincorporated areas, where road and utility improvements already exist, there may not be significant on-site improvements required on a parcel-by-parcel basis for new residential development.

In rural areas, where urban services are not provided and there may not yet exist any road, infrastructure, or utility improvements to facilitate development, site improvements can represent a significant component of overall development costs. For example, the cost of road or driveway access improvements can be a substantial when development of remote, rural hillside parcels is involved. For example, a private driveway must be 12 feet wide, with one 2-foot shoulder. Common driveways serving 3 parcels or more must be 18 feet with two 3-foot shoulders for a total of 24 feet of pavement surface. Grade limitations are also imposed, for the purpose of ensuring that emergency vehicles can gain access to a given site. There can also be drainage improvements on rural properties not served by a storm drainage system, to ensure no harmful off-site impacts or additional drainage problems are created by new impervious surfaces and buildings. Stormwater treatment improvements may be required to meet the permitting requirements of the State Regional Water Quality Control Board.

Sediment and Erosion Control plans are required for all construction projects in the Monterey Bay drainage basin, and this requirement is likely to be expanded to include the entire unincorporated County before 2020.

***Constraints Analysis:***

Basic site improvements of the type discussed in this section are necessary pre-requisites to residential development. The individual standards and requirements are not deemed excessive. They provide the basis for meeting the fundamental public health, safety, and welfare objectives of the Zoning Ordinance, Ordinance Code, and other development-related standards of the County. The County reviews these standards regularly and reduces them where appropriate.

***Implementation Measure:***

The County is preparing a revision to the Fire Code that would reduce the standard width for roads serving one or two parcels to that of a single driveway. No other changes are proposed.

### 3.06l Fees and Exactions

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

The County has since the mid-1990s adopted a full cost recovery policy pertaining to fees imposed for direct services to customers. Such fees include building permit application and

inspection fees, as well as land use and development application fees, (subdivisions, grading permits, etc.). This policy reflects perspective that development should not be subsidized by General Fund monies, and the fact that fees cannot exceed the cost of services.

***Constraints Analysis:***

Each year, the County evaluates and adjusts fees as necessary to comply with the full cost recovery mandate set by the Board of Supervisors. Fees may be adjusted downwards as necessary to reflect processing costs. Measures, if any, regarding fees and exactions are discussed under each subcategory below.

### 3.06m Building Permit and Inspection Fees

The County's current building code was adopted December 2010, effective January 1, 2011. The building codes of the County are the 2010 California Building Code, which is based on the 2009 International Building Code, as compiled and published by the International Code Council ("2009 IBC") and the 2010 Residential Code which is based on the 2009 International Residential Code (2009 IRC), as modified by the California Building Standards Commission, and as further modified by the additions, deletions and amendments set forth in the County's Ordinance Code.

Typical building permit and inspection fees charged by the County for residential development are based on a formula that factors construction type, floor area, and valuation. The current minimum per square foot valuation for single-family residential is $125[9]. Most new residential development in the unincorporated County is single family residences and secondary dwellings; very few new multi-family housing developments are approved in the unincorporated County other than at Stanford University. A typical single-family residence scenario might include a 3,500 square foot residence with a 500 square foot attached finished garage, which is approximately the median size of new homes constructed in urban areas over the last ten years. For a residence having a valuation of approximately $437,500, the $9,481 in building permit-related fees represents approximately 2.17% of the proposed construction cost of the structure. Although multifamily housing projects are infrequent, a illustrative example of a residential complex of four attached housing units of 800 square feet each (four-plex) will have a minimum valuation of $400,000, and fees of $9,288. The fees are approximately 2.32% of the valuation of the structure. Fees for other types of multifamily housing projects would have roughly the same proportion to the project valuation.

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

Permit cost data for sample residential construction is shown in Table 3.60, based on fees adopted and effective as of July 1, 2009.

Table 3.60: Development Services Fees

| Permit / Inspection Fee Types | 3,500 sf SFR with 500 sf att. garage | 4x800 sf fourplex with 1000 sf carport |
|---|---|---|
| Project Valuation | $437,500 | $400,000 |
| Building | $3,767 | $3,521 |
| Plan Check | $2,825 | $2,641 |
| Planning Review | $1,036 | $1,404 |
| CPF1 | $584 | $516 |
| Electrical | $368 | $339 |
| Mechanical | $209 | $193 |
| Plumbing | $357 | $193 |
| CBSC2 | $19 | $17 |
| SMIP3 Cat 1 | $47 | $42 |
| Scanning | $47 | $92 |
| ITEF | $141 | $131 |
| ECF | $65 | $61 |
| TOTAL | $9,481 | $9,288 |

1) The CPF, Comprehensive Planning Fee is a surcharge covering partial costs of updating long range plans that serve as a basis for all permitting, such as the General Plan.

2) The CBSC is a fee related to the services of the California Building Standards Commission.

3) SMIP stands for Strong Motion Instrumentation Program, having to do with seismographic data collection.

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

### *Comprehensive Planning Fee Surcharge*

In 2010, the County updated its Comprehensive Planning Fee (CPF) surcharge on building permits of $25,000 valuation or greater to the rate of $0.00123 per dollar valuation of a project, with a maximum fee per permit of $7,000.00, regardless of valuation. The fee is not excessive and indirectly benefits individual project applicants by enabling the County to maintain a legally adequate general plan, without which, permit issuance may not be possible.

***Building Permit Review and Processing Times***

Typical building permit review and processing times can vary depending on the size and complexity of the project. For a typical single family residence that is not subject to a pre-requisite building site approval process, standard plan check and review time is approximately 4-8 weeks, depending on the number and extent of revisions required to comply with current code. Express plan check and permit issuance is available for small projects that are typically additions of less than 500 square feet or less. Express plan check service enables the applicant to submit a building permit application and obtain a permit in one business day.

***Constraints Analysis:***

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

***Implementation Measure:***

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

### 3.06n Land Use and Development Application Fees

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

| Table 3.61: Land Use and Development Application Fees | |
|---|---|
| Application Type | Fee as of 8/20/12 |
| Architecture & Site Approval | $8,568* |
| Building Site Approval (inside USA) | $4,502* |
| Building Site Approval (outside USA) | $10,108* |
| Certificate of Compliance | $1,234 |
| Design Review | $3,745 |
| Design Review Exemption | $801 |
| Environmental Assessment | $3,803* |
| Geologic Report review (letter report) | $635 |
| Geologic Report review (in-depth report) | $1,641 |
| Grading Approval | $3,312 |
| Grading Approval filed concurrently w/ other land development permit | $2,251 |
| Septic Tank Permit (slopes <= 20%) | $2,027 |
| Special Permit (agricultural and temporary) | $5,551* |
| *Subdivision (minor, 4 lots or fewer) | $11,249* |
| *Subdivision (major, 5 lots or more) | $15,401* |
| *Use Permit (standard) | $8,576 |
| Variance (standard) | $1,927 |
| Zone Change | $6,244 |
| Notes:<br><br>1) *Asterisk indicates minimum fee for initial filing of application. Full cost of the fee is assessed at the completion of processing and charged to applicant.<br><br>2) There are also final inspection fees for Fire Marshal and Land Development Engineering. | |

***Single Family Dwelling Development Cost Example***

The first example of land use approval costs represents a typical rural area land development scenario, to provide a better understanding of the application fees associated with development of a new single-family dwelling used as a primary residence. Where the parcel is not an

approved building site, it is not uncommon for the project to involve single building site approval and a grading approval and permit. Combined fees for these typical land use applications are $12,359.00. These fees are based on typical processing costs and are in addition to the building permit fees discussed in the previous section. They represent the most common fees associated with residential development in rural areas.

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

The Design Review process is intended to achieve excellence in residential design and make sure development blends with the natural hillsides as much as possible. Standards can require low reflectivity of painted surfaces, landscaping to blend with the natural hillsides and mitigate for visual impacts, and may affect the placement of a home on a site for visual mitigation. The process culminates in an administrative-level public hearing by the Zoning Administration Hearing Officer following project review and completeness determination. Decisions of the Zoning Administration Hearing Officer may be appealed to the Planning Commission. Companion land use actions (i.e., Grading or Building Site Approval) are completed concurrent with Design Review. Generally, Design Review takes 2-3 months. Design Review rarely results in project denial because the process is intended to identify and resolve issues that would result in an unacceptable final project design. Conditions of approval often include grading modifications, architectural refinements/limits, landscape requirements and protection of existing vegetation.

Costs commonly associated with Design Review process include the County application fee ($3,745) and consultant fees for design and modification of site improvements. Additional costs are often offset by savings associated with reduced grading, since Design Review (especially in conjunction with Grading review) often results in less site grading.

In a theoretical case where land cost is $500,000, home construction costs are $437,500, and site improvement construction costs for (driveway, turnaround, drainage, and utilities) are estimated at $150,000, for a total project cost of $1,112,500, the combined fees of $16,104 ($10,108 for site approval, $2,251 for grading, and $3,745 for design review) represent approximately 1.45% of construction and land costs.

***Multifamily Dwelling Development Cost Example***

This second example of land use application costs represents a four unit apartment project in an urban area. The project would require Architecture and Site Approval (ASA), which culminates

in a staff-level public hearing. The ASA process commences with an application submittal to the Planning Office. There is no mandatory pre-application meeting requirement as there is for a use permit or subdivision. Accompanying that submittal is a form indicating that the density of the proposed development conforms to the applicable city general plan. The project staff person reviews the site plan and proposed development, receives referral comments from various other agencies, such as the Fire Marshal's Office, and determines whether the project is deemed complete or incomplete. If deemed incomplete, a letter is sent to the project applicant and property owner indicating what materials or revisions are necessary to deem the project complete and proceed to public hearing. The applicant then makes a resubmittal to obtain a completeness determination. Upon being deemed complete, the application receives preliminary conditions and is agendized for public hearing. Projects of up to six units are exempt from CEQA (15303(b), Guidelines for CEQA). The ASA Committee holds monthly public hearings. It consists of staff representatives from the Planning Office, County Roads and Airports, the Fire Marshal Office, Department of Environmental Health, and a designated Planning Commissioner. The process leading up to a conditional approval at a public hearing, including the standard 15 day appeal period following such an approval usually takes 2-3 months total.

ASA applications related to multi-family development proposals that are consistent with the General Plan and Zoning District are routinely approved because such uses are defined as a matter of right, with conditions related to parking, landscaping, and site layout. The ASA process is designed to ensure conformance with applicable development standards and reasonable conditions of approval. Generally, ASA addresses the adequacy of parking and driveways, landscaping, site layout, and design of the structure. ASA may also evaluate the relationship of the lot and its development with adjacent uses. Standard ASA fees are $8,568, plus $452 for a Categorical Exemption. In a theoretical case where land cost is $500,000 and apartment construction costs are $400,000, land use application fees are $9,020, 1% of the total project cost of $900,000.

***Constraints Analysis:***

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

***Implementation Measure:***

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

### 3.06o Impact Fees

The County imposes no development impact fee of its own upon private residential development. The County does ensure collection through the building permit process of the impact fees imposed by the local school districts. No other impact fees are levied upon private residential development in the unincorporated area. The lack of such impact fees helps reduce housing costs, and it is in stark contrast to the practices of most cities and many counties, which impose impact fees for libraries, parks, and a variety of other services to ensure new development pays a share of the costs of new facilities or upgraded facilities incurred due to new development.

### 3.06p Processing and Permit Procedures

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

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

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

- Standard practice is not to accept incomplete initial submittals or resubmittals as a matter of County policy/administrative practices (standard for all applications). It reduces processing time and costs, speeds approvals, and avoids potential confusion over partial resubmittals.
- Use of pre-application meeting requirements, intended to review prospective applications for completeness and feasibility prior to formal application submittal (example: use permit, subdivision, lot line adjustment)

- In 2011 the Department added a new optional prescreening meeting available to anyone considering applying for a land use permit. A meeting usually takes place within two weeks of the customer's submittal of documentation for the meeting, costs $554, and can give customers an idea of what steps and hurdles a subsequent application might face.
- Tracking of compliance with initial 30 day permit streamlining act review period for completeness determination after initial submittal or any formal re-submittal.

Typical timelines for land use approvals and permits are indicated in the table below. These processing times are general averages. Where circumstances vary and projects may be more complicated or require more than one resubmittal, processing times may increase.

| Table 3.62: Land Use and Development Application Processing Timelines | |
|---|---|
| Application Type | Typical Processing Time |
| Architecture & Site Approval (Res.) | 2-4 months |
| Building Site Approval (inside USA) | 2-4 months |
| Building Site Approval (outside USA or > 30% slopes) | 2-8 months |
| Certificate of Compliance | 1 month |
| Design Review | 3-4 months |
| Design Review Exemption | 3-4 weeks |
| Environmental Assessment | 2-3 months |
| EIR | 6-12 months |
| Geologic Report review (letter report) | 1 month |
| Geologic Report review (in-depth report) | 1-2 months |
| Grading Approval | 2-4 months |
| Grading Small | 4-6 weeks |
| Special Permit (agricultural and temporary; second dwelling unit) | 3-4 months |
| *Subdivision (minor, 4 lots or fewer) | 2-6 months |
| *Subdivision (major, 5 lots or more) | 6-12 months |
| *Use Permit (standard) | 3-6 months |
| Variance (standard) | 1-2 months |
| Zone Change (conforming with General Plan) | 4-6 months |

***Constraints Analysis:***

A great deal of attention is often focused on permit processing and expediting such procedures as a primary means of facilitating development approvals, reducing processing costs, and speeding residential development to construction phases. Some aspects of the typical development processing and review procedure are under the control of the local government, and some are not. Departments must assure that enough adequately trained staff are assigned to manage the workload of application processing. Adequate coordination and internal review is also critical to ensuring that initial completeness reviews are performed within the 30 day period prescribed by

state permit streamlining requirements. However, lack of competently prepared, legible, and adequate plans and supporting documents can lengthen review times, and these are not matters under the control of the local government. In addition, depending on site-specific environmental factors and constraints, environmental assessment for potential adverse impacts and mitigation may be either simple or complex and time consuming.

County staff routinely monitors processing times to promote compliance with permit streamlining act provisions such as the initial 30 day completeness review time period. Changes to reduce permitting requirements, such as reduced requirements for minor grading projects, have also been implemented to reduce permitting costs and time consumed.

More recently, the Department of Planning and Development, including Planning, Development Services, and Fire Marshal Offices, have implemented two new components of development review to potentially streamline and improve land use and permit review. One is the concept of a "developer's roundtable" with staff, to dialogue and discuss common issues that hamper efficient development review. Another is a Project Streamlining Committee, made up of staff from all sections of the department, to identify and discuss any and all means of improving efficiencies, reducing bottlenecks, and coordinating project review and conditioning. Finally, as described previously, in 2011 the Department added a new optional pre-screening meeting available to anyone considering applying for a land use permit. One benefit of pre-screening meetings is that subsequent applicants are more likely to have complete submittals and are better prepared to manage the application process. Additional improvements to permitting operations are expected through an initiative that was initiated in 2012 called the Transformation and Modernization Project (TM Project). Through this project, the Department has been assessing customer needs and developing strategic and implementation plans focusing on improving customer relations, work processes, technology and employee development.

***Implementation Measure:***

Improving customer service and reducing processing times are a high priority of the Department and will continue to be the primary focus of the Department's continuous improvement efforts.

### 3.06q Code Enforcement

The County's Department of Planning and Development is responsible for enforcement of the Zoning Ordinance, Building Code, and Fire Codes as they apply to land use and development. Code enforcement is performed in a number of ways, through building plan check and inspections, in response to complaints regarding possible violations, through routine observation and field visits, and coordinated agency efforts, such as nuisance abatement procedures.

Code enforcement is a necessary and important aspect of local land use and permitting authority. It also helps to ensure that violations do not contribute to neighborhood or community deterioration that adversely affect housing stock, new housing opportunities, and related housing needs.

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

***Constraints Analysis:***

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

***Implementation Measure:***

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

### 3.06r Regulations Influencing Housing for the Disabled

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

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

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

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

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

For group homes or other Community Care–Limited uses allowed as a matter of right, there are no standards or requirements restricting maximum concentration of uses, no site planning requirements other than those that apply to any other single-family residential use, and no particular parking requirements other than those required under the building code for group home occupancies and ADA requirements. For group homes or other forms of Community Care facilities under the "Expanded" subcategory, subject to issuance of a Use Permit, there is a supplemental finding requirement that the new facility would not lead to an undue concentration of group homes in the vicinity. There is no standard of separation from other existing facilities specified in the Zoning Ordinance. Standard Use Permit findings and criteria would provide an evaluation of whether the proposed location of the use is appropriate relative to necessary support services and is otherwise appropriate for the site. Parking requirements for residential community care facilities such as group homes are specified in Ch. 4.30 of the Zoning Ordinance, requiring one space per six beds or residents, and one per employee.

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

After the 2003 Housing Element update, the County Planning Office instituted a new procedure for requests for "Reasonable Accommodation for the Disabled." It implements the requirement

for a process to address reasonable accommodation needs pursuant to the federal and state fair housing laws. The Zoning Administrator of the County of Santa Clara reviews and either denies, approves or conditionally approves such proposals where the proposed building or improvements necessitate relief from a standard of the Zoning Ordinance, such as a setback. The provisions and procedures are intended to allow exceptions or modifications without application or consideration of a variance or other defined discretionary approvals. Reasonable Accommodation requests are not subject to the more restrictive nature of variance procedures and findings, including noticing and public hearing, rights of appeal, and fees. There are no fees charged for the review service.

The criteria and factors considered by the Zoning Administrator in processing a Reasonable Accommodation request are:

- Existing, applicable policies or regulations,
- Availability of solutions not requiring an exception or modification of standards,
- How the request directly relates to the needs of the disabled owner/occupant in question, and
- The exact nature of the exception or modification proposed.

In evaluating a proposed request for Reasonable Accommodation, the Zoning Administrator uses the above criteria and factors to determine whether the need expressed by the applicant can be met without granting relief from a Zoning Ordinance standard. If it is determined that the request necessitates deviation from some standard, such as a setback, the Zoning Administrator is authorized to approve the request, provided that the applicant provides information validating the need of the disabled owner or occupant, and the request is not so extreme as to have an actual detrimental impact on an adjacent lot.

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

To date, there have only been a small number of inquiries regarding the possibility of obtaining a reasonable accommodation request since it was instituted in 2003, but only one request has been filed to date, in January of 2009, and was granted in February of 2009. The County expects more reasonable accommodation requests in the future for modifications to buildings for accessibility, such as ramp and porch improvements, window and door modifications, and similar construction, as the overall population ages.

***Constraints Analysis:***

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

***Implementation Measure:***

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

### 3.06s Regulations Influencing Housing for Agricultural Workers

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

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

The nature of commercial agriculture in Santa Clara County has evolved significantly over the decades when it was known primarily as an agricultural economy, nicknamed the "Valley of

Hearts Delight." Santa Clara County, once the fruit capital of the world with over one hundred thousand acres planted with fruit and nut trees alone, has seen a stark and steady reduction in agriculture since the 1940s. That is not to say that agriculture and its employee housing needs have or will disappear from an urban county such as Santa Clara County. Vegetables and other specialty crop cultivation such as nursery stock tree fruits are the primary forms of agriculture and are high value, highly perishable, and labor intensive crops. Vineyards and wineries continue to operate in Santa Clara County, and for those, agricultural employee housing has been approved in the recent past.

The diversity of Santa Clara County's crops and the labor intensive nature of the crops suggest that the need for agricultural employee housing will continue into the foreseeable future. Santa Clara County's land values will continue to encourage high value specialty crop production, which tends to favor crops that are highly perishable and need sufficient personnel to be harvested and moved to market in timely manner. These crops require a great deal of hand labor for planting, pruning, weeding, and harvesting and are typically not well suited to mechanization. High value specialty crops also tend to be seasonal and require high inputs of labor during some seasons and while requiring little to no labor during fallowing. As farms become more vertically integrated with on-site value-added operations such as packing and shipping facilities, agricultural processing, and on-site sales, the need for agricultural labor may increase, be more steady, and become more concentrated.

Housing needs for agricultural employees continue to follow a decades long trend of strong demand for family housing and less demand for singles housing. This is demonstrated locally by the Arturo Ochoa Migrant Center in Gilroy maintaining a waiting list 25-50% above its capacity while up to 100 beds are empty at the San Benito County migrant labor camp for singles.

The policies of the General Plan address the needs of farm worker housing in a variety of ways. With an increasing trend towards resident agricultural workers and households with more than one job, the preferred approach to meeting their lower income housing needs is for such housing to be properly located in cities, close to other jobs, transportation and transit, shopping, community centers, and government services, not in fragmented and isolated labor camps or on-site agricultural employee housing. With the availability of municipal services such as water and sewer, housing in urban settings for agricultural workers is more likely to be affordable and at densities where agricultural worker housing is feasible and additional subsidies and services can be provided. These facilities require significant investment and the County plays a substantial role in providing financial assistance to housing development that results in portions of the housing being affordable to the lowest income households and special needs households in the County.

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

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

Smaller housing projects of a few units or beds are historically more typical, feasible, and cost-effective for agricultural operators and farm owners. Single family residences (both primary and secondary dwellings) are permitted as a matter of right in the rural base zoning districts and do not require any discretionary approval or permit defined within the Zoning Ordinance. This includes employee housing that provides exclusive accommodation for six (6) or fewer employees, pursuant to California Health and Safety Code Section 17021.5. Single building site approval may be required as a pre-requisite to the development of any new dwelling on lots not yet approved as building sites. In various situations, the primary dwelling or secondary dwelling on a rural parcel may also serve as employee housing for agricultural workers employed on-site.

***Constraints Analysis:***

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

In accordance with the state Health & Safety Codes, employee housing related to a permissible agricultural use in the rural base zoning districts and is designed as a single dwelling unit, is permitted as a matter right as the primary dwelling on a parcel. Other forms of agricultural

employee housing with improvement needs and impacts similar to more intensive agricultural uses are permitted in the same manner as those more intensive agricultural uses, by issuance of a Use Permit.

***Implementation Measures:***
As outlined in Program 4.09.07, the County will explore options for reducing permitting requirements for long term agricultural worker housing. As outlined in program 4.09.03, the County will also explore options for allowing agricultural worker housing to be occupied by agricultural workers that are not employees of the housing facility operator / owner.

### 3.06t Regulations Influencing Additional Special Needs Housing

Regulations concerning special needs housing include those governing community care facilities, assisted living centers, emergency shelter housing, and homelessness-related services. Community care facilities, also referred to as "group homes," are defined as uses permitted in all urban base zoning districts that permit residential uses and all rural base districts. Small scale community care facilities ("Limited") serving or housing 6 or fewer individuals are permitted as a matter of right, while those serving more than six individuals ("Expanded") are permitted subject to a conditional Use Permit. These use regulations of the Zoning Ordinance are consistent with state laws.

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

Emergency, homeless, and transitional shelters are not typically located in the rural unincorporated areas. Rural hillside and agricultural areas are not served by municipal sewer service, have no or very limited access to transit and social services, are far removed from other emergency response services and medical centers, and do not promote the societal integration of the populations served.

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

emergency housing and homeless shelter/service centers, the more significant constraint to providing these forms of specialized housing is the limitation on available finances.

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

***Constraints Analysis:***

The County General Plan, zoning regulations and permitting requirements to accommodate certain special needs housing types described above do not constitute an undue burden or constraint on the production or supply of special needs housing. Within urban areas, the use classifications and regulations for special needs housing types are similar to those of the cities. The key issues or factors which pose constraints to meeting special needs housing such as supportive and emergency shelter are the funding for programs and grants, ongoing need for intergovernmental coordination to provide such housing and its services, and providing the kinds of ongoing services needed to prevent re-occurrences of homelessness.

***Implementation Measure:***

No changes to General Plan land use policies, zoning regulations, permitting procedures or development standards are necessary or appropriate to facilitate or accommodate special needs housing for the unincorporated areas.

### 3.06u Summary of Stanford University Constraints

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

Current County policies governing development at Stanford do not constrain affordable housing development. Through the Stanford Community Plan (SCP) and the 2000 General Use Permit (2000 GUP), the University is required to develop housing of a variety of types in conjunction

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

***Constraints Analysis:***

The County requires a linkage between academic development and housing, to balance housing, jobs, and available transportation. The linkage is expressly defined in the SCP and 2000 GUP. Within University lands located in the unincorporated County of Santa Clara, there is enough capacity to meet the housing needs of this Housing Element Update.

Starting from Annual Report #12, Table C-2 of the Annual Report includes a column that indicates the RHNA units provided in each reporting period since the adoption of the 2000 GUP. This helps the County track the RHNA units constructed on the Stanford Campus in relation to the remaining capacity under the GUP.

***Implementation Measures:***

No changes are necessary to the policies and entitlements that govern Stanford University land use and development to accommodate the housing requirements of this Housing Element Update.

### 3.06v Summary of Rural Unincorporated Area Constraints

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

In rural unincorporated areas, densities of new residential use are limited to one primary, single-family dwelling per lot (except for agricultural worker housing and secondary dwellings), and densities for subdivision purposes are low or very low, ranging between 5 to 160 acres per new primary dwelling. These factors present constraints to housing development, but are appropriate policy and regulatory approaches to the types of mountainous, hazardous areas that make up over two-thirds of the land area of the County. They do not present an undue burden or constraint

upon housing for the urban area population, which by policy and "smart growth" principles should be located within existing urban areas to the greatest extent possible. To summarize:

- Countywide, "smart growth" urban development policies require that urban scale development shall occur only in cities and not in rural unincorporated areas.
- Regional land use, housing, and transportation policies as reflected in the region's Sustainable Communities Strategy focuses growth in the urban core of the Bay Area, and particularly in urban areas near transit.
- The vast majority of rural unincorporated development is single-family residential on existing lots of record.
- Rural areas do not have access to municipal sewers or water systems, and most areas rely upon on-site wells and small private water systems. Limited groundwater supplies, soils, slopes, and high groundwater conditions limit the feasibility of development. Multi-family housing development is not consistent with the density policies for rural areas and typically could not be approved without urban infrastructure.
- Steep terrain, limited road access, and prevalent natural hazards make most of the county's vast rural hillside areas unfeasible and unsuitable for affordable housing at urban densities.

### 3.06w Summary of Urban Unincorporated Area Constraints

The remaining unincorporated urban islands or "pockets" in Santa Clara County are mostly comprised of residential neighborhoods that were developed several decades ago when the County still approved urban subdivision tracts in unincorporated areas. They are scattered over a 250 square mile area that is challenging for the County and other service providers to provide efficiently with urban services. The best means of improving the efficiency of urban service delivery and making more logical political boundaries is to annex the islands into their surrounding cities. Better municipal organization, logical boundaries, and improved service efficiency promotes the provision of affordable housing supply. To that end, utilizing the streamlined annexation provisions of state law, the cities of Santa Clara County have successfully annexed 151 islands since 2005. The City of San Jose alone has annexed 69 islands of 150 acres or less between 2005 and April of 2013.

There are constraints to the development of affordable housing in urban unincorporated areas (except for secondary dwellings and community care facilities with six or fewer residents). These constraints include:

- Urban unincorporated islands are largely built out and devoted to single family residential uses. Large scale redevelopment of established neighborhoods with higher density uses is unlikely.
- Selected areas may be eligible for higher density redevelopment in accordance with city general plans, but most such areas designated for multi-family residential uses have been

annexed already or are required to annex to cities prior to redevelopment of any kind, consistent with joint city/County policies.

- While there are pockets that remain unincorporated, County-approved development in these pockets must be consistent with the General Plans of the cities surrounding them in order to assure compatibility with the larger, surrounding neighborhood of which they are a part. Annexation actually promotes the attainment of higher density housing, planned unit developments, and other urban development that better ensures affordable housing opportunities.

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

### 3.06x Summary of County-Owned Lands Constraints

County owned properties provide important but somewhat limited housing development opportunities. The sale of surplus properties to non-government entities for use in housing or mixed use developments is one means of facilitating housing development. Another means is through County retention of land rights and partnership with a private developer to create new housing or mixed use developments. In either case, the use of land for redevelopment, not for a governmental purpose or structure, is governed by the applicable city general plan if located within a city Urban Service Area.

Analysis of the constraints affecting development of individual County-owned properties for affordable housing projects is more difficult than analyzing the constraints affecting residential development on privately-owned lands because:

- Opportunities for redevelopment on County-owned lands is limited by the number of properties and the financial considerations involved in determining the disposition of those properties.
- For those projects that may require city approvals, the parcels involved may not initially have residential designations in the cities' general plans and/or necessary pre-zoning that would indicate how many residential units the cities would allow to be built on them.
- The residential land use designations the cities would apply to County-owned lands proposed to be used for housing are likely to be "planned unit development" designations that allow for a relatively wide range of densities and development types. Estimates of housing development would be case-by-case.

On the whole, use of surplus County-owned properties does not involve significant constraints to housing development. Rather, it promotes housing development if located within city Urban

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

## 3.07 Non-Governmental Factors Influencing Housing Production

### 3.07a Overview

Housing supply and costs are influenced by many factors beyond the control of local government. State and national economic conditions have considerable bearing on the pace of local development, the availability of construction lending and financing, and mortgage interest rates. A number of costs associated with home building, such as site improvements (i.e., grading, the provision of utilities, and streets) and construction labor cannot be greatly affected by the County. The County can, and does, provide assistance in constructing low and moderate income housing through land-cost write-downs and construction loans through the Community Development Block Grant and other programs. However, to a great extent, the costs associated with producing and acquiring housing are beyond the direct control or influence of county government.

There may be significant capacity under existing General Plan and Zoning designations for housing, but cities and the County must rely on the housing market to create most new housing or spur rehabilitation. Several non-governmental factors that can constrain housing development are discussed in the sections below.

### 3.07b The Regional Housing Market and National Economy

For many years, the San Francisco Bay Area has been one of the most costly housing markets in the state and the nation, even during the recent economic downturn. Nevertheless, in many parts of the Bay Area and County, there were significant increases in mortgage delinquencies, foreclosures, and auction sales, which lowered home values significantly.

The recent recession was the deepest economic downturn since the Great Depression. While the national, state, and regional economies are now in recovery, the recovery is modest and still vulnerable to economic shocks, and to uncertain conditions in overseas economies. The stock market has rebounded to pre-recession highs, but there has not yet been a similar rebound of personal wealth connected to the housing market.

The decline in home sales and property taxes had an effect on local governments. Deflation in the housing market, combined with high foreclosure rates, posed significant limitations on the housing sector. These profoundly affected the amount of housing development achieved in the 2009 housing element planning period. Because of the recent volatility in housing prices and construction activity, cities and counties are not as able to reliably forecast how much housing production will occur in the 2015-2022 planning period.

Furthermore, falling home prices and the economic downturn were not necessarily a boon to affordability. With increasing unemployment, household incomes declined as well. Some households were no longer able to afford even the lower-priced homes, and others were not able to obtain loans in the tightened credit market.

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

Many land use approvals and building permits that had been issued in the last planning cycle were languishing for lack of lending. In response, in 2009, 2010, 2011, and 2012, the County of Santa Clara extended the duration of Building Site Approvals.

### 3.07c Land Costs

The cost of land is a large component of the price of housing. The price of unimproved land varies greatly within Unincorporated Santa Clara County, depending on location, existing infrastructure, and the existence of or difficulty in obtaining Building Site Approval or other entitlements necessary for development of the site. Urban unincorporated areas also vary greatly, and most are already developed with single-family homes. In terms of cost, areas of unincorporated East San Jose are very different from the unincorporated areas of Los Gatos, Los Altos, and Cupertino.

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

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

Table 3.63: Prices for Vacant Land in Unincorporated Areas

| Region of County | Street | Price | Acres | Price per Acre |
|---|---|---|---|---|
| Santa Cruz Mountains | Hicks Rd | 1,999,000 | 24 | $83,292 |
| | Hicks Rd | 1,650,000 | 8 | $200,486 |
| | Hicks Rd | 995,000 | 16 | $60,856 |
| | Gist Rd | 450,000 | 3.94 | $114,213 |
| | Gist Rd | 275,000 | 9.16 | $30,022 |
| | Apache Trail | 142,000 | 0.33 | $430,303 |
| San Martin | W. San Martin | 1,595,000 | 20 | $79,750 |
| | Hayes | 699,000 | 20 | $34,950 |
| | Turlock | 629,000 | 14.31 | $43,955 |
| | Harding | 1,100,000 | 9.75 | $112,821 |
| | Harding | 600,000 | 4.99 | $120,240 |
| | Harding | 600,000 | 5.01 | $119,760 |
| | Vista de Cordevalle | 449,950 | 4.33 | $103,915 |
| | Sycamore | 285,000 | 2.94 | $ 96,939 |
| | Sycamore | 220,000 | 2.89 | $ 76,125 |
| East Hills | Crothers | 1,099,000 | 131.12 | $ 8,382 |
| | Bella Madiera | 289,000 | 6.08 | $47,533 |
| | Clayton | 288,888 | 1.19 | $242,763 |
| East Valley Urban | Celeo | 1,399,822 | 0.23 | $6,086,183 |
| | Celeo | 508,000 | 0.23 | $2,208,696 |
| | Simoni | 475,000 | 0.32 | $1,484,375 |
| West Valley Urban | Canon | 499,000 | 1.55 | $321,935 |

Source: www.realtor.com, selected lots from search of April 29, 2013

### 3.07d Construction and Labor Costs

Construction and labor costs are also significant components of housing cost. These costs include site improvements (not land costs) necessary to prepare a site for development, as well as the actual costs of labor and materials for the dwelling. Based on discussion with Santa Clara County Development Services staff, current construction costs for a wood frame single-family home may range between $125 and $200 per square foot excluding land cost, depending on quality of construction, materials, finishes, type of foundation, complexity of floor plans, and other factors.

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

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

### 3.07e Availability of Financing

Restrictions in the lending industry were been one of the most significant factors in the recent national and international recession. The availability of credit for construction loans essentially disappeared in 2008, leaving many developers with entitlements for projects unable to proceed. The availability of mortgage financing and interest rates have also been affected. Interest rates were sharply reduced in 2009 to some of the lowest levels in history, but the ability to refinance, particularly for those who owe more on a mortgage than the home is worth, has been limited.

The County's ability to mitigate for these effects is somewhat limited. However, the County does participate in the Mortgage Credit Certificate (MCC) program, which is used to reduce the mortgage interest for moderate income, first-time home buyers. As a member of the Urban County, the County continues to administer this program. The County issued 518 MCCs between 2001 and 2006, and another 683 MCCs from 2007-2012, to homebuyers in Urban County jurisdictions. The County anticipates issuing MCCs at a rate of approximately 55 certificates per year from 2009 onward.

### 3.07f Conclusion Regarding Non-Governmental Factors

Non-governmental factors in housing costs and production are ultimately the primary factors that determine price, availability, and affordability. In metropolitan areas that are largely built-out, redevelopment and infill development are a major source of new housing development opportunities. Urban land markets tend to place a premium on land the closer it is to central business districts, with good access, or in areas where higher densities are available.

# Chapter 4: Housing Programs, Projects, Studies and Activities

## 4.01 Overview

Chapter 4 describes the programs, projects, studies, and activities included in the 2009 Housing Element Update. It also includes a summary of the activities' status in addition to information regarding new activities that have begun since the preparation of the 2009 Update. Chapter 4 also identifies the local, state, and federal housing programs used to address the County's 2015-2022 housing goals. Many of the programs and related projects, studies, and activities (hereafter referred to simply as "programs") identified in Chapter 4 are applicable countywide. They are not designed or intended to only serve residents of the unincorporated County, unless otherwise noted. In all, over 50 programs are summarized. The purpose of this summary is to demonstrate the many programs and projects in which the County of Santa Clara is involved, providing an indication of the County's contributions and commitment to meeting the housing and service needs in the community.

### 4.01.01 2009 Update Program Outcomes

Housing element law requires an analysis and evaluation of programs implemented during the prior planning period as part of the 2015-2022 update process. Chapter 4 describes program outcomes from 2007-2012 for the programs identified. Programs discussed in the 2009 Update were successful in meeting their objectives. These programs, many of which are cooperatively administered to benefit the County as a whole, do not represent the entirety of all housing programs administered by the County, fifteen cities, and other program providers.

### 4.01.02 The County's Role in Encouraging New Housing Opportunities and the Permanent Supportive Housing Fund (PSHF)

The County takes an active role in funding permanent affordable housing and supportive housing activities. The County, in concert with the Housing Authority of Santa Clara County, local municipalities, local agencies, and non-profit organizations, operates various programs that help families, individuals, and those with special needs obtain and preserve affordable housing. The types of activities that are funded include, but are not limited to the rehabilitation of homes, low interest loans, tax credits, and grants/rental subsidies. The County conducts these programs on its own and in conjunction with other municipalities and non-profit and community-based organizations.

On August 15, 2013, the County Administration sought and received approval from the County Housing, Land Use, Environment, and Transportation Committee (HLUET) to move forward with a Proposal for the allocation of Measure A reserve funds for a Permanent Supportive Housing fund and the County Administration was directed to prepare implementing actions for allocation of Measure A reserve funds for approval by the full Board of Supervisors, subsequent

to positive outcome of pending litigation relating to Measure A. The Board approved FY 2014 budget includes an assumption of $4,000,000 to create a Permanent Supportive Housing (PSH) Fund/Pool to increase the supply of permanent affordable housing and services for households with special needs. Administration will prepare implementing actions for allocation of $4,000,000 from the Measure A to the Department of Mental Health and Office of Affordable Housing, for approval by the full Board of Supervisors.

The PSH fund will address the County's need for affordable housing and support safety net services. The fund will be used to increase the supply of permanent affordable housing and services for households with special needs. These residents are men, women, and families with severe and persistent disabling conditions who are homeless or at risk of homelessness and are earning less than 30 percent of the Area Median Income (AMI). This housing would support the County's safety net services and advance the County's goal of ending and preventing chronic homelessness in Santa Clara County. By administering the PSH fund, the County will have the ability to: align the appropriate resources to populations more efficiently; enforce standards for service delivery and outcomes; and be responsive and efficient by pooling resources across programs. A tentative plan is being developed in coordination with the Administration, Office of Affordable Housing (OAH), the Department of Mental Health's Office of Housing and Homeless Support Services (OHHSS), and Destination: Home. Funds will be dedicated to the following activities on an ongoing basis:

- Continue to support and enhance the existing Rental Assistance Program for the Chronically Homeless. These funds will be utilized for existing clients that are provided rental subsidies.
- Provide dedicated funding to coordinate Housing Placement and Location Services.
- Contract with Destination: Home to coordinate and advance supportive housing strategies countywide.
- Increase or replace funding in OAH and OHHSS to allow for the administration of current and new programs.
- One-time allocations will be made to augment the Affordable Housing Fund in OAH. These funds will be redirected toward the Re-Entry Permanent Support Housing Subsidies after other dedicated funds are depleted. Success of the initiative will be documented and reported through the quarterly report back to HLUET of the outcomes and cost-savings/avoidance associated with the County's Rental Assistance Program for the chronically homeless.

In 2002, the County's Housing Task Force reported that the "lack of coordinated internal and regional solutions" to address the "housing crisis [was] hindering the County's ability to effectively and efficiently deliver services." More than a decade later, the need for affordable

housing units has increased at a time when funding for these units and programs is scarce. Affordable housing is a basic need; when unmet, the County's health, social and criminal justice services are less effective. The County's affordable housing strategies directly support the County's health, social service and criminal justice system departments. To the greatest extent possible, housing is coordinated with the needs of County departments and programs. While municipalities may focus on the housing needs of all income levels, the County's housing resources are being targeted to households earning less than 30% of Area Median Income (i.e. extremely low income households) and special needs populations, which represent the majority of clients accessing county services. The County's affordable housing strategy has the following two broad goals:

Goal 1: Increase the supply of and access to affordable housing units in the region for extremely low income (ELI) households.

Goal 2: Support County departments in addressing the spectrum of housing needs of their clients by developing permanent and transitional housing programs matched with supportive services.

To address the County's need for affordable housing and support the safety net services, the County adopted a countywide Affordable Housing Strategy that is underpinned by the PSH Pool. Permanent supportive housing for vulnerable, disabled and extremely poor individuals will:

- improve the effectiveness of social services and medical and behavioral health in interventions;
- reduce inappropriate utilization of costly acute, emergency and criminal justice services; and
- result in significant cost savings or cost avoidance for County departments.

With an annual allocation of $4 million, the PSH Fund would total $40 million over 10 years. The PSH Pool could be augmented by one-time or periodic allocations from other sources including the Mental Health Services Act (MHSA), Public Safety Realignment, the Affordable Housing Fund, property taxes, and the Stanford Affordable Housing Fund. Acceptable uses will include, but not be limited to: acquisition, rehabilitation, construction, pre-development financing, subsidizing operations, master leasing, and rental assistance. The PSH Pool will support a range of housing types, from licensed residential care facilities to large multi-family rental projects. To ensure that projects are helping to improve the County's social services and medical and behavioral health interventions, projects will be required to comply with most, if not all, of the following:

a) Adopt a Housing First approach;
b) Ensure that rents are affordable to households earning 15% of Area Median Income or lower;

c) Give priority access to clients based on health vulnerability and/or system utilization;
d) The programs or projects shall establish direct referral agreements with County departments;
e) Have an approved service delivery plan that includes intensive case management;
f) Support data collection and outcome reporting efforts; and
g) Adopt "Screening In" Tenant Selection and grievance policies.

The County's housing investments will be targeted to the following categories:

a) Extremely Low Income (ELI) Households. While there are insufficient affordable housing units for all low income households, the lowest income earners – ELI households and special needs populations are disproportionately burdened. These are the "working poor," that often have to work more than one minimum wage job, to be able to afford to live in the county. In 2010, for every 100 ELI renter households there were only 30 units that were affordable and available. For every 100 very-low income (50% AMI) and 100 low-income (80% AMI) renter households, there were 58 and 98 units that were affordable and available, respectively. Increasing the number of ELI housing units would alleviate housing crises for many households that are reliant on County services, including individuals who are homeless or at-risk of homelessness. Approximately 50-60% of homeless persons and families exit homelessness in approximately 90 days, with relatively little assistance. To achieve economic self-sufficiency, they primarily need access to affordable housing, employment and workforce development services.

**b) Permanent Supportive Housing (PSH) for Special Needs Populations**. Some County clients with complex health conditions and socio-economic needs are also the highest users of County services. These clients are dependent on Supplemental Security Income or other government entitlement programs; they require significant assistance and supportive services in order to obtain and maintain housing. For example, about 10-15% of all homeless persons are chronically homeless and have disabling conditions. Best practice research across the country shows that these chronically homeless men and women disproportionately utilize public safety net services. Without access to stable housing and services, these individuals will continue to exert a heavy burden on public services and budgets. Access to permanent supportive housing decreases chronically homeless individuals' utilization of public services to a rate more typical of housed populations. For special needs populations, permanent supportive housing should be their primary treatment intervention. Permanent supportive housing could serve a broad range of vulnerable or special needs populations who are served by County departments, including the severely mentally ill and those with addiction disorders.

**c) Transitional / Temporary Housing with Supportive Services**. There are some County residents that need significant, long-term housing assistance and supportive services, in order to become self-sufficient. For example, approximately 20-35% of the homeless are "episodically homeless;" they experience multiple episodes or long periods of homelessness throughout their lives due to substance abuse, financial crises, or domestic violence, but do not have disabling conditions that are as persistent or as severe as the chronically homeless. Generally, this population will not qualify for ongoing financial assistance that is linked to a disability. Thus, helping them to become economically self-sufficient is a primary goal. Rental assistance or transitional housing programs with supportive services for six months to two years is often necessary to help this group of homeless persons and families obtain and maintain permanent housing. Transitional housing programs are appropriate for a variety of County clients, including most foster care youth and first-time offenders who are on probation.

## 4.02 Programs and Program Categories

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

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

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

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

Program Category:

## 4.03 HOUSING CONSERVATION/PRESERVATION

**Applicable County Programs:**

4.03.01 Urban County Housing Rehabilitation Program
4.03.02 Low Income Housing Tax Credit Program
4.03.03 Retrofit Fund
4.03.04 Rebuilding Together Silicon Valley
4.03.05 Housing Conditions Survey
4.03.06 CDBG Public Infrastructure Improvements
4.04.10 County Office of Affordable Housing (OAH) *
4.05.01 Community Development Block Grant (CDBG) Program **
4.05.04 Home Investment Partnership Act (HOME) Program **

* Program description found under program category of Housing Assistance

** Program description found under program category of Housing Production

### 4.03.01 Urban County Housing Rehabilitation Program

**Program Description:**

The County Housing Rehabilitation Program is part of the Office of Affordable Housing. The County Housing Rehabilitation Program (the "Program") offers financial assistance to low-income owner-occupied, property owners to make a wide range of repairs or improvements to their homes that address code deficiencies, health and safety issues, increase energy efficiency, or make universal access (disability) modifications. The program serves as a vital tool in preserving the County's affordable housing stock.

The program provides both low interest loans and grants.

**Responsible Agency:**

County Office of Affordable Housing (OAH)

**Geographic Service Area:**

Cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Saratoga, and unincorporated County

**Funding Source:**

CDBG, CalHOME, and Program Income

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012 for the 2007-2014 reporting period:**

In 2006-07, the Program expended a total of $856,461 for rehabilitation loans to 16 single-family housing units throughout the County. Of that, 7 were in the unincorporated County. Program Income generated from the unincorporated County totaled $220,647 during the fiscal year.

In 2007-08, the Program expended a total of $651,087 in rehabilitation loans for 12 single-family housing units throughout the County. Of those, 4 were completed in the unincorporated County. Program Income generated from the unincorporated County totaled $60,964 during the fiscal year.

In 2008-09, the Program expended a total of $623,427 in rehabilitation loans for 17 single-family housing units throughout the County. Of those, 5 were completed in the unincorporated County. Program Income generated from the unincorporated County totaled $25,299 during the fiscal year.

In 2009-10, the Program expended a total of $865,517 in rehabilitation loans for 16 single-family housing units throughout the County. Of those, 4 were completed in the unincorporated County. Program Income generated from the unincorporated County totaled $37,715 during the fiscal year.

In 2010-11, the Program expended a total of $294,464 in rehabilitation loans for 8 single-family housing units throughout the County. Of those, 2 were completed in the unincorporated County. Program Income generated from the unincorporated County totaled $77,424 during the fiscal year.

In 2011-12, the Program expended a total of $276,586 in rehabilitation loans for 13 single-family housing units throughout the County. Of those, 2 were completed in the unincorporated County. Program Income generated from the unincorporated County totaled $115,599 during the fiscal year.

2012-13 Program Year in progress.

**Program Objective, 2015-2022:**

The Program estimates completion of 2 single-family rehabilitation loan projects and 4 single-family rehabilitation grant projects for a total of 6 projects per year.

### 4.03.02 Low Income Housing Tax Credit Program

**Program Description:**

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

**Responsible Agency:**

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

**Geographic Service Area:**

Countywide

**Funding Sources:**

Federal (administered through the Internal Revenue Service)

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012 for the 2007-2014 Housing Element reporting period:**

During the program outcome period, the HACSC rehabilitated over 700 Low income Housing Tax Credit units extending these units to a further 55 years of affordability.

**Program Objective, 2015-2022:**

The Program objective over the planning period is to rehabilitate 500 additional low-income housing tax credit housing projects, extending these units to a further 55 years of affordability.

### 4.03.03 Fair Housing Retrofit Fund

**Program Description:**

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

**Responsible Agency:**

Project Sentinel, in conjunction with the Fair Housing Task Force

**Geographic Service Area:**

Countywide

**Funding Source:**

ABL Properties

**Program Status:**

2005 - 2013

**Program Outcomes, 2007-2012**

ABL contributed $100,000 in 2006. The outstanding $100,000 balance was paid early for the sum of $71,000 in 2007, with federal approval from HUD. Fund applicants have been approved on an on-going basis. All households receiving Retrofit Fund money were deemed to be low income by the referring agency. Households could be renters or homeowners.

In 2006-07, the Program dispensed $34,461 to 26 households

In 2007-08, the Program dispensed $30,755 to 14 households

In 2008-09, the Program dispensed $31,622 to 16 households

In 2009-10, the Program dispensed $24,194 to 10 households

In 2010-11, the Program dispensed $13,532 to 11 households

In 2011-12, the Program dispensed $42,340 to 6 households

**Program Objective, 2015-2022:**

Project funds have been exhausted since 2012. Additional funding is not anticipated at this time.

### 4.03.04 Rebuilding Together Silicon Valley

**Program Description:**

The Rebuilding Together program offers repair and rehabilitation assistance to low-income Urban County residents who are owner occupants, particularly the elderly and disabled. All repairs are provided free of charge to the homeowner. Primary efforts include the "Safe At Home Program" and "Rebuilding Days." Program assistance addresses home safety repairs, fall prevention, accessibility and mobility, aging in place, weatherization and home and fire safety of owner occupied residences.

**Responsible Agency:**

(Independent non-profit)

**Geographic Service Area:**

Urban County

**Funding Source:**

Donations

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012**

Rebuilding Together completed 2,300 repairs on 167 homes.

**Program Objective, 2015-2022:**

The Program expects to complete repairs on 22 homes per year during the planning period.

### 4.03.05 Housing Conditions Survey

**Program Description:**

The Housing Conditions Survey is a regularly conducted windshield survey and evaluation of housing conditions. The Survey is undertaken every few years when it is determined that more data is needed to understand a particular aspect of the local housing market. Both general housing conditions and specific target information are collected. The last Survey was undertaken in May 2009, with a focus on impacts of foreclosed properties on housing conditions in neighborhoods.

**Responsible Agency:**

Code Enforcement Division, Planning Office

**Geographic Service Area:**

Unincorporated County

**Funding Sources:**

County

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012 for the 2007-2014 Housing Element reporting period:**

8,223 Parcels surveyed in nine neighborhoods in May 2009

**Program Objective, 2015-2022:**

At least one Survey is anticipated to take place during the 2015-2022 time period. The next survey will include an examination of Farmworker Housing conditions, with the intent to gain a better understanding of infrastructure constraints and code enforcement challenges.

### 4.03.06 CDBG Capital Improvements / Public Benefits

**Program Description:**

CDBG funds may be used for capital improvement and public benefits projects. Projects must be HUD eligible and in low-income census tracts, and may include, but are not limited to, improvements to infrastructure and neighborhood facilities benefiting low-income areas, low-income households, seniors, farmworkers, the developmentally disabled, and/or severely disabled adults. These improvements can be in the form of:

- Barrier removal for severely disabled adults, and seniors, to provide access to Public
- Facilities, including Sidewalk and curb cut installation,
- Security devices installed in a public park, or
- Targeted code enforcement in identified low-income census tracts/blocks.

**Responsible Agency:**

OAH

**Geographic Service Area:**

Campbell, Los Altos, Los Gatos, Morgan Hill, Saratoga, and the unincorporated County

**Funding Sources:**

Federal (CDBG)

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012 for the 2007-2014 Housing Element reporting period:**

30 Access projects, seven enforcement projects, and three sidewalk projects initiated.

**Program Objective, 2015-2022:**

Two projects per year for each of the six participating jurisdictions

# Program Category:

## 4.04 HOUSING ASSISTANCE

Applicable County Programs:

4.04.01 Mortgage Credit Certificate (MCC) Program
4.04.02 County Housing Bond Fund
4.04.03 Section 8 Housing Choice Voucher Program
4.04.04 Moderate Rehabilitation Program
4.04.05 Project Based (Section 8) Voucher Program (PBV)
4.04.06 Conventional Public Housing
4.04.07 Section 8 Homeownership Program
4.04.08 Family Self-Sufficiency Program
4.04.09 Moving to Work Program (MTW)
4.04.10 County Office of Affordable Housing (OAH)
4.04.11 SCC40K Downpayment Assistance Program
4.04.12 Low and Moderate Income Housing Fund
4.04.13 Family Unification Program (FUP)
4.04.14 Welfare to Work Program
4.04.15 SCC Mental Health Evans Lane Wellness & Recovery Center
4.04.16 Public Health Department/HIV/AIDS treatment
4.04.17 Emergency Assistance Network
4.04.18 Silicon Valley Independent Living Center
4.04.19 Shared Housing Program
4.05.01 Community Development Block Grant (CDBG) Program *
4.05.02 Affordable Housing Fund*
4.05.03 Stanford Affordable Housing Fund*
4.05.04 Home Investment Partnership Act (HOME) Program*
4.05.05 Housing Trust Silicon Valley*
4.05.06 Housing Authority of the County of Santa Clara (HACSC)*
4.05.08 Mental Health Services Act Housing Program*
4.05.10 Department of Alcohol and Drug Services*
4.07.05 Seniors' Agenda***

* Program description found under program category of Housing Production
** Program description found under program category of Homeless Prevention/Services
*** Program description found under program category of Housing Advocacy and Education

### 4.04.01 Mortgage Credit Certificate (MCC) Program

**Program Description:**

Mortgage Credit Certificates (MCC's) provide financial assistance in the form of individual federal income tax credits to first-time homebuyers of single-family homes, townhomes and condominiums. The MCC Program grants a federal income tax credit on the annual mortgage interest paid, thereby reducing overall federal income taxes. The credit may not exceed 20% of the interest paid on the borrower's first mortgage.

The County's current tax credit rate of 15% was set in January 2001.

In Santa Clara County, the MCC tax credit rate has varied from 10% to 20%, based on past performance, the potential demand for MCC's, and the likely amount of tax credit allocation awarded by the California Debt Limit Allocation Committee (CDLAC). Since 1994, the County has offered a Reissue of Mortgage Credit Certificate (RMCC) Program for existing MCC holders wishing to retain their tax credit following refinancing. The Program generates revenue through homebuyer application and participating lender fees.

The Mortgage Credit Certificate Program was authorized by the Tax Reform Act of 1984. Federal law limits the dollar amount of tax-exempt authority that can be used in each State to issue private activity bonds (including MCC's). CDLAC is granted sole authority for allocating the annual ceiling on private activity bond allocations in the State of California.

**Responsible Agency:**

County Office of Affordable Housing

**Geographic Service Area:**

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

**Funding Source:**

California Debt Limit Allocation Committee (CDLAC)

**Program Status:**

Ongoing (1987 – present)

**Program Outcomes, 2007-2012 for the 2007-2014 reporting period:**

In 2007, issued 54 MCCs
In 2008, issued 71 MCCs
In 2009, issued 138 MCCs
In 2010, issued 131 MCCs

In 2011, issued 139 MCCS
In 2012, issued 130 MCCs

Since 2001, the MCC Program has assisted 1,175 households purchase homes in Santa Clara County.

**Program Objective, 2015-2022:**

The County intends to issue approximately 130 MCCs annually for low and moderate-income households.

### 4.04.02 County Housing Bond Fund (formerly County Housing Bond Trust Fund)

**Program Description:**

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

**Responsible Agency:**

County Office of Affordable Housing (OAH)

**Geographic Service Area:**

Countywide

**Funding Source:**

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

**Program Status:**

1992-2013

**Program Outcomes, 2007-2013:**

Since 2001, the Housing Bond Fund provided over $3,075,000 of financial assistance to organizations with a commitment to serving extremely low- to low-income housing populations.

In 2012, the County awarded a total of $100,000 to The Housing Trust of Silicon Valley's "Finally Home Program." The Program assists homeless families and individuals with deposit assistance to end their homelessness. Funds were used to pay for one-time deposit assistance. In 2013, the County awarded $300,000 in grant funds to Abode Services, Inc. (Abode) to administer a Countywide rental assistance program for the Chronically Homeless or At-Risk Individuals and Families. Abode also provides housing location and placement services in support of the Santa Clara County wide Housing 1000 Campaign (H1K).

| Table 4.01: County Housing Bond Fund, 2001-2013 | | |
|---|---|---|
| Assistance Category | | |
| Programs Funded | Funding Amount | Adjust percentages Percent |
| First-time Homebuyers | $350,000 | 11.4% |
| Shelters | $382,500 | 12.4% |
| R/MALP | $1,075,000 | 34.9% |
| New Rental | $255,000 | 8.3% |
| Rehabilitation of Existing Units | $192,500 | 6.3% |
| HTSCC Study | $20,000 | 0.6% |
| Special Needs | $400,000 | 13.0% |
| Homeless Deposit Assistance | $100,000 | 3.3% |
| Rental and Deposit Assistance for Chronically Homeless | $300,000 | 9.8% |
| Total: | $3,075,000 | 100.0% |

**Program Objective, 2015-2022:**

The Housing Bond Fund balance is at an all-time low and it is not likely that additional grant funds will be provided at this time.

### 4.04.03 Section 8 Housing Choice Voucher Program

**Program Description:**

The Section 8 Housing Choice Voucher (HCV) Program provides tenant-based rental subsidies for very low- income households who reside in privately owned rental units. Participants are drawn from the HCV waiting list and once housed, typically pay 1/3 of their monthly income toward the unit's contract rent. The Housing Authority of the County of Santa Clara (HACSC) pays the balance of the monthly rent.

**Responsible Agency:**

The Housing Authority of the County of Santa Clara (HACSC)

**Geographic Service Area:**

Countywide

**Funding Sources:**

Federal: Housing of Urban Development (HUD)

**Program Status:**

Ongoing

**Program Outcomes, 2007-2013 for the 2007-2014 Housing Element reporting period:**

As of 2013, HACSC has 15,358 authorized HCVs (not including its Project Based Vouchers). Turnover vouchers are given to low-income individuals and families from the HCV waiting list. The waiting list was purged in 2010/2011. Currently, there are 21,000 applicants waiting for assistance. Due in part to low voucher turnover and pre-committed turnover vouchers, the Agency has not pulled applicants from the waiting list for the past several years.

Additionally, HACSC has 951 HUD-issued special purpose vouchers that are allocated to assist certain special needs populations, including the non-elderly disabled, homeless veterans, the homeless disabled and separated families awaiting reunification.

In 2008-09, HACSC maintained full lease-up of its authorized vouchers.
In 2009-10, HACSC maintained full lease-up of its authorized vouchers.
In 2010-11, HACSC maintained full lease-up of its authorized vouchers.
In 2011-12, HACSC maintained full lease-up of its authorized vouchers.
In 2012-13, HACSC maintained full lease-up of its authorized vouchers.

**Program Objective, 2015-2022:**

Depending on funding availability, HACSC plans to maintain full lease up under the Housing Choice Voucher program in the future.

### 4.04.04 Moderate Rehabilitation Program (MR)

**Program Description:**

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

**Responsible Agency:**

The Housing Authority of the County of Santa Clara (HACSC)

**Geographic Service Area:**

Countywide

**Funding Sources:**

Federal: U.S. Department of Housing & Urban Development

**Program Status:**

Ongoing. However, since this program was repealed by HUD, no new projects have been authorized for development.

**Program Outcomes, 2007-2013 for the 2007-2014 Housing Element reporting period:**

Moderate Rehabilitation contracts representing 129 units expired during 2007-2013 and were not renewed. The tenants affected by these contract expirations were provided continued rental assistance through the Housing Choice Voucher (HCV) program.

In 2008-09, the Program had 203 total units at the start of the fiscal year. During the year, contracts for 4 units were not renewed and the affected families received HCV's.

In 2009-10, the Program had 199 units at the start of the fiscal year. During the year contracts for 107 units were not renewed and the affected families received HCV's.

In 2010-11, the Program had 92 units at the start of the fiscal year. During the fiscal year, the contracts for all units were renewed.

In 2011-12, the Program had 92 units at the start of the fiscal year. During the fiscal year, the contracts for 9 units were not renewed and the affected families received HCV's.

In 2012-13, the Program had 83 units at the start of the fiscal year. During the fiscal year, the contract for 4 units was not renewed and the affected families received HCV's.

**Program Objective, 2015-2022:**

The remaining Moderate Rehabilitation contracts representing 79 units are anticipated to expire without renewal during the planning period.

### 4.04.05 Project Based (Section 8) Voucher Program (PBV)

**Program Description:**

The Section 8 Project Based Voucher Program (PBV) is a component of the Housing Choice Voucher Program (HCV). HACSC may allocate up to 20% of its voucher assistance authority to specific housing units. In the Project Based Voucher (PBV) program, rental subsidies are attached to contracted units for a period, on average, of ten to fifteen years. Eligible low-income tenants typically pay 1/3rd of their monthly income for rent. Section 8 tenant-based vouchers are not accepted in these project-based units, but may be used at other units within the project that are not part of the project-based program.

**Responsible Agency:**

Housing Authority of the County of Santa Clara (HACSC)

**Geographic Service Area:**

Countywide

**Funding Sources:**

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

**Program Status:**

Ongoing

**Program Outcomes, 2007-2013 for the 2007-2014 Housing Element reporting period:**

During the 2007-2013 reporting period, HACSC project-based 938 of its vouchers. HACSC has 1,283 Project Based Vouchers. These commitments provided affordable housing for low-income elderly, persons with disabilities, the homeless and families with children.

In 2008-09, HACSC entered into one Project Based Voucher contract, providing affordable housing for 199 low-income elderly households in Campbell, CA.

In 2009-10, HACSC entered into one Project Based Voucher contracts, providing affordable housing for 199 low-income elderly households in San Jose, CA.

In 2010-11, HACSC entered into six Project Based Voucher contracts, providing affordable housing for 332 low-income elderly households and families in San Jose, Gilroy and Santa Clara, CA.

In 2011-12, HACSC entered into ten Project Based Voucher contracts, providing affordable housing for 188 low-income elderly households, disabled households and families in San Jose, Campbell, Sunnyvale, and Los Gatos, CA.

In 2012-13, HACSC entered into one Project Based Voucher contracts, providing affordable housing for 20 low-income disabled or homeless families in San Jose, CA.

**Program Objective, 2015-2022:**

Depending on funding availability, HACSC expects to project-base 565 of its tenant-based vouchers from 2014 through 2017 to preserve HACSC owned (indirectly/directly) affordable housing projects. HACSC may seek additional project-based commitments as needed to maintain affordability for extremely low- and low-income households.

### 4.04.06 Conventional Public Housing

**Program Description:**

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

According to the 2010-2015 County of Santa Clara Consolidated Plan, HACSC has only 20 units of Public Housing in three complexes in the City of Santa Clara and is in the process of transferring these out of the Public Housing Program.

**Responsible Agency:**

Housing Authority of the County of Santa Clara (HACSC)

**Geographic Service Area:**

Countywide

**Funding Source:**

HUD Public Housing Subsidy
Status of Project: 1967 to 2008

**Program Outcomes, 2007-2012 for the 2007-2014 Housing Element reporting period:**

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

In 2008, HACSC received 548 conversion vouchers to assist its public housing residents as a part of the disposition process. HACSC acquired and rehabilitated no public housing during the program outcome period.

In 2008-09, the Program disposed of 200 units of Public Housing and converted these units to tax credit housing.

In 2009-10, the Program rehabilitated these 200 units.

In 2010-11, the Program disposed of 335 units of Public Housing and converted these units to tax credit housing.

In 2011-12, the Program rehabilitated these 335 units

In 2012-13, the Program is seeking to dispose of the remaining 20 units to an affiliated third party.

**Program Objective, 2015-2022:**

HACSC plans to transition its remaining 20 public housing units to non-public housing, 100% project-based units during the program objective period.

### 4.04.07 Section 8 Homeownership Program

**Program Description:**

The Program provides Section 8 rental subsidies towards a home mortgage for current program participants who are eligible for the program and are able to purchase a home in Santa Clara County. Due to the administrative cost of this program and the extremely limited number of Section 8 families who can afford a home purchase, this program is not currently enrolling new participants.

**Responsible Agency:**

Housing Authority of the County of Santa Clara (HACSC)

**Geographic Service Area:**

Countywide

**Funding Source:**

Federal: U.S. Department of Housing & Urban Development

**Status of Project:**

Ongoing (currently not accepting new applicants)

**Program Outcomes, 2007-2013 for the 2007-2014 Housing Element reporting period:**

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

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

In 2009-10, there were 10 homeowners receiving Section 8 housing assistance payments for home ownership.

In 2010-11, there were 10 homeowners receiving Section 8 housing assistance payments for home ownership.

In 2011-12, there were 10 homeowners receiving Section 8 housing assistance payments for home ownership.

In 2012-13, there were 10 homeowners receiving Section 8 housing assistance payments for home ownership.

**Program Objective, 2015-2022:**

During the period of 2015-2022, HACSC will continue to provide mortgage assistance to those families already enrolled in the program.

### 04.04.08 Family Self-Sufficiency Program (FSS)

**Program Description:**

The FSS Program is designed to provide assistance to current Housing Authority of the County of Santa Clara (HACSC) Section 8 families who are trying to become self-sufficient. When a family enrolls in the five-year program, FSS Coordinators will help them develop self-sufficiency goals and a training plan and coordinate access to job training and other services, including childcare and transportation. Program participants are required to seek and maintain employment or attend school or job training. As participants increase their earned income and pay a larger share of the rent, the Housing Authority matches the rent increase with money in an escrow account, which is then awarded to participants who successfully complete the Program. Participants often use this money as part of a down payment on a house or to help start a business.

**Responsible Agency:**

Housing Authority of the County of Santa Clara (HACSC)

**Geographic Service Area:**

Countywide

**Funding Source:**

Federal: U.S. Department of Housing & Urban Development

**Status of Project:**

Ongoing (1990-Present)

**Program Outcomes, 2007-2013 for the 2007-2014 Housing Element reporting period:**

- In 2008, the Program enrolled 67 new families, graduated 44 and distributed $950,757 in escrow funds to graduates.
- In 2009, the Program enrolled 59 new families, graduated nine and distributed $441,797 in escrow funds to graduates.
- In 2010, the Program enrolled 67 new families, graduated nine and distributed $99,040 in escrow funds to graduates.
- In 2011, the Program enrolled 53 new families, graduated 49 and distributed $50,009 in escrow funds to graduates.
- In 2012, the Program enrolled 42 new families, graduated four and distributed $244,040 in escrow funds to graduates.
- In 2013, the Program has enrolled nine new families.

**Program Objective, 2015-2022:**

Program objectives for the planning period include:

- Develop and build a new, enhanced self-sufficiency program: Focus Forward. Focus Forward will provide an accelerated two-year program with targeted, meaningful case management, and ongoing monetary incentives for families who are actively pursuing self-sufficiency;
- Maintain and expand partnerships with community public and private agencies to ensure participant's complete their contracted goals;
- Implement a computerized case management system; and
- Conduct ongoing evaluation of program effectiveness.

### 04.04.09 Moving To Work Program (MTW)

**Program Description:**

In 2008, the U.S. Dept. of Housing & Urban Development (HUD) signed a 10 year MTW Agreement with the Housing Authority of the County of Santa Clara (HACSC) and the Housing Authority of the City of San Jose to launch the Moving To Work (MTW) Program. With this Program, HACSC is given more budget and policy flexibility in the operation of its programs than currently provided under HUD regulations and the 1937 Housing Act.

Under its MTW designation, HACSC public housing operating subsidy, public housing capital funds, replacement housing factor funds, and Section 8 funds are combined into one funding source that can be used to create activities that increase housing program's cost effectiveness; promote the self sufficiency of participant families; and expand housing options for program participants. MTW agencies file annual Plans with HUD to obtain approval for its proposed activities and file a report with HUD annually to provide information on the outcomes of its implemented activities.

**Responsible Agency:**

Housing Authority of the County of Santa Clara (HACSC)

**Geographic Service Area:**

Countywide

**Funding Source:**

Federal: U.S. Department of Housing & Urban Development

**Status of Project:**

Ongoing (2008-present)

**Program Outcomes, 2007-2013 for the 2007-2014 Housing Element reporting period:**

In 2013, the MTW Program served over 19,000 low-income families with rental assistance through rental assistance vouchers (including its Housing Choice and Project Based Voucher Programs) and HACSC directly- or indirectly-owned affordable housing properties.

In 2008-09, HACSC submitted its first annual plan and received approval to develop eleven activities that would reduce administrative burden and provide staff time savings for HACSC and increase housing choice for its participants. These activities include reducing the frequency of regular tenant income re-examinations and unit inspections,

and assigning Project Based Vouchers to HACSC former public housing properties without a competitive selection process.

In 2009-10, the Program developed five additional activities that would reduce administrative burden and provide staff time savings for HACSC and increase housing choice for its participants.

In 2010-11, the Program developed two additional activities that would reduce administrative burden and provide staff time savings for HACSC and increase housing choice for its participants.

In 2011-12, the Program developed five additional activities that would reduce administrative burden and provide staff time savings for HACSC and increase housing choice for its participants.

In 2012-13, the Program developed one additional activity that would reduce administrative burden and provide staff time savings for HACSC and increase housing choice for its participants. HACSC also submitted its annual Plan for fiscal year 2014 to HUD and is awaiting approval on two additional proposed activities.

**Program Objective, 2015-2022:**

HACSC will continue to serve the maximum number of families based on the funding received from HUD during the years 2015-2022 and seek to extend its MTW Agreement for another ten years, if possible.

### 4.04.10 County Office of Affordable Housing (OAH)

**Program Description:**

The County Office of Affordable Housing was launched by the County Board of Supervisors, following several years of County Housing Task Force meetings and County staff preparation. The County created a new office of Affordable Housing to administer the newly established Affordable Housing Fund and to consolidate the following affordable housing programs: Federal CDBG/HOME Program; Housing Rehabilitation Program; Mortgage Credit Certificate Program; Housing Bond Program; Stanford Housing Fund; Density Bonus; Article 34 Program; Homeless Concerns Programs; the Rental and Mortgage Assistance Program; and the Down payment Assistance Program.

The OAH has contributed to projects that are already planned or under construction by offsetting some of the costs of specified units within a project. This strategy has been effective in leveraging affordable housing for the County's lowest income residents, and is consistent with the Board of Supervisors' goals to provide supportive services and housing to special needs. While the County's financial assistance has usually been a relatively small part of the overall financing package, it has often determined a project's feasibility. The leverage ratio of non-County dollars to County dollars has been 20:1. The County's contribution ensures that the unit will be affordable for 55 years and that it will be provided to low-income and special needs populations.

**Responsible Agency:**

Office of Affordable Housing (OAH)

**Geographic Service Area:**

Countywide

**Funding Sources:**

County General Fund, Affordable Housing Fund, CDBG, HOME, CDLAC, and Mental Health Services Act Housing funds.

**Program Status:**

2002 to present

**Program Outcomes, 2007-2012**

In 2002, the County Board of Supervisors created the County Office of Affordable Housing and set aside a projected $18 million for an Affordable Housing Fund (AHF). The OAH has had four successful funding rounds of the AHF during the program outcome period. Since 2002, the County has provided $60 million to 55 community-based organizations (CBOs) that build affordable housing or provide housing related

services. During that time, 3,087 new housing units have been created that provide permanent affordable housing to these populations.

The Office of Affordable Housing (OAH) provides loans and grants for the development of new affordable housing units for the County's "special populations," extremely low income households, seniors, at-risk youth, the disabled, the mentally ill, and the homeless. OAH also administers Federal Community Development Block Grant (CDBG) and HOME funds for seven smaller cities and the unincorporated areas of the County. The annual CDBG grant is $1.3 million and the HOME grant is $400,000, which is sub-granted to CBOs and developers for the creation and preservation of affordable housing and housing-related services.

**Program Objectives, 2015-2022:**

The Department has the following objectives:

1. Issue one NOFA every year during the planning period or as available funds reach appropriate levels.
2. Continue to assist in the development of new affordable housing units for the County's special needs populations including: seniors, transition age youth, disabled (including the developmentally disabled), mentally ill, extremely low -income households, farmworkers, and the homeless based on the availability of funds;
3. Continue to administer federal CDBG/HOME Program;
4. Continue to assist the County Mental Health Department in accessing and administering California Mental Health Services Act (MHSA) Housing funds;
5. The Office of Affordable Housing, the City of San Jose's Housing Department and the Housing Trust of Silicon Valley have partnered to implement "Affordable Housing Week" during the month of May on an annually basis. This week-long event was held in May2013 in Santa Clara County and showcased affordable housing tours and events that highlight the benefits that affordable housing brings to communities, and emphasized the need for a new permanent source of funding for affordable housing.

### 04.04.11 SCC 40K Down payment Assistance Program

**Program Description:**

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

**Responsible Agency:**

Office of Affordable Housing (OAH)

**Geographic Service Area:**

Urban County

**Funding Source:**

HUD (HOME funds)

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012 for the 2007-2014 reporting period:**

During 2007-08, in conjunction with the American Downpayment Dream Initiative (ADDI) Program, the Program awarded funding to 16 first time homebuyers. The ADDI Program no longer exists at the County.

During 2008-09, the Program awarded funding to 13 first time homebuyers.

During 2009-10, the Program awarded funding to 14 first time homebuyers.

During 2010-11, the Program awarded funding to 14 first time homebuyers.

During 2011-12, the Program awarded funding to 6 first time homebuyers.

During 2012-13, the Program awarded funding to 4 (to date) first time homebuyers.

**Program Objective, 2015-2022:**

The Santa Clara County $40,000 Downpayment Assistance Program is funded by HOME funds on an annual basis as long as the Board of Supervisors approves the funding recommendations. The SCC 40K Program expects to issue 6 loans in 2013, with similar numbers expected through 2022.

### 4.04.12 Low and Moderate Income Housing Fund

**Program Description:**

The Low and Moderate Income Housing Fund was established in 1979. It has been previously referred to in conjunction with the 1979 Density Bonus Program, from which it primarily received funding. In 2003, the 1979 provisions of the Zoning Ordinance related to the Density Bonus Program were revised and replaced with the current Zoning Ordinance Section 4.20.030, which relies on and reflects State Housing Element Government Code provisions for density bonus programs. The Low and Moderate Income Housing Fund remains in existence, with increases in fund balances due primarily to interest accrual and other payments over time.

**Responsible Agency:**

Office of Affordable Housing (OAH)

**Geographic Service Area:**

Urban County (Certain uses of the funds contributed to projects in cities not included in the Urban County consortium)

**Funding Source:**

1979 Density Bonus Program

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012 for the 2007-2014 reporting period:**

As of July of 2013, the Fund balance was $662,130.00, and additional outstanding loan receivables of $138,684 due to the fund.

**Program Objectives, 2015-2022**

The Office of Affordable Housing will actively seek final payment of any contributions owed to the fund from previous agreements approved by the Board of Supervisors. OAH will also bring to the Board for consideration a proposal to transfer both the current balance and any outstanding amounts to the County's Affordable Housing Fund, or a similar fund, within three years of the adoption of the 2015 Update. If approved, such action would formally retire the Low and Moderate Income Housing Fund as a program.

## ADDITIONAL PROGRAMS

### 4.04.13 Family Unification Program (FUP)

In 2009, the Housing Authority of the County of Santa Clara received 100 Section 8 subsidies to assist child-welfare involved families reunify with their children. The subsidies are to be administered for 5 years as a separate program, and after that period of time would be absorbed into the existing Section 8 program.

### 4.04.14 Welfare to Work Program

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

### 4.04.15 SCC Mental Health Department Evans Lane Wellness and Recovery Center

Evans Lane is dedicated to serving individual adults who suffer from a mental illness, addiction and are involved in the criminal justice system. The program is a community environment based on Wellness and Recovery. The program includes both Residential and Outpatient services. These two distinct programs are featured on one campus. The Residential Program provides housing and the Outpatient Program provides group and individual counseling, medication support, comprehensive case management, and activities to address behavioral health. The program is based on “Recovery” as a personal process through which an individual can choose to change his or her goals, with the ultimate objective of living a healthy, satisfying, and hopeful life despite limitations and/or continuing effects caused by his or her mental illness. “Habilitation” is a strength-based approach to skills development that focuses on maximizing an individual’s self dependence and social interdependence. The Residential Program provides housing, support and care to the criminal justice population. The facility provides up to 56 consumers extended housing for up to one year. The Target Population at Evans Lane serves men and women with severe mental illnesses who are leaving custody settings, especially those enrolled in Full Service Partnership Programs and alternative sentencing programs. The program also serves a small number of parolees. The housing program can accommodate up to 56 men and women. The Outpatient Program can carry an active caseload of 60 clients. The Program is funded by MHSA Funds, the Department of Corrections, and the County’s General Fund.

### 4.04.16 Public Health Department; HIV/AIDS treatment

The County Public Health Department, through its Ryan White HIV/AIDS Program grants and County General Fund, and the City of San Jose, through grants from the Housing Opportunities for People With AIDS (HOPWA) and Special Projects of National Significance (SPNS) programs, provides housing subsidies and related services for approximately 160 households afflicted with HIV/AIDS in Santa Clara County per year. Both the County and the City contract with The Health Trust, a local non-profit foundation that operates an AIDS Services program, to operate their HIV/AIDS housing service programs. The Ryan White HIV/AIDS Program – Housing Services includes emergency and short term housing assistance, as well as housing search and placement services. The County's General Fund program provides transitional housing and housing self-efficacy case management. The HOPWA and SPNS programs provide longer term rental assistance and housing case management. Priority for housing subsidies is given to persons who are either homeless or at risk of homelessness.

In addition to housing, the County, through the Ryan White HIV/AIDS Program grants and General Fund, coordinates a comprehensive system of care that includes outpatient health care, mental health and substance abuse services, as support services such as benefits counseling, medical case management, home health services, transportation, food and nutrition, legal and emergency financial assistance delivered through a variety of government- and community-based providers to more than 1,495*low-income individuals living with HIV/AIDS per year (approximately 47% of the 3,181** County residents living with HIV/AIDS).

Housing placement has become increasingly difficult due to federal limitations on the amount and duration of monthly rental subsidy, lack of available qualifying housing units, and the unique demographic of the HIV/AIDS population, which is overwhelmingly single males. As a result, despite having funding available, there is a continuing unmet need for stable housing and an increasing number of individuals currently housed who are at risk for losing their housing.

- * 2012 Ryan White Service Data Report
- **Santa Clara County, EHARS Data as of June 2012

### 4.04.17 Emergency Assistance Network

The Network is a collaboration of the United Way, 9 non-profit agencies and six police departments and supported by the United Way Community Fund. The Network assists individuals and families with eviction and utility disconnection and hunger. In 2005, the Network helped 4,000 families avoid homelessness and remain in their own homes. For Fiscal year 2006/07 through 2011/12, 75,946 total clients were served through the United Way Community Funds. This is the number of individuals served, not families or households. For example, if a family of four is assisted, the total includes 4 individuals served.

### 4.04.18 Silicon Valley Independent Living Center

The Center provides housing counseling and placement to developmentally disabled adults in the Urban County. CDBG Funding was provided by the Urban County from 2001-2013 as indicated below:

2001-02: $4426 to assist 69 Urban County clients
2002-03: $4360 to assist 31 Urban County clients
2003-04: $4560 to assist 31 Urban County clients
2004-05: $3963 to assist 66 Urban County clients
2005-06: $4000 to assist 66 Urban County clients
2006-07: $4000 to assist 36 Urban County clients
2007-08: $4,000 to assist 36 Urban County clients
2008-09: $3,933 to assist 36 Urban County clients
2009-10: $5,000 to assist 53 Urban County clients
2010-11: $5,347 to assist 71 Urban County clients
2011-12: $5,000 to assist 61 Urban County clients
2012-13: $10,000 to assist 119 Urban County clients

### 4.04.19 Shared Housing Program

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

2001-02: $24,484 allocated; 39 housemates generated
2002-03: $28,020 allocated; 44 housemates generated
2003-04: $19,988 allocated; 44 housemates generated
2004-05: $15,988 allocated; 19 housemates generated
2005-06: $15,988 allocated, 19 housemates generated
2006-07: $14,000 allocated; 18 housemates generated
2007-08: $14,000 allocated; 19 housemates generated
2008-09: $13,767 allocated, 15 housemates generated
2009-10: Program was inactive
2010-11 Program was inactive
2011-12: $5,000 allocated, 27 housemates generated
2012-13: $20,000 allocated, 17 housemates generated

Program ended July 30, 2013.

# Program Category:

## 4.05 HOUSING PRODUCTION

***Applicable County Programs:***

| | |
|---|---|
| 4.05.01 | Community Development Block Grant (CDBG) Program |
| 4.05.02 | Affordable Housing Fund (AHF) |
| 4.05.03 | Stanford Affordable Housing Fund (SAHF) |
| 4.05.04 | Home Investment Partnership Act (HOME) |
| 4.05.05 | Housing Trust Silicon Valley |
| 4.05.06 | Housing Authority of the County of Santa Clara County |
| 4.05.07 | County Surplus Land Program |
| 4.05.08 | Mental Health Services Act Housing Program |
| 4.05.09 | Permanent Supportive Housing Fund |
| 4.05.10 | Department of Alcohol and Drug Services |
| 4.05.11 | Mental Health Department |
| 4.03.02 | Low Income Housing Tax Credit Program* |
| 4.04.10 | County Office of Affordable Housing (OAH)** |
| 4.08.05 | Santa Clara County Collaborative on Affordable Housing and Homelessness*** |
| 4.08.06 | McKinney-Vento Homeless Program*** |

* Program description found under program category of Housing Conservation/Preservation

** Program description found under program category of Housing Assistance

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

### 4.05.01 Community Development Block Grant Program (CDBG)

**Program Description:**

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

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

**Responsible Agency:**

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

**Geographic Service Area:**

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

**Funding Source:**

Federal Housing and Urban Development (HUD)

**Project Status:**

Ongoing (1975 – Present)

**Program Outcomes, 2007-2012 for the 2007-2014 reporting period:**

The County's total CDBG allocation for 2007-12 was $10,063,907 for 2007-08 it was $1,788,630, for 2008-09 was $1,727,563, for 2009-10 was $1,742,531 for 2010-11 was $1,882,706, for 2011-12 was $1,585,129, and 2012-13 was $1,337,348.

The majority of funds allocated to CBDG public services during the planning period were for services to assist lower income or homeless individuals and families in obtaining housing opportunities. These services were in the form of housing search assistance for

individuals to obtain affordable rental housing; rental assistance; shelter nights for victims of Domestic Violence and their children as well as for homeless individuals and their families; services for low income seniors; fair housing and tenant landlord counseling; and shared housing opportunities.

An annual summary of Program activity is described in the following pages.

**Program Objectives, 2015-2022:**

Six objectives are described in the HUD 2010-2015 Consolidated Plan for the Urban County's CDBG program. The objectives include:

- Increase the supply of affordable housing to lower income households;
- Increase housing opportunities for special needs households (including farmworkers and the developmentally disabled) and the unhoused;
- Increase affordable housing opportunities for low to moderate income first time homebuyers;
- Rehabilitate and maintain existing affordable housing;
- Preserve existing affordable housing; and
- Ensure equal housing opportunities.

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

## SUMMARY OF COUNTY CDBG PROGRAM ACTIVITY, 2007-2012

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

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

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

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

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

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

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

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

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

In 2008-09, County CDBG funds were used as follows:

- New housing units for lower income households.

  The County allocated and spent $165,321 on the 24 unit Cupertino project (described under 2000-01).

  The County allocated and spent $400,000 for Habitat for Humanity to construct 4 single family homes for extremely low income families. (Project location: Campbell)

- Affordable housing opportunities for lower income families:

  The County allocated and spent $24,484 for Catholic Charities to continue operating their Shared Housing Program. The Program had 54 intakes and found 39 house-mates for single parents with children. (Project location: Urban County)

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

  The County allocated $122,755 for the Emergency Housing Consortium's (EHC) Transitional Housing Program to complete the rehabilitation of two projects, providing transitional housing for 26 lower income people. (Project location: San Jose)

- New housing for the homeless:

  The County allocated $406,536 and spent $388,263 for EHC's new 50 unit transitional rental housing project. (described under 2000-01).

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

  The County allocated and spent $27,000 for the Pacific Autism Center for Education (PACE) to acquire a single family dwelling to provide housing for 6 autistic youth. (project location: Sunnyvale).

- Fair Housing Services:

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

In 2009-10, County CDBG funds were used as follows:

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

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

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

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

  The County allocated and spent $300,000 to EHC and South County Housing for a new 140 bed transitional housing project for homeless men, women and children. (Project location: Gilroy)

- Fair Housing Services:
  The County provided $110,000 to the Santa Clara County Fair Housing Consortium. (Project location: Urban County).

In 2010-11, County CDBG funds were used as follows:

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

  The County allocated and spent $89,160 for Economic and Social Opportunities (ESO) to operate their Energy and Emergency Home Repair Program, assisting 50 lower income residents. (Project location: Unincorporated County)

- New housing for the homeless:

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

- Affordable housing for the disabled and those with special needs:
  The County allocated and spent $72,359 for Project Match, which acquired a single family home for 4 units of shared senior housing. (Project location: Los Gatos)

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

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

In 2011-2012, County CDBG/HOME funds were used as indicated on the following table:

Table 4.02: PROJECTS FUNDED WITH CDBG and HOME: 2001-2012

| Agency/Project | Funding Amount | Est. Number Served |
|---|---|---|
| **AFFORDABLE HOUSING PROJECTS – CDBG Category I** | | |
| Charities Housing Development Corp. – Armory Studios Project | 400,000 | 30 |
| Rebuilding Together Silicon Valley | 68,000 | 17 |
| Mid-Peninsula Sharmon Palms | 537,268 | 60 |
| | | |
| **PUBLIC SERVICE PROJECTS** | | |
| Catholic Charities – Shared Housing | 20,000 | 15 |
| Community Solutions – La Isla Pacifica Domestic Violence Shelter | 27,220 | 60 |
| Community Technology Alliance – Tech SCC – Tools for Ending Chronic Homelessness | 20,000 | 48 |
| EHC Lifebuilders – Housing for Urban County Homeless at Boccardo Family Living Center | 30,000 | 30 |
| Family Supportive Housing, Inc. San Jose Family Shelter | 10,000 | 35 |
| Inn Vision- Shelter for Campbell | 10,000 | 120 |
| InnVision the Way Home – Julian Street Inn | 10,000 | 120 |
| InnVision the Way Home –Transitional Homes Program | 10,000 | 48 |
| Next Door Solutions to Domestic Violence | 15,000 | 350 |
| Project Sentinel-Tenant-Landlord Services | 30,000 | 110 |

| | | |
|---|---|---|
| Sacred Heart Community Service- Homelessness Prevention Project | 10,000 | 200 |
| Silicon Valley Independent Living Center-Housing Program for Persons with Disabilities | 10,000 | 120 |
| YWCA Silicon Valley Shelter and Counseling | 10,000 | 36 |
| Catholic Charities – Long Term Care Ombudsman | 10,000 | 1,336 |
| | | |
| **HOME PROJECTS** | | |
| SCC- Downpayment Assistance Program | 250,000 | 6 |
| Charities Housing – Armory Studios Project | 205,646 | 30 |
| SCC- Planning & HOME Admin | 41,038 | NA |
| | | |
| **FAIR HOUSING** | | |
| Eden Council for Hope & Opportunity | 5,000 | 30 |
| Asian Law Alliance | 8,696 | 75 |
| Project Sentinel | 49,150 | 40 |
| Law Foundation of Silicon Valley | 17,951 | 25 |
| **URBAN COUNTY CITY PROJECTS** | | |
| Campbell –Targeted Code Enforcement. The Targeted code enforcement program will take place in the predominantly low-income neighborhoods of Adler, Echo, Hollis, Nello, Nido, Wilton, Sharmon Palms, Hazelwood, Virginia and San Tomas Aquino. Health & Safety cases will be investigated by the Code Enforcement Officer and resolved to help maintain the housing stock and help prevent further deterioration 81 low- income households will have code violations resolved in the following targeted census tracts; 5065.03, 5066.03, 5066.04. | 40,000 | 81 |
| Campbell Curb Cuts. Campbell has an ADA Transition Plan to help identify improvements that provide for safe, attractive and efficient access for persons with disabilities. The Plan includes such locations as the community center, service center, city hall, public parks, and local post offices. These improvements consist of curb cuts ramps at street corners, doors, bathroom fixtures and public counters at city government buildings. The installation of 10 new ramps each year is planned in order to provide for better sidewalk accessibility for persons with disabilities. | 20,150 | 5,000 |

| | | |
|---|---|---|
| Los Altos-Municipal Service Center Driveway Modifications. There is a driveway entrance into the Municipal Service Center off of Fremont Avenue. There is no sidewalk across the driveway. There are approximately 60-70 pedestrians a day that that walk along the sidewalk on Fremont Avenue and must traverses where the driveway slopes down to the street. The Los Altos Sub-Acute & Rehabilitation Center is located nearby and patients in wheelchairs from that facility have challenges traversing the slope of the driveway on their way to the city park. This project will remove the barrier in this driveway entrance to make it ADA compliant. | 60,150 | 70 |
| Los Gatos-University Avenue Sidewalk project. This project will install an ADA accessible sidewalk along University Avenue from Lark Avenue south to the proposed Sports Park. There will not be an ADA compliant access to this facility for pedestrians or bicyclists without this sidewalk being constructed. | 60,150 | 500 |
| Morgan Hill-Enhance Galvan Public Park facilities through the installation of security camera system site improvements. These improvements will enhance the safety of the park and the surrounding low income neighborhood users. | 60,150 | 1 |
| Saratoga-Public Facilities Barrier Removal: Remove barriers for wheelchair access for paths of travel from public transportation at City Hall, Library, and the Civic Center by installing wheelchair access ramp. Scope of work is subject to change. | 60,150 | 1 |
| **FAIR HOUSING** | | |
| Eden Council for Hope & Opportunity | 5,000 | 15 |
| Asian Law Alliance | 3,696 | 75 |
| Project Sentinel | 36,773 | 20 |
| Law Foundation of Silicon Valley | 11,325 | 10 |
| Sub-Total Fair Housing Admin: | **56,794** | |
| SCC Planning and Administration | 210,677 | NA |
| **Total Fair Housing and County Admin:** | **267,471** | |
| **COUNTY PROJECTS** | | |
| Unincorporated Rehab Services | 150,000 | 4 |
| SCC Rehab Program Income | 50,000 | N/A |
| City of Saratoga – ADA Ramp – Museum Storage | | **6,200** |
| City of Saratoga – ADA Public Counters & Signage | | **72,260** |
| Unincorporated Rehab Services | | **200,002** |
| SCC- Admin & Planning | | **317,026** |

### 4.05.02 Affordable Housing Fund (AHF)

**Program Description:**

The Affordable Housing Fund (AHF) was created to assist in the development of new affordable housing units for extremely low income and special needs populations (including farmworkers and the developmentally disabled) and for programs designed to end homelessness. A broad variety of projects have been funded: such as senior and disabled housing, family housing, housing for at-risk youth, and the homeless, and mentally ill.

**Responsible Agency:**

The Office of Affordable Housing (OAH)

**Geographic Service Area:**

The Urban County

**Funding Sources:**

County Surplus Land Fund; County General Fund

**Program Status:**

2007- present. Ongoing

**Program Outcomes, 2007-2012 for the 2007-2014 reporting period:**

Since its inception, the AHF has funded approximately 1,995 affordable housing units since the AHF was established. Of these, 733 units were constructed within the program outcome period. In 2002, the Board of Supervisors expressed support for affordable housing by establishing an Office of Affordable Housing (OAH) and setting aside more than $18 million of General Fund monies for the Affordable Housing Fund (AHF). The Fund was created in anticipation of housing set-aside funds from a redevelopment agreement with the City of San Jose. From 2002 to 2008 various funding sources including, 30% of the proceeds from the sale, lease or development of General Fund and surplus property, revenue from the lease of the Elmwood Correctional Facility County and owned surplus land. As of 2009 all funding sources for the AHF were suspended due to budget constraints within the County of Santa Clara.

In addition, on August 15, 2013 the County Administration sought and received approval from the County Housing, Land Use, Environment, and Transportation Committee (HLUET) to move forward with the Proposal for allocation of Measure A reserve funds for a Permanent Supportive Housing fund and directed administration to prepare implementing actions for allocation of Measure A reserve funds for approval by the full Board of Supervisors, subsequent to positive outcome of pending litigation. The Board-

approved FY 2014 budget includes an assumption of $4,000,000 to create a Permanent Supportive Housing Fund/Pool to increase the supply of permanent affordable housing and services for households with special needs. Upon direction from the Committee, the Administration will prepare implementing actions for allocation of $4,000,000 from the Measure A allocated reserve to the Department of Mental Health and Office of Affordable Housing, for approval by the full Board of Supervisors. While the sales tax has been collected since April 1, 2013, all monies are held at the State level pending final resolution of all litigation. If received, this fund will address the County's need for affordable housing and support safety net services.

The PSH fund will be used to increase the supply of permanent affordable housing and services for households with special needs. These residents are men, women, and families with severe and persistent disabling conditions who are homeless or at risk of homelessness and are earning less than 30 percent of the Area Median Income (AMI). This housing would support the County's safety net services and advance the County's goal of ending and preventing chronic homelessness in Santa Clara County. By administering the PSH fund, the County would have the ability to: align the appropriate resources to populations more efficiently; enforce standards for service delivery and outcomes; and be responsive and efficient by pooling resources across programs. A tentative plan is being developed in coordination with the Administration, Office of Affordable Housing (OAH), the Department of Mental Health's Office of Housing and Homeless Support Services (OHHSS), and Destination: Home. Funds will be dedicated to the following on an ongoing basis:

- Continue to support and enhance the existing Rental Assistance Program for the Chronically Homeless. These funds would be utilized for existing clients that are provided rental subsidies.
- Provide dedicated funding to coordinate Housing Placement and Location Services.
- Contract with Destination: Home to coordinate and advance supportive housing strategies countywide.
- Increase or replace funding in OAH and OHHSS to allow for the administration of current and new programs. One-time allocations would be made to augment the Affordable Housing Fund in OAH.

**Program Objective, 2015-2022:**

The OAH will issue NOFAs as sufficient monies accumulate in the fund. The OAH plans to continue efforts to lobby for future funding for the Affordable Housing Fund to develop new affordable housing and increase rental assistance opportunities in collaboration with other County Departments, the Housing Authority, community partners, and local jurisdictions to meet the County's housing needs for special needs

(including farmworkers and the developmentally disabled) and extremely low-income populations.

### 4.05.03 Stanford Affordable Housing Fund

**Program Description:**

The Fund was established as a result of the Stanford General Use Permit (GUP), agreed upon by the County and Stanford University. The GUP requires that as Stanford University constructs academic facilities, it either builds affordable housing on campus or contributes an in-lieu fee to assist in the development of affordable housing near the Stanford campus. Section F of the GUP requires that for each 11,763 square feet of academic development built, Stanford must either provide one affordable housing unit on the Stanford campus or make an appropriate cash-in-lieu payment. All payments are deposited into an escrow account for the purpose of funding affordable housing projects within a 6 mile radius of the University.

**Responsible Agency:**

Office of Affordable Housing (OAH)

**Geographic Service Area:**

Stanford University Campus

**Funding Sources:**

Stanford University, OAH

**Program Status:**

Ongoing (2000 – present).

**Program Outcomes, 2007-2012 for the 2007-2014 reporting period:**

From 2008 to present the County has utilized Stanford Affordable Housing funds to assist in the development of 369 affordable housing units. The majority of the units are located in the City of Palo Alto, due to the provision in the Stanford GUP, which restricts the funds to a 6 mile radius of the Stanford University. As of October 2013, there was $7,237,468 in the Fund.

In 2008, the County Board of Supervisors approved the Stanford Fund Distribution Procedures and directed that a Notice of Funding Availability (NOFA) process be used for ongoing use by OAH. The NOFAs seek projects that provide housing for the County's extremely low-income, special needs populations, and homeless populations. Two categories of funding are stipulated: 1) land or building acquisition/pre-paid long term ground lease or 2) construction or permanent financing.

Starting in 2008, Stanford Affordable Housing Funds were committed to projects as in the chart below.

Table 4.03: Stanford Affordable Housing Fund Expenditures 2000-Present

| CONTRACT NUMBER | AGENCY NAME | PROFECT NAME | TOTAL # of UNITS | County RESTRICTED UNITS | COUNTY INVESTMENT |
|---|---|---|---|---|---|
| SAHF-08-001 | Bridge Housing | **Fabian Way** (Senior Housing, 3895 Fabian Way, Palo Alto) | 55 units (30-50% AMI) | 30 ELI | $678,000 |
| SAHF-08-002 | Eden Housing | **Palo Alto Housing** (working families, 801 Alma, Palo Alto) | 83 units (30-50% AMI) | 49 (20 ELI & 29 VLI) | $5,500,000 |
| SAHF-09-001 | Palo Alto Housing | **Tree House** (studios, & family, 488 W. Charleston Road, Palo Alto) | 35 units (20- 50% of AMI) | 12 ELI | $960,000 |
| SAHF-12-01 | Stephenson House (Related) | **Stephenson House** (Rehab of Senior Housing, 455 E. Charleston Road, Palo Alto, Ca) | 119 units (30-60% AMI) | 30 ELI | $4,000,000 |
| SAHF-12-02 | Palo Alto Housing | **Maybell Orchard** (Senior Project, 567-595 & 575-587 Maybell Avenue, Palo Alto, CA) | 50 units (20-60% AMI) | 20 ELI | $2,759,780 |
| SAHF-12-03 | First Community | **1585 Studios** (studio units for developmentally disabled adults) 1585 W. El Camino Real, Mountain View, CA) | 27 units (30-50% AMI) | 16 ELI | $2,207,811 |
| | | | | | |
| **Total SAHF** | | | 369 | 157 | $16,105,591 |

**Program Objective, 2015-2022:**

The Program expects to have sufficient funding from the in-lieu fees paid by Stanford University to release a Notice of Funding Availability in 2014. Subsequent NOFAs will be issued once funds again accumulate to similar levels, which occurs approximately every three years.

### 4.05.04 Home Investment Partnership Act (HOME)

**Program Description:**

The HOME program provides federal funding to assist low- and very low- income households. HOME funds may be used for the acquisition of land or buildings for the purpose of rehabilitation and/or new construction of decent, affordable housing. HOME funds are primarily used to subsidize housing construction costs and acquisition costs. The Urban County program reserves at least 15% of the total HOME grant for Community Housing Development Organizations (CHDOs). Locally designated CHDOs have included Senior Housing Solutions, Charities Housing Development Corporation, South County Housing and EHC LifeBuilders.

**Responsible Agency:**

The County Office of Affordable Housing administers the activities of the Urban County as the Grantee, receiving HUD funds and distributing them to local housing projects and services.

**Geographic Service Area:**

Urban County (defined as the cities of Campbell, Monte Sereno, Morgan Hill, Saratoga, the towns of Los Altos, Los Altos Hills and Los Gatos, and the unincorporated area of the County).

**Funding Source:**

Federal: Housing and Urban Development (HUD)

**Project Status:**

Ongoing (1992 – Present)

**Program Outcomes, 2007-2012 for the 2007-2014 reporting period:**

From 2007 to 2014 the County has utilized HOME funds to assist in development of 307 units that provide the following outcomes:

- New housing units for lower income households.
- New housing for the homeless.
- Affordable housing for the disabled and those with special needs.

The County's HOME allocation during the program outcome period was as follows:

- 2007-08: $725,409
- 2008-09: $701,987
- 2009-10: $785,732
- 2010-11: $780,657
- 2011-12: $780,657

- 2012-13: $369,342

**Program Objective, 2015-2022:**

Four objectives are contained in the current HUD Consolidated Plan for the Urban County's HOME program. The objectives include:

- Assist in the creation and preservation of affordable housing for lower-income and special needs (including farmworkers and the developmentally disabled) households.
- Support activities to end homelessness.
- Support activities that provide basic services, eliminate blight or strengthen neighborhoods.
- Promote environmental sustainability.

The County is committed to continue to operate the HOME Program to meet its Consolidated Plan objectives. However, a population decline in the Urban County due to annexation of unincorporated pockets to the larger entitlement cities, and budget reductions at the federal level, have resulted in reduced federal funding awards. OAH anticipates assisting a similar number of units (two to three per year) during the planning period as during the program outcome period, basing future production on past performance.

### 4.05.05 Housing Trust Silicon Valley

**Program Description:**

Housing Trust Silicon Valley (HTSV) is a unique public-private partnership created through the collaboration of the Silicon Valley Leadership Group, County Board of Supervisors, and the County Collaborative on Housing and Homelessness. HTSV is a nonprofit Community Development Finance Institution that makes loans to create and preserve affordable rental housing, housing for the homeless and persons with special needs, and provides loans for first-time homebuyers. HTSV also provides homeless assistance grant programs, and operates the Foreclosure Help Center.

In response to community need, HTSV provides affordable housing opportunities through a variety of programs, including the Multi-Family Loan Program, First Time Homebuyer Assistance Programs, Foreclosure Help Center, and the security deposit assistance program for those at risk of homelessness, Finally Home.

HTSV is committed to increasing the amount of affordable multifamily rental housing opportunities for our regions low-income renters. Since 2002, the Health Trust has helped finance affordable housing for seniors, families, those with special needs, and people transitioning from homelessness in Santa Clara County through funding of multi-family development loans. With the recent introduction of the new Multifamily Loan Program and Pool the Health Trust has expanded its programs to the greater Silicon Valley. The Multifamily Loan Program makes loans to qualified developers of affordable rental housing. Loans are used for early capital including acquisition, predevelopment, construction/rehab or bridge financing. Units must be eligible to low-income residents and mainly targets households at or below 60% of AMI.

The First Time Homebuyer Program offers loans to first time homebuyers, to be used for closing costs and/or other assistance allowed by the primary lender. This Program consists of three components: a GAP Assistance Program, Mortgage Assistance Program and a Closing Cost Assistance Program. Targeted income levels for program clients are 50-120% AMI. HTSV now offers pre-approvals for our loan programs for qualified applicants.

In 2012, HTSV, in consortium with Neighborhood Housing Services Silicon Valley, Silicon Valley Law Foundation, Project Sentinel, Surepath, Santa Clara County Association of Realtors and Asian Inc., received CDBG funding to form and administer the ForeclosureHelpSCC program and Center. The program launched in July of 2012 and was formed to be a one-stop center designed to provide information and referral services to assist families impacted by foreclosure and to help them navigate through the

foreclosure process. Services are provided to San José Metropolitan area residents and Sunnyvale residents, and include prevention and intervention with an end goal of family re-stabilization.

The Finally Home Grant Program, launched in the summer of 2012, provides grants in the form of security deposit assistance to individuals and families moving out of homelessness into permanent housing. The Program was created in response to community demand for security deposit assistance, and replaced our previous homelessness prevention efforts. Finally Home also works under the Destination: Home's Housing 1000 initiative, a collaborative effort to identify and house 1,000 of the County's most vulnerable individuals and families by 2015.

**Responsible Agency:**

Housing Trust Silicon Valley

**Geographic Service Area:**

Santa Clara County and surrounding areas

**Funding Sources:**

Voluntary donations from local corporations, foundations, industry associations, Federal funding programs, County government, cities, individuals, businesses and local community funds, loans and investments from financial institutions.

**Program Status:**

Ongoing

**Program Outcomes, 2008-2012:**

The following table shows the cumulative dollars spent and the households assisted or number of affordable units created from FY 2008 to FY 2012.

Table 4.04: HTSV Program Spending

| HTSV PROGRAM SPENDING | END OF FY 2012 | | END OF FY 2007 | | RESULTS FY 08 TO FY 12 | |
|---|---|---|---|---|---|---|
| PROGRAM | $ | # | $ | # | $ | # |
| First Time Homebuyer Loans | $ 21,205,000 | 2,250 | $ 12,500,000 | 1,850 | $ 8,705,000 | 400 |
| Multi-Family Development Loans | $ 21,900,000 | 3,480 | $ 9,230,000 | 1,700 | $ 12,670,000 | 1,780 |
| Neighborhood Stabilization Program | $ 19,250,000 | 92 | $ - | - | $ 19,250,000 | 92 |
| Homelessness Prevention Program Assistance | $ 1,800,000 | 3,625 | $ 620,000 | 2,200 | $ 1,180,000 | 1,425 |
| ***TOTALS*** | ***$ 64,155,000*** | ***9,447*** | ***$ 22,350,000*** | ***5,750*** | ***$ 41,805,000*** | ***3,697*** |

**As of the end of 2012, HTSV had assisted 9,447 families and individuals through its various programs:**

- 2,250 homes have been purchased with the assistance of our First-time Homebuyer Programs.
- 3,480 units of affordable housing have been created through HTSV's Multi-Family Loan Program.
- $19.3 million invested in 92 single family homes through our NSP 2 neighborhood stabilization and revitalization grant.
- 3,625 individuals assisted through our homelessness prevention and assistance grants.

**Highlights of successful program outcomes for fiscal years 2008 to 2012 are as follows:**

- Multi-Family Loan Program: HTSV had invested $12.7 million, leveraged $560 million, and financed the increase of 1,780 units of affordable rental housing assisting countless families and individuals. HTSV has recently created a new $9 million loan pool to continue to create affordable housing rental units, while making programmatic adjustments to meet community needs.
    - First Time Home Buyer Program: HTSV made 400 new first time homebuyer loans totaling $8.7 million through our Downpayment Assistance Program, Mortgage Assistance Program, and Closing Costs Assistance Program.
    - Neighborhood Stabilization Program: In 2009 HTSV, as the lead agency of a public/private consortium, was awarded a $25,000,000 grant from HUD to be used for neighborhood stabilization. The consortium completed the disbursement of these funds in our 2013 fiscal year, three months ahead of the grant expenditure deadline. The $25 million was used to stabilize and revitalize San Jose area neighborhoods through Purchase Assistance Loans to low and moderate income households buying foreclosed and abandoned properties, acquiring and rehabilitating bank-owned properties for resale to low and moderate income households, and by creating rental units for extremely low income individuals and families. These funds helped reduce the number of foreclosed or abandoned homes and residential properties in the targeted areas and helped to stabilize the neighborhoods in which they were located.
    - Foreclosure HelpSCC: Since its launch in July of 2012, 314 people in Santa Clara County have contacted Foreclosure Help for appointments, information about avoiding foreclosure, and tenant resources such as identifying affordable rentals, deposit assistance, landlord/tenant matters, and other foreclosure related issues. Of those 314 individuals, 133 San Jose and Sunnyvale homeowners have

met with a HUD Certified housing counselor at the Foreclosure Help Center for assistance with their mortgage.

- Homeless Prevention and Assistance Programs: HTSV had invested $1.2 million in homelessness prevention and assistance, helping 1,425 individuals. This includes funds disbursed through our Emergency Homelessness Prevention Grant Program, our Safety Net Capital Improvement loans made to shelters, and our new Finally Home Grant Program launched in 2012.
- CDFI status granted: HTSV applied for and was granted status as a Community Development Financial Institution. This important designation enables HTSV to apply for grant funding for its various programs including Federal funds only available to CDFI's.
- HCD funding: HTSV applied for and was awarded a $2 million grant from the State of California Department of Housing and Community Development in 2009. This grant was used to fund Multi-Family Development loans from 2010 to 2012.

- CAL HOME FUNDING: HTSV was awarded a $1.5 million grant from Cal Home for our FTHB – GAP loan program. Loans under this program serve those first time homebuyers who earn less than 80% AMI and purchase homes is designated census tracts.
- Debt Financing: In 2011, HTSV raised $500K in debt financing for our short term lending for multi-family development projects. In 2012, an additional $1 million in 0% debt was raised for the same purposes.

**Program Objective, 2013-2017:**

- Assist 150 first time homebuyers with purchase assistance loans among the various programs.
- Close HTSV loan pool with 8 banks/credit unions. Lend $19 million in the aggregate for affordable housing projects in Silicon Valley from our Loan Pool, thus adding approximately 1,400 new affordable rental units to the region.
- Apply for funds from future rounds of State Matching Local Housing Trust Fund Program monies ($1 million application expected in 2014) on applicable projects.
- HTSV applied for $2 million in Federal CDFI Grant (application pending). Funds will be spent for early stage (no long term permanent lending) term lending in our Multi-family Loan Pool.
- Expend the balance of Cal HOME program grant funds for low income first time homebuyers in Santa Clara County.
- Assist 450 homeless and at risk individuals and families with security deposit assistance through HTSV Finally Home Program.
- Counsel 800 individuals and families at risk of foreclosure and provide them with solutions and assistance through ForeclosureHelpSCC.

### 4.05.06 Housing Authority of the County of Santa Clara

**Program Description:**

The Housing Authority of the County of Santa Clara (HACSC) was established by the County Board of Supervisors to administer a federal rent subsidy program administered under the US Housing Act of 1937. HACSC's mission is to improve the lives of low-income families, persons with disabilities, and seniors by providing quality, affordable housing.

To date, HACSC has constructed, rehabilitated and/or served as developer for 32 housing projects serving families, seniors, persons with disabilities, migrant farm workers and the homeless within the County. HACSC developments use three main affordable housing programs: public housing, project based Section 8 Housing and Low-Income Housing Tax Credit Properties. The agency also provides consultant services for other low-income housing developers, such as the Emergency Housing Consortium (EHC) for their 240 bed shelter project.

HACSC operates three broad categories of programs: tenant based, project based and homeownership programs. Within each of these categories are the following specific programs:

Table 4.05: Program Categories

| TENANT-BASED | PROJECT-BASED | HOMEOWNERSHIP |
|---|---|---|
| Housing Choice Voucher | Below Market Rate (BMR) Rental | Section 8 Homeownership |
| Family Self Sufficiency | | Below Market Rate (BMR) Purchase |
| Mainstream Vouchers | Moderate Rehabilitation (MR) | |
| Shelter Plus Care (S+C) | Project Based Assistance (PBA) (Housing Authority-issued) | |
| | Project Based Section 8 Housing (HUD-issued) | |
| | Public Housing | |

Finally, HACSC operates a variety of resident programs, in partnership with City and County agencies, foundations, service providers, property owners, etc. Programs entail

Students Motivated and Ready to Succeed (SMARTS) Youth program, Parenting from the Heart, and Computer Clubs.

**Responsible Agency:**

Housing Authority of the County of Santa Clara (HACSC)

**Geographic Service Area:**

Countywide

**Funding Source:**

Federal HUD

**Program Status:**

1967 to Present

**Program Outcomes, 2007-2012 for the 2007-2014 Housing Element reporting period:**

HACSC fully utilized all funds to house 15,978 families throughout the County of Santa Clara. They were designated a high performer for the Housing Choice Voucher program in 2008.

**Program Objective, 2015-2022:**

HACSC was designated as a Moving to Work Agency which allows for additional innovation and funding flexibility. It is anticipated that the HACSC will be developing additional units of affordable housing within this time period. Due to the current markets, there is one additional project planned at this time.

### 4.05.07 County Surplus Land Program

**Program Description:**

The County (in conjunction with other public agencies in most cases) has subsidized new affordable housing units by making surplus, County owned land available for such use. Surplus land dedications in recent years for affordable housing include the County Fairgrounds, the Elmwood property, Fair Oaks Medical Clinic and the Korean Baptist Church property. In addition, pursuant to California Government Code Section 54220 et seq, the County notifies local agencies and affordable housing sponsors of the availability of non-housing, surplus properties prior to offering such properties for sale or lease on the open market.

**Responsible Agency:**

County Executive's Office

**Geographic Service Area:**

Countywide

**Funding Sources:**

2007: proceeds from sale/lease of surplus property; 2008-present: General Fund, land leases

**Program Status:**

2004-present

**Program Outcomes 2007-2012, and 2013-2014 anticipated:**

In 2004, the Board of Supervisors approved Board Policy 7.8, directing that 30% of the proceeds from the sale, lease or development of General Fund surplus property be allocated to support affordable housing projects. After policy adoption, proceeds from the lease of surplus property near the Elmwood Correctional Facility resulted in revenue to the Affordable Housing Fund (AHF) of $191,163. The Elmwood site is now located in the City of Milpitas, and contains a mix of housing, 110 units of which are affordable to moderate income households.

From 2005-07, the County Fairgrounds site was developed with 343 units of housing, 300 of which are affordable to low-income families. A second project phase was completed in 2007 resulting in 199 units of very low-income senior housing. The County-owned Fairgrounds sites were annexed to the City of San Jose in 2003, prior to affordable development taking place. In 2008, the County selected Catellus Development Group as the developer for the third project phase, including a proposed mixed-use project. Due to deteriorating market conditions, in April 2009 Catellus withdrew from the project.

In 2008, the Board of Supervisors eliminated Board Policy 7.8 and adopted a policy of dedicating $1 million each year from the County General Fund into the AHF. The yearly dedications of General Fund money ended in Fiscal Year 2011.

In 2010, a sale agreement was executed for the Korean Baptist Church property. The Purchase and Sale Agreement was amended in July of 2011 and provides that the transaction partner, Charities Housing Development Corporation, may extend escrow closing until Dec 31, 2014, pending financing. Charities Housing Development Corporation has obtained entitlements from the City of San Jose to construct approximately 102 affordable housing units.

In 2011, construction of 102 senior affordable units at a site at 660 South Fair Oaks Avenue was completed.

Also in 2011 the County entered into a purchase and sale agreement with KT Properties (the "Buyer") for sale of the former County Clinic in Los Gatos. The Buyer pursued entitlements with the Town of Los Gatos for a housing project involving a mix of 50% market rate and 50% affordable units. However, the Buyer terminated the purchase and sale agreement in May 2012 without having obtained entitlement approval. In September 2012, after reissuance of a request for proposals, the County entered into a new Purchase and Sale Agreement with KT Properties with a term of up to 18 months in order to allow the Buyer sufficient time to continue to pursue affordable housing project entitlements.

In 2012, the County provided notice of the availability of the former Children's Shelter in San Jose for sale and the availability of the property at 455 Silicon Valley Boulevard for lease. The County subsequently entered into negotiations with the Core Companies related to a potential sale and development of a mixed market rate affordable housing project at the site of the former Children's Shelter. However, these negotiations did not culminate in a transaction. The County received no indication of interest for lease of 455 Silicon Valley Boulevard.

**Program Objective, 2015-2022:**

The County will continue to provide notice to local agencies and affordable housing sponsors of the availability of other, non-housing, surplus properties prior to offering such properties for sale or lease on the open market. Such properties may include property located at Reed Hillview Airport, and the former San Jose Downtown Medical Center.

### 4.05.08 Mental Health Services Act Housing Program

**Program Description:**

Approved by California's voters as Proposition 63 in November 2004 and enacted into law in January 2005, the Mental Health Services Act (MHSA) expands mental health services for children, adults and seniors, using programs that have proven to be effective.

In 2006, the Governor authorized creation of the State's MHSA Housing Program, with the goal of creating 10,000 additional units of permanent supportive housing for people with mental illness. The MHSA Housing Program involves collaboration among government agencies at the State and local level. Program partners include the California Housing and Finance Agency (CalHFA), HCD and the California Department of Mental Health at the State level and county mental health departments at the local level. The MHSA Housing Program is funded through the Community Services and Supports (CSS) component of the MHSA. State Program funds became available in 2007.

In 2008, the County executed an Assignment Agreement authorizing the California Department of Mental Health (DMH) to transfer the County's "planning estimate" of $19,249,300 to the (CalHFA). Under this Agreement, CalHFA and DMH jointly administer the County's portion of the State MHSA Housing Program fund balance. The County submits formal applications to CalHFA and DMH for approval of each proposed housing project. CalHFA underwrites requests for capital funds and capitalized operating subsidies and oversees housing financing, while DMH evaluates and oversees an application's proposed target population and supportive services plan.

The County MHSA Housing Program serves persons with serious mental illness who are homeless or at risk of homelessness and who meet the MHSA Housing Program target population description. The County's allocated amount of $19,249,300 includes $6,416,400 in operating subsidies and $12,832,900 in capital costs.

**Responsible Agency:**

County Mental Health Department (CMHD)

**Geographic Service Area:**

Countywide

**Funding Source:**

California Department of Mental Health

**Program Status:**

Ongoing (2006 to Present)

**Program Outcomes, 2007-2012 for the 2007-2014 Housing Element reporting period:**

In 2006, CMHD established a contractual relationship with the County Office of Affordable Housing (OAH) to assist in development of all MHSA Housing Program projects. A Housing Advisory Committee was created and began meeting in 2006 to advise CMHD staff on the MHSA Housing Program.

In 2006 and 2007, CMHD convened stakeholder meetings (136 attendees), 13 focus groups and interviews (with mental health service and health care providers, Call Center staff, Board and committee members, etc.).

In 2007, 562 consumer housing need surveys were processed. Competitive RFQ's were issued and resulted in selection of two non-profit housing developers: Charities Housing Development Corporation and Mid-Peninsula Housing Coalition.

In 2008-09, three eligible projects were locally approved: Belovida Santa Clara (a 28-unit senior housing project), Kings Crossing (a 94-unit housing project for transition age youth and adults), and Fair Oaks Plaza (a 124-unit senior housing project). Local approval was the result of many meetings, approval by the Stakeholders Leadership Group, and public hearings and approval by the County Mental Health Board and Board of Supervisors.

In 2009-10, four eligible projects were locally approved: Archer Street Apartments (a 42-unit project for adults), the Gilroy Sobrato Apartments (a 26-unit studio apartment complex for chronically homeless adults), The Metropolitan (a 101-unit apartment complex for adults and families), and the Hillview Glen Apartments (a 137-unit rehab apartment complex for families). The developers for the last two projects subsequently withdrew their applications for different reasons. In those cases the committed MHSA funds were reallocated to the County's MHSA discretionary account—for use for other MHSA Housing Program projects. As with the previous projects, local approval was the result of many meetings, approval by the Stakeholders Leadership Group, and public hearings and approval by the County Mental Health Board and Board of Supervisors.

In 2010-11, four more eligible projects were locally approved: Peacock Commons (a 28-unit rehab project for chronically homeless youth), the Fourth Street Apartments (a 100-unit apartment complex for adults), the Bella Terra Senior Apartments (a 40-unit senior housing project), and the Palo Alto Family Housing project (a 50-unit apartment complex for families). The developer for the last project subsequently withdrew their application for consideration. In that case the committed MHSA funds were reallocated to the County's MHSA discretionary account—for use for another MHSA Housing Program

project. As with all the previous projects, local approval was the result of many meetings, approval by the Stakeholders Leadership Group, and public hearings and approval by the County Mental Health Board and Board of Supervisors.

In 2011-12, two more eligible projects were locally approved: Ford & Monterey Family Housing (a 95-unit complex for families) and Donner Lofts (a 102-unit apartment complex for adults). As with all the previous projects, local approval was the result of many meetings, approval by the Stakeholders Leadership Group, and public hearings and approval by the County Mental Health Board and Board of Supervisors.

In 2012-13, two more eligible projects are in the process of being considered for MHSA Housing Program funding: Armory Family Housing (a 60-unit apartment complex for families) and Armory Studios (a 60-unit studio apartment complex for adults). The local approval process is currently underway and involves the same groups as stated above for other MHSA Housing Program projects.

To date, $19.5 million has been accessed or is in process. This is greater than the original $19.2 million because of the interest that has been accrued over the last several years.

A table identifying existing and proposed projects for the planning period, as well as thirteen funded projects complete or underway, is provided below. The table illustrates the 3.5 year allocation set aside from the County MHSA's CSS component for permanent housing. As indicated, 113 housing units for MHSA eligible residents are committed for development.

**Program Objectives, 2015-2022:**

We will continue to work with affordable housing developers to construct or rehab units until we will exhaust all the MHSA Housing Program funds. Funds are anticipated to be exhausted in February 2015, once all projects are complete (see table on next page).

Table 4.06: MHSA Housing Development Overview

## MHSA Housing Development Overview

**MHSA Housing Program:** 3.5 year allocation set aside from MHSA's Community Services and Support Component for permanent housing.

Revised: 3/11/14

County's Allocation: $19,249,300
Discretionary Fund: $221,697.13*
Total County Funding: $19,597,040

| Capital Costs | Operational Subsidies |
|---|---|
| $12,832,900 | $6,416,400 |

| Name of Developer | Name of Project | Project Address | Target Population | Service Provider | Total # of units | Type of Units | # of MHSA Units | Capital Costs | Operational Subsidy | Estimated Occupancy Date | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Charities Housing | Belovida Santa Clara | 1858 Main Street Santa Clara, CA 95050 | Seniors: 62+ yrs | Any MH Agency (Cnty:sup) | 28 | 1 bdrms | 3: 1 bdrms | $300,000 | $250,000 | Occupied | |
| Charities Housing | Kings Crossing | 686 N. King Road, San Jose, CA 95133 | Adults & TAY | Any MH Agency (Cnty:sup) | 94 | 1-2 bdrms | 10: 1 bdrms | $1,200,000 | $950,000 | Occupied | |
| Mid-Pen Housing | Fair Oaks Plaza* | 660 S. Fair Oaks Ave. Sunnyvale, CA 94086 | Seniors: 62+ yrs | Fair Oaks MH | 124 | 1 bdrms | 18: 1-2 bdrms** | $1,872,000<br>($1,608,593)<br>$263,407 | $0<br>$0<br>$0 | Occupied | |
| Charities Housing | Archer Street Apartments | 90 Archer Street San Jose, CA 95113 | Adults | Any MH Agency (Cnty:sup) | 42 | studios | 6: studios | $600,000 | $600,000 | Occupied | |
| South County Housing | Gilroy Sobrato Apartments | 9389 Monterey Road Gilroy, CA 95020 | Adults | Community Solutions | 26 | studios | 17: studios | $1,839,599 | $1,900,000 | July, 2013 | |
| Charities Housing | The Metropolitan | 2112 Monterey Road San Jose, CA 95112 | Adults | Any MH Agency (Cnty:sup) | 101 | studios & 1-2 bdrms | 1: studio<br>8: 1 bdrms<br>2: 2 bdrms | $1,154,000<br>($1,154,000)<br>$0 | $1,150,000<br>($1,150,000)<br>$0 | TBD | MHSA funds with-drawn and applied to CHDC Armory project. |
| Bill Wilson Center | Peacock Commons | 3661 Peacock Court Santa Clara, CA 95050 | TAY | Bill Wilson Center | 28 | 1 bdrms | 2: studios<br>5: 1 bdrms | $757,120 | $815,500 | Occupied | |
| First Community Housing | 4th Street Apartments | 1460 N. 4th Street San Jose, CA 95112 | Adults & Families | Any MH Agency (Cnty:sup) | 100 | 1-3 bdrms | 6: 1 bdrms | $666,621 | $570,000 | Occupied | |
| EAH, Inc. | Bella Terra Senior Apartments | 235 E. Dunne Avenue Morgan Hill, CA 94901 | Older Adults | Any MH Agency (Cnty:sup) | 40 | 1 bdrms | 5: 1 bdrms | $566,135 | $0 | August, 2013 | |
| Eden Housing | Ford & Monterey Family Housing | Monterey Highway San Jose, CA 95112 | Adults | Any MH Agency (Cnty:sup) | 95 | 1-3 bdrms | 5: 1 bdrms | $885,000 | $115,000 | June, 2014 | |
| MidPen Housing | Donner Lofts | 156 East St. John Street San Jose, CA 95112 | Adults | Any MH Agency (Cnty:sup) | 102 | studios & 1 bdrooms | 15 studios | $1,620,000 | $1,466,250 | Nov, 2015 | |
| Charities Housing | Parkside Studios | 620 East Maude Ave. Sunnyvale, CA 94085 | Adults | Any MH Agency (Cnty:sup) | 59 | studios | 11 studios | $1,154,000 | $1,150,000 | Fall, 2015 | |
| MidPen Housing | Armory Family Housing | 620 East Maude Ave. Sunnyvale, CA 94085 | Adults & Families | Any MH Agency (Cnty:sup) | 59 | 1-3 bdrms | 8: 1-bdrms<br>2: 2-bdrms | $148,000 | $1,691,000 | Fall, 2015 | |
| Approved by State | In process | | | | 898 | TOTALS | 113 | $9,999,882 | $9,507,750 | $19,507,632 | |
| Submitted to State | Proposed | | | | | | Subtotal | $2,833,018 | -$3,091,350 | **-$258,332** | |

* Discretionary Fund is comprised of interest + loan money returned to the County.
** Capital loan was repaid due to higher than anticipated funds from other sources.
*** All these units have Section 8 rent subsidy vouchers attached to them.

| Discretionary Fund | $221,697: **BALANCE** |
|---|---|

### 4.05.09 Permanent Supportive Housing Fund

**Program Description:**

Effectively utilize the Permanent Supportive Housing Fund (PSH fund). The PSH fund will be used to increase the supply of permanent affordable housing and services for households with special needs.

**Responsible Agency:**

Office of Affordable Housing; Department of Mental Health's Office of Housing and Homeless Support Services (OHHSS); Destination: Home.

**Geographic Service Area:**

Urban County

**Funding Sources:**

County former RDA funds, Measure A tax Funds

**Program Status:**

Estimated start date January 2014

**Program Outcomes, 2009-2014:**

- 2013: The County Board of Supervisors voted to set aside up to 20% of the funds that the County will now receive as a result of the loss of redevelopment 20% housing set aside.
- 2013: The Board agreed to put 100% of the "swept" RDA affordable housing funds towards affordable housing.
- 2013: A Board subcommittee approved the continued development of implementation measures that would allocate some Measure A reserve funds to a Permanent Supportive Housing fund

**Program Objective, 2015-2022:**

- Use PSH fund to:
    - Continue to support and enhance the existing Rental Assistance Program for the Chronically Homeless.
    - Provide dedicated funding to coordinate Housing Placement and Location Services.
    - Work with Destination: Home to coordinate and advance supportive housing strategies countywide.
    - Increase or replace funding in OAH and OHHSS to allow for the administration of current and new programs.

## ADDITIONAL COUNTY PROGRAMS

### 4.05.10 Department of Alcohol and Drug Services

The Department of Alcohol and Drug Services provides beds for eligible clients. While being housed, clients attend drug and alcohol rehab programs. The program provides housing beds for people in the following categories:

- 60 beds for women/women with children; maximum length of stay is 3-6 months.
- 18 beds for men with children, maximum stay of 3-6months
- 123 beds for men
- 53 beds for women.

With a reduction in CalEMA funding on September 30 2012, the Department reduced the number of housing beds by 13 in the following categories:

- 8 (from 123) beds for single men.
- 5 (from 53) beds for single women.

Accounting for the end of CalEMA funding on March 31, 2013, the Department of Alcohol and Drug Services has provided a total of 235 housing beds for FY2012/2013. While being housed, clients attend drug and alcohol rehabilitation programs.

The proposed number of housing beds for FY2013-2014 will be as follows:

- 60 beds for women/women with children; maximum length of stay will be 3-6 months.
- 18 beds for men/men with children; maximum stay will be 3-6 months.
- 45 beds for single women.
- 112 beds for single men.

### 4.05.11 Mental Health Department

The County Mental Health Department (MHD) devotes a significant portion of its State Mental Health Services Act (MHSA) funds to housing. The MHD has collaborated with the County Office of Affordable Housing to utilize $19.2 million in MHSA Flexible Housing Funds and $1.85 million in Housing Plus Funds to develop permanent supportive housing for the homeless mentally ill who are either homeless or at risk of becoming homeless. Allowable expenditures are for capital costs, leasing, and operational subsidies. To date, through the use of this funding, the MHD has participated in creating over 1000 units of affordable housing, of which 150 units are specifically designated for individuals with a mental illness who are homeless or at risk of being homeless.

Currently, the MHD provides 539 beds for clients needing mental health services. The housing is broken down into the following categories:

- 111 crisis residential beds (contracts with Oasis and Momentum for Mental Health);
- 198 beds at residential care facilities (board and care homes) plus day rehabilitation program (contracts with a variety of providers). These facilities provide intensive, "semi-permanent" housing resources for clients in need of intensive community support following IMD and acute hospital care;
- 28 beds of Tenant Based Rental Assistance transitional housing for homeless individuals with mental illness (City of San José);
- 30 beds of Tenant Based Rental Assistance transitional housing for chronically homeless individuals (Cities of Sunnyvale and San José)
- 30 beds of transitional housing for AB109 homeless individuals;
- 62 beds of permanent supportive housing for chronically homeless individuals (contracts with EHC LifeBuilders and Catholic Charities);
- 100 units of permanent housing for the chronically homeless that are subsidized by the County General Fund;
- 63 beds of permanent supportive housing for chronically homeless individuals who are high users of County services;
- 9 residential treatment beds at La Casa (contract with Community Solutions in South County);
- 15 beds for individuals referred by the County 24-Hour Care division;
- 21 beds of shelter at Julian Street inn (contract with InnVision Shelter Network;
- 44 transitional housing beds for mentally ill clients involved in the criminal justice system (contracts with Community Solutions, Rainbow Recovery, Inc. and InnVision Shelter Network); and
- 56 transitional housing beds in a County-owned facility (Evans Lane) for mentally ill clients involved in the criminal justice system and the State parole system.

In addition to the above bed count, the MHD provides support services for 486 mentally ill clients involved in the MHSA Full Service Partnership Program. These services include housing assistance/rent subsidies.

# Program Category:

## 4.06: EQUAL HOUSING OPPORTUNITIES

***Applicable County Programs:***

| | |
|---|---|
| 4.06.01 | Santa Clara County Fair Housing Consortium |
| 4.06.02 | San Andreas Regional Center |
| 4.06.03 | Mental Health Advocacy Project |
| 4.06.04 | Fair Housing Audit and Education Program |
| 4.06.05 | Fair Housing Law Project |
| 4.06.06 | Dispute Resolution Program |
| 4.06.07 | Project Sentinel |
| 4.03.03 | Retrofit Fund* |
| 4.04.10 | County Office of Affordable Housing** |
| 4.05.01 | Community Development Block Grant (CDBG) Program*** |

* Program Description found under program category of Housing Conservation

** Program Description found under program category of Housing Assistance

*** Program Description found under program category of Housing Production

### 4.06.01 Santa Clara County Fair Housing Consortium

**Program Description:**

The Consortium addresses tenant/landlord, housing discrimination and fair housing concerns, and includes the Asian Law Alliance (ALA), Law Foundation of Silicon Valley Mental Health Advocacy Project, Mid Peninsula Citizens for Fair Housing (MCFH) (through 2004/05), Eden Council of Hope and Opportunity (ECHO) (Consortium member from 2005/06 to present) and Project Sentinel.

**Responsible Agency:**

Santa Clara County Fair Housing Consortium; Law Foundation of Silicon Valley

**Geographic Service Area:**

Urban County

**Funding Source:**

CDBG

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012 for the 2007-2014 Housing Element reporting period:**

Consortium members report extensive program activity during the planning period. Members have performed referrals, outreach, advocacy, direct assistance, consultations, case resolution, and discrimination investigations. Detailed program achievements for each Consortium member are described in the CDBG CAPER Annual Reports.

Urban County CDBG awards to the Consortium during the planning period were as follows:

2000-01: $105,000
2001-02: $105,000
2002-03: $110,000
200-/04: $ 99,953
2004-05: $ 99,953
2005-06: $102,736
2006-07: $102,736
2007-08: $ 89,597

The Consortium provides services that are designed to eliminate illegal housing discrimination by investigating allegations of discrimination and providing a means of redress to people are victims of discrimination. Fair housing services are provided by a consortium of four agencies: Asian Law Alliance, the Law Foundation of Silicon Valley's Mental Health Advocacy Project, ECHO Housing, and Project Sentinel. Specific fair housing services include: community education, outreach to targeted populations, training of housing providers, fair housing audits, tester recruitment and trainings, fair housing counseling, investigation of complaints, and enforcement of confirmed violations. Between 2007 and 2012, the Santa Clara County Fair Housing Consortium:

- conducted approximately 86 investigations into housing discrimination based on race or national origin;
- conducted approximately 108 investigations into housing discrimination based on disability;
- provided legal representation on fair housing matters to approximately 48 people;
- conducted approximately 163 fair housing trainings which reached over 4700 people; and
- distributed over 10,000 pieces of literature on fair housing issues and rights.

**Program Objective, 2015-2022:**

The Consortium will continue to provide resources for County residents with tenant/landlord, housing discrimination and fair housing concerns.

### 4.06.02 San Andreas Regional Center

**Program Description:**

San Andreas Regional Center (SARC) is a community-based, private nonprofit corporation that is funded by the State of California to serve people with developmental disabilities as required by the Lanterman Developmental Disabilities Act. The SARC provides diagnostic and prevention services to help ameliorate developmental disabilities.

**Responsible Agency:**

San Andreas Regional Center

**Geographic Service Area:**

Countywide

**Funding Source:**

State

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012:**

The SARC currently assists 10,019 developmentally disabled people in Santa Clara County.

The County has supported the mission of the SARC through the provision of funding for the following projects:

- 2007-2008: The County allocated and spent $300,000 for a 23 unit Catholic Charities project for the developmentally disabled. (Project location: Sunnyvale)

- The County allocated and spent $27,000 for the Pacific Autism Center for Education (PACE) to acquire a single family dwelling to provide housing for 6 autistic youth.
- (project location: Sunnyvale).

- In 2011-2012 The County allocated and spent $10,000 for the Silicon Valley Independent Living Center-Housing Program for Persons with Disabilities (project location: Countywide).

- In 2012 the County invested over $2 Million in the 1585 Studios project to create 27 units of affordable housing for developmentally disabled adults.

**Program Objective, 2015-2022:**

The County will continue to support the SARC's mission through funding from its CDBG program (Program 4.05.01) for projects such as those of Catholic Charities, the Pacific Autism Center for Education, and the Silicon Valley Independent Living Center.

### 4.06.03 Mental Health Advocacy Project (MHAP)

**Program Description:**

The Mental Health Advocacy Project (MHAP) provides specialized services for people identified as having mental health or developmental disabilities. MHAP works to expand the rights and to promote the social dignity of its clients by participating in the reform of the political, economic and social structures that affect their lives, and by increasing public awareness of the social problems they experience. MHAP's program is designed to prevent homelessness among those individuals by fighting wrongful evictions, advocating for access to affordable housing, and obtaining accommodations for disabilities through representation in court and hearings.

MHAP provides technical assistance and housing rights brochures to landlords and rental property owners, and works collaboratively with other Consortium agencies to assess the extent of housing discrimination in the Urban County and maximize efforts to redress discrimination.

MHAP also administers the County's Fair Housing contract.

**Responsible Agency:**

Law Foundation of Silicon Valley

**Geographic Service Area:**

Countywide

**Funding Source:**

County, Cities

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012:**

MHAP provides legal and advocacy services to over 4000 clients per year.

**Program Objectives, 2015-2022:**

- Continue to provide legal and advocacy services to over 4000 clients per year.

Annual Objectives:

  - Respond to twelve (12) requests for short-term assistance on housing problems,
  - Provide consultations, investigations, and/or representation to eight (8) clients,

- Present five (5) educational workshops in the Urban County to landlords, tenants and other community members about housing rights.

### 4.06.04 Fair Housing Audit and Education Program

**Program Description:**

Fair Housing audits are conducted regularly by Project Sentinel and the Fair Housing Consortium. Testers are dispatched to sites, where there is no bona fide complaint, to determine if discrimination would happen. Audit results are often used to shape outreach-education campaigns. Audits have been conducted in Santa Clara County to see if housing providers discriminate against the disabled with service animals and to determine if new multi-family housing meets accessibility standards, and if families with children are turned away.

**Responsible Agency:**

Fair Housing Consortium

**Geographic Service Area:**

Countywide

**Funding Source:**

County, Cities

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012:**

Non-compliance rates as detected by audits have dropped from 70% to 40% over the years

**Program Objective, 2015-2022:**

Continue to audit, design effective outreach materials in response, and hold trainings for housing providers found non-compliant during audits.

### 4.06.05 Fair Housing Law Project (FHLP)

**Program Description:**

Fair Housing Law Project (FHLP) is a program of the Law Foundation of Silicon Valley. FHLP provides free legal services to people who have experience discrimination in obtaining or keeping housing in Santa Clara County. FHLP's attorneys represent victims at every stage of the process, including early advocacy, investigation, administrative complaints, mediation, and, when necessary, federal and state court litigation. FHLP also provides legal representation to low and moderate-income residents who have fallen prey to predatory mortgage-related abuses.

**Responsible Agency:**

Law Foundation of Silicon Valley

**Geographic Service Area:**

Countywide

**Funding Source:**

County, Cities

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012:**

FHLP served over 500 individuals from 2007 to 2012.

**Program Objectives, 2015-2022:**

Serve approximately 100 individuals annually.

### 4.06.06 Dispute Resolution Program

**Program Description:**

DRPS empowers people by facilitating communication and increasing education in conflict resolution principles thereby providing a model for effective and efficient resolution of disputes. DRPS provides specific services tailored to meet the individual and diverse needs of those involved in daily disputes or of those affected locally by global and national events. By being proactive, DRPS supports a community in which each of us respects differences and takes responsibility for conflict.

**Responsible Agency:**

Office of Human Relations

**Geographic Service Area:**

Countywide

**Funding Source:**

County

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012:**

Table 4.07: Housing-Related Dispute Resolution Cases

| Years | New Cases | Closed Cases |
|---|---|---|
| 2007-2008 | 475 | 435 |
| 2008-2009 | 537 | 484 |
| 2009-2010 | 433 | 368 |
| 2011-2011 | 552 | 461 |
| 2011-2012 | 513 | 420 |

**Program Objectives, 2015-2022:**

Implement a sliding fee for service, implement a web-based case management system, expand outreach to high risk and vulnerable populations, and otherwise maintain the program.

### 4.06.07 Project Sentinel

**Program Description:**

Project Sentinel provides services to avoid the development of housing problems and to resolve those that occur with a focus to prevent homelessness, substandard living conditions, hostile environments and foreclosure. Specific services include 850 information and referral calls, 65 tenant landlord dispute resolution cases, 20 mortgage assistance cases and a wide variety of public education. Services are provided to the following communities: Campbell, Los Gatos, Saratoga, Monte Sereno, Morgan Hill and unincorporated San Jose areas.

**Responsible Agency:**

(Independent Non-Profit)

**Geographic Service Area:**

Countywide

**Funding Source:**

County, Cities

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012:**

In FY 13/14, Project Sentinel received $35,119 of funding for Tenant – Landlord public services.]

**Program Objectives, 2015-2022:**

Annual Objectives are:

- Provide information and referral to at least 850 callers from the Urban County;
- Investigate a minimum of 42 fair housing violation allegations and/or audits for mostly low income households, including 12 consultations;
- Conduct outreach to 20 social service providers on how to identify a fair housing issue and make an effective referral;
- Distribute at least 1100 pieces of multi-lingual literature for public access;
- Hold 4 tester trainings to increase and to maintain our pool of testers;
- Continue to actively participate in the South County Collaborative;
- Provide staff support to the Santa Clara County-Wide Fair Housing Task Force; and
- Continue to administer the Fair Housing Retrofit Fund.

# Program Category:

## 4.07 HOUSING ADVOCACY AND EDUCATION

***Applicable County Programs:***

| | |
|---|---|
| 4.07.01 | Housing Action Coalition (HAC) |
| 4.07.03 | Housing Committee of the Domestic Violence Council |
| 4.07.04 | Secondary Dwelling and Manufactured Homes Informational Program |
| 4.07.05 | Seniors' Agenda |
| 4.06.01 | Santa Clara County Fair Housing Consortium* |
| 4.08.05 | Santa Clara County Collaborative on Affordable Housing and Homelessness** |
| 4.08.08 | Blue Ribbon Commission on Homelessness** |

* Program description found under program category of Equal Housing Opportunity

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

### 4.07.01 Housing Action Coalition (HAC)

**Program Description:**

The Housing Action Coalition (HAC) is comprised of more than 150 diverse individuals and organizations concerned about housing. Participating members include the Building Industry Association, Sierra Club, Building and Construction Trades Council, Silicon Valley Leadership Group, numerous local governments, Greenbelt Alliance, Santa Clara County Association of REALTORS®, Tri-County Apartment Association, several Chambers of Commerce, the Affordable Housing Network, and the League of Women Voters. The HAC works to increase the supply of affordable, well-constructed and appropriately located housing in Santa Clara County and neighboring communities. Initiated and supported by the Silicon Valley Leadership Group and the County of Santa Clara in 1993, the Coalition built on ideas from the County's General Plan Task Force and staff. The County of Santa Clara continues to be an active member of the HAC.

The Housing Action Coalition organizes a number of events to help build support and understanding of more compact housing. To achieve that goal, the HAC coordinates two housing tours each year, one on affordable housing in conjunction with Affordable Housing Week and one on transit oriented development. Each year, the tours target different communities and showcase diverse types of housing - senior, SRO, family, market rate condos and more. Tours are organized in partnership with specific city staff and target planning commissioners, planning staff, neighborhood leaders, County Housing staff, council members and other stakeholders that influence the decision making process. Tours typically have about 40 participants each and feature the developer and city planner at each site. For the past three years, the Housing Action Coalition has been awarded grant funding from the Silicon Valley Community Foundation to bolster its capacity to support housing. Funding from the Community Foundation is used to organize small forums on housing around the County in order to identify and then mobilize supporters for housing.

**Responsible Agency:**

Silicon Valley Leadership Group

**Geographic Scope:**

Countywide

**Program Status:**

1993-present

**Program Outcomes, 2007-2012 for the 2007-2014 period:**

To date, the HAC has advocated for 212 developments representing 61,638 homes. Out of the 212 developments, to date, 170 have been built or approved. Almost fifty percent of the units have been affordable to low- and moderate income earners.

The HAC also sponsors an annual tour of affordable housing developments located along various transit corridors.

**Program Objectives, 2015-2022:**

Continue to facilitate and advocate for development and community acceptance of affordable housing throughout the County.

### 4.07.03 Housing Committee of the Domestic Violence Council

**Program Description:**

The Domestic Violence Council formed the Housing Committee in May 1997 to "establish sufficient housing and support services for the diverse population of victim/survivors of domestic violence and their children in Santa Clara County."

The initial goals of the Housing Committee were:

- To address the often complex issues facing victim/survivors of various cultures in linguistically and culturally appropriate ways.
- To develop a continuum of care about housing needs of battered women and their children from emergency shelters to transitional housing to permanent, affordable housing.
- To support the efforts to increase transitional housing by establishing a subcommittee to conduct a needs assessment and a task force to oversee the research of a model transitional housing program.

A web-based survey of the general population resulted in establishing a long term goal of developing 96 units of affordable housing for women and their children who were survivors of domestic violence. The Housing Committee was disbanded and implementation began. Implementing this goal became a joint venture among several jurisdictions and nonprofit agencies. Over the course of several years, two projects were developed, HomeSafe Santa Clara and HomeSafe San Jose. The projects resulted in the creation of 48 transitional housing units for women and their children including supportive services.

The Domestic Violence Council Housing Committee was disbanded in September 2009 but the Shelter Standards Committee of the Domestic Violence Advocacy Consortium of Santa Clara County publishes annual domestic violence emergency and transitional housing data that is available to the Council and the community.

**Responsible Agency:**

Domestic Violence Council

**Geographic Service Area:**

Countywide

**Funding Sources:**

The Domestic Violence Council provided funding for gift cards for focus group participants in 2007 for the committee's report.

**Program Status:**

1997-2003; 2005 -07

**Program Outcomes, 2007-2009:**

Following creation of the Committee in 1997, two projects were created containing a total of 48 transitional housing units with supportive services for women and children survivors of domestic abuse. Once implementation commenced, the Committee disbanded.

In 2005, the Committee reconvened at the request of the County Grand Jury, in response to a 2004 Grand Jury investigation pertaining to the sufficiency of housing for survivors of domestic violence. The Committee and the Domestic Violence Advocacy Consortium of Santa Clara County assessed the current need for emergency and transition beds for survivors of domestic violence.

In 2006, the Housing Committee prepared a written response to the Grand Jury.

In 2007, the Santa Clara County Domestic Violence Council Housing Committee report was released. This report was a summary of the housing issues battered women face, the laws and regulations that impact access to safe and affordable housing, local data from domestic violence shelters, focus groups responses from shelter residents and staff, and recommendations for our community to meet the housing needs of battered women.

In 2009, when the Housing Committee was predominately attended by the domestic violence service providers, the members agreed to disband the committee and continue our work through the Domestic Violence Advocacy Consortium Shelter Standards Committee, which committed to providing the Domestic Violence Council with annual housing data. The Domestic Violence Council Housing Committee was disbanded in September 2009.

### 4.07.04 Secondary Dwelling and Manufactured Homes Informational Program

**Program Description:**

Secondary dwellings and manufactured homes provide a valuable and relatively affordable form of housing for family members, the elderly, students, in-home health care providers, the disabled, and others. The County Zoning Ordinance defines and provides distinct regulations governing development of secondary dwellings in both the rural and urban areas of the unincorporated County. This proposed Program will summarize and present, in layman's terms, information on existing regulations and requirements for development of new secondary dwellings. Dissemination of these informational materials will occur using several forums, including Planning Department counter pamphlets and web site. This effort will address manufactured housing, and clarify that manufactured homes are treated identical to homes built on-site under County procedures.

**Responsible Agency:**

County of Santa Clara, Department of Planning and Development, Planning Office

**Geographic Service Area:**

Unincorporated County

**Funding Sources:**

County

**Program Status:**

Implemented, Ongoing

**Program Outcomes, 2007-2014:**

Created and disseminated user friendly information to the general public on the County's secondary dwelling and manufactured home regulations, using various formats, including Planning Office counter brochures, booklets, handouts, and the Planning Department website.

**Program Objective, 2015-2022:**

Maintain and update information and literature on secondary dwellings and manufactured home as necessary to reflect changes in regulations.

### 4.07.05 Seniors' Agenda

**Program Description:**

The Planning Office shall consult the Department of Aging and Adult Services regarding housing-related objectives of the Seniors' Agenda.

Context: The Seniors' Agenda was created in 2011 by the Santa Clara County Board of Supervisors in order to explore current and future needs of baby boomers and seniors in the County. The purpose of this effort is to focus the County efforts on seniors themselves, through the education of individual and the community, through action planning to create a safety net for the vulnerable or under serviced.

**Responsible Agency:**

County of Santa Clara Department of Aging and Adult Services, Planning Office, Office of Affordable Housing

**Geographic Service Area:**

Countywide

**Funding Sources:**

County

**Program Status:**

Active

**Program Outcomes, 2009-2014:**

- April 2012: Needs Assessment complete.
- September 2012: Phase II "Action Plan" complete
- May 2013: Senior Housing Work Team created.
- Summer 2013: Seniors' Agenda representatives consulted during preparation of the 2015-2022 Housing Element Update

**Program Objective, 2015-2022:**

The Planning Office will be a participant in the Seniors' Agenda process and continue to look for opportunities to support the Seniors' Agenda in their efforts to improve availability of Affordable Housing for seniors, particularly those seniors 60 years and older whose incomes are below 50% of the median income.

Program Category:

## 4.08 HOMELESS PREVENTION/SERVICES

***Applicable County Programs:***

| | |
|---|---|
| 4.08.01 | Santa Clara County Homeless Census and Surveys |
| 4.08.02 | Destination Home |
| 4.08.03 | Keys to Housing: A 10 Year Plan to End Chronic Homelessness in Santa Clara County |
| 4.08.04 | Shelter Plus Care (S+C) |
| 4.08.05 | Santa Clara County Collaborative on Affordable Housing and Homeless Issues |
| 4.08.06 | McKinney-Vento Act Homeless Program |
| 4.08.07 | Community Technology Alliance |
| 4.08.08 | Blue Ribbon Commission (BRC) on Homelessness |
| 4.08.09 | Arturo Ochoa Migrant Center |
| 4.08.10 | Office of Housing and Homeless Support Services |
| 4.08.11 | Cold Weather Shelter Program and Pilot Shelter Outreach Center Program |
| 4.08.12 | UPLIFT Program |
| 4.08.13 | Finally Home |
| 4.08.14 | County Homeless Facilities - Emergency Shelters, Transitional Housing and Permanent Supportive Housing |
| 4.08.15 | Amend Zoning Ordinance to Comply with SB2 Requirements regarding By-Right Emergency Shelters. |
| 4.08.16 | Housing 1000 |
| 4.04.02 | County Housing Bond Fund* |
| 4.04.16 | Public Health Department; HIV/AIDS Treatment* |
| 4.04.17 | Emergency Assistance Network* |
| 4.05.02 | Affordable Housing Fund** |
| 4.05.04 | HOME Investment Partnership Act (HOME)* |
| 4.05.09 | Mental Health Department** |

* Program description found under program category of Housing Assistance

** Program description found under program category of Housing Production

### 4.08.01 Santa Clara County Homeless Census and Survey

**Program Description:**

In 2001, the US government adopted a national goal to move toward ending chronic homelessness in ten years. In addition, Congress required jurisdictions receiving federal McKinney-Vento Homeless Assistance Act funds to conduct a biennial, regular point-in-time count of their homeless populations.

During the planning period, the County, working with the 15 cities in Santa Clara County, conducted two major homeless census and surveys. For purposes of these efforts, the McKinney-Vento definition of homelessness was used.

Census and survey results document the scale, type and location of homeless needs and have been used to direct funding and policy choices in addressing homelessness Countywide.

**Responsible Agency:**

Santa Clara County Office of Homeless Concerns under the County Executive, until 2008, when it became the Santa Clara County Office Housing and Homeless Support Services under the Health and Hospital System.

**Geographic Service Area:**

Countywide

**Funding Sources:**

All of the Census and Surveys were conducted under contract by the consulting firm Applied Survey Research, Inc. (ASR)

Project sponsors included the 15 cities and County. For the 2004 count, two cities chose not to participate. In 2007and 2009, all 15 cities participated. In 2011, the City of San José chose to contract separately with ASR and this year(2013), the City of San José contracted with ASR for the countywide count, and the County contracted with the City for the County's share as well as that of the 14 other cities. The County invoiced and is collecting payment from the 14 cities and towns.

**Program Status:**

Ongoing. The 2013 Homeless count was conducted in January of 2013. The results were made available in May 2013.

**Program Outcomes, 2007-2012 for the 2007-2014 reporting period:**

**The 2007 Homeless Census and Survey.**
The 2007 County Homeless Project Committee identified several project goals. The goals included: 1) increase public awareness of homeless issues and generate support for solutions; 2) improve the ability of policy makers and service providers to plan for and implement services; and 3) preserve current federal funding for homeless services and enhance the ability to raise new funds.

The 2007 Homeless Census and Survey identified 7,202 homeless people; 29% were in shelter facilities and 71% were unsheltered. Of those sheltered, 14% were in emergency shelter facilities and 15% in transitional housing facilities. 1.9% of the homeless population was reported to be in the unincorporated (including San Martin) County.

As of 2007, HUD did not define people in rehab facilities, hospital and jails as homeless for the point-in-time count. Thus, these figures were reported separately. Of those counted, 2,101 people were reportedly housed in emergency shelters, transitional housing, domestic violence shelters and institutional housing. The second component of the Census and Survey consisted of one-on-one interviews conducted by trained service providers. A total of 1,019 homeless County residents were interviewed, 29% of which were considered chronically homeless.

The Census and Survey Report noted that the McKinney-Vento definition of "homeless" excludes those who are "couch surfing." In addition, there was a suggestion to break out and identify subgroups such as 1) people inhabiting inaccessible structures unfit for human occupation; 2) the youth populations; and 3) migrant workers.

**The 2009 Homeless Census and Survey.**
In 2009, the County Homeless Project Committee identified several project goals. The goals included: 1) increase public awareness of homeless issues and generate support for solutions; 2) measure changes in the numbers and characteristics of the homeless population since the 2007 Santa Clara County Homeless Census and Survey, and to track progress toward ending chronic homelessness; 3) improve the ability of policy makers and service providers to plan and implement services that meet the needs of the homeless; and 4) preserve current federal funding for homeless services and to enhance the ability to raise new funds.

The overall homeless population of Santa Clara County enumerated in the 2009 point-in-time count was 7,086 people. Of those people, 4,983 unsheltered homeless people were

enumerated within the 341census tracts in Santa Clara County. 2,103 sheltered homeless people were counted in emergency shelters and transitional housing facilities. An additional 149 homeless people were housed in jails, hospitals, and rehabilitation facilities, but did not meet HUD's homeless definition for the point-in-time count.

Using the above major data components and the results of 938 homeless surveys, Applied Survey Research (ASR) generated detailed demographic and lifestyle profiles of homeless people in Santa Clara County. To track the impact of the mortgage crisis on homelessness, the 2009 Santa Clara County Homeless Survey queried respondents about foreclosure as a cause of homelessness. These responses indicated that half (4 out of 8) of those who reported losing their home through foreclosure as the primary cause of their homelessness had become homeless in the last 12 months. In addition, while 6% of all survey respondents (59 respondents) became homeless because their landlord sold / reused the property, raised the rent, or stopped renting, more than half (57%) of these respondents had been homeless for less than one year.

Finally, ASR used a HUD-recommended formula to estimate the number of persons who are homeless in Santa Clara County on an annual basis. This produced an annual estimate of 12,377 persons. Based on the 2005 - 2007 American Community Survey population profile, this annual estimate of homelessness represented approximately 1% of Santa Clara County's total population of 1,722,819 people. Between 2007 and 2009, the annual estimate of homeless persons in Santa Clara County decreased 31% from 18,056 to 12,377.

**The 2011 Homeless Census and Survey.**

The 2011 Santa Clara County Homeless Census and Survey Project Committee identified several important project goals: 1) preserve current federal funding for homeless services and to enhance the ability to raise new funds; 2) improve the ability of policy makers and service providers to plan and implement services that meet the needs of the local homeless population; 3) measure changes in the numbers and characteristics of the homeless population since the 2009 Santa Clara County Homeless Census and Survey, and to track progress toward ending homelessness; 4) increase public awareness of overall homeless issues and generate support for constructive solutions; and 5) assess the status of chronic homelessness, homeless veterans, homeless families and unaccompanied homeless children and youth (without a guardian and under the age of 25).

The overall homeless population of Santa Clara County enumerated in the 2011 point-in-time count was 7,067 homeless people. Of those counted, the majority (73%) were unsheltered (5,169 individuals). This included individuals counted on the streets, as well

as those estimated to be living in occupied cars, vans, RVs, encampments, and abandoned buildings counted by enumeration teams. 27% were sheltered (1,898 individuals). This included individuals occupying emergency shelters, domestic violence shelters, and transitional housing facilities. Persons in families made up 12% of the 2011 PIT homeless population, compared to 14% in 2009. Persons in families accounted for 1% of the unsheltered homeless population, and 41% of the sheltered population. The total number of homeless individuals enumerated in shelters decreased by 205 individuals since 2009. Between 2009 and 2011 the number of homeless individuals counted in emergency shelters decreased by 178 individuals and the number of homeless individuals counted in transitional housing and safe havens decreased by 27 individuals.

**The 2013 Homeless Census and Survey.**

The 2013 Santa Clara County Homeless Census and Survey Project Committee identified several important project goals: 1) preserve current federal funding for homeless services and to enhance the ability to raise new funds; 2) improve the ability of policy makers and service providers to plan and implement services that meet the needs of the local homeless population; 3) measure changes in the numbers and characteristics of the homeless population since the 2011 Santa Clara County Homeless Census and Survey, and to track progress toward ending homelessness; and 4) assess the status of specific subpopulations including veterans, families and unaccompanied children and youth and those who are chronically homeless.

The overall homeless population of Santa Clara County enumerated in the 2013 point-in-time count was 7,631 homeless people. Of those counted, the majority (74%) were unsheltered (5,674 individuals). This included individuals counted on the streets, as well as those estimated to be living in occupied cars, vans, RVs, encampments, and abandoned buildings counted by enumeration teams. 26% were sheltered (1,957 individuals). This included individuals occupying emergency shelters, domestic violence shelters, safe haven site, and transitional housing facilities. Persons in families made up 14% of the 2013 Point-in-Time count of the homeless population, compared to 12% in 2011. Persons in families accounted for 5% of the unsheltered homeless population, and 52% of the sheltered population. The total number of homeless individuals enumerated in shelters increased by 59 individuals since 2011.

Finally, Applied Survey Research used a HUD-recommended formula to estimate the number of persons who are homeless in Santa Clara County on an annual basis. This produced an annual estimate of 19,063 persons. Based on the 2010 U.S Census data, this annual estimate of homelessness represented approximately 1% of Santa Clara County's total population of 1,781,642 people. While the number of individuals counted in the Point-in-Time count increased between 2011 and 2013, the annual estimate decreased by

11%. This decrease was largely due to the number of survey respondents who reported extended periods of homelessness in 2013.

**Program Objective, 2015-2022:**

Conduct 2015 and subsequent biennial homeless census/surveys during the planning period. Link homeless census and survey results to results in the County's Homeless Management Information System (HMIS)

### 4.08.02 Destination: Home

**Program Description:**

Destination: Home is a collaborative established by public, philanthropic, and community leaders to address the needs of homeless adults, youth, and families throughout Santa Clara County. Destination: Home is not a direct service provider; rather, it works with multiple partners to change systems of care and housing to better address the needs of those who are homeless and unable to access housing.

Destination: Home's goals are to end homelessness and to enhance and expand access to services and decent affordable housing in the County. Destination: Home seeks to enhance current efforts, not to replace or duplicate work already being done by: 1) taking actions to support the existing network of shelter and service providers that could otherwise not be accomplished by one or two parties alone; 2) facilitating collaboration between multiple partners and stakeholders, including all levels of government, providers of housing and services, the corporate and business sector, philanthropists, community-based organizations, individuals, and other partners and stakeholders toward a common vision of ending homelessness; and 3) working with area funders to align and leverage available funding.

**Responsible Agency:**

Destination: Home

**Geographic Service Area:**

Countywide

**Funding Sources:**

County; City of San Jose; The Sobrato Organization, Applied Materials, Inc.; Adobe Systems; Silicon Valley Community Foundation; Kaiser Permanente; and United Way of Silicon Valley

**Program Status:**

2008 - Present

**Program Outcomes, 2007-2012**

In 2008, the County entered into a Service Agreement with the United Way of Silicon Valley, whereby the County transferred $100,000 to United Way in order to implement the key BRC recommendations, including the hiring of an Interim Project Manager.

In addition, consistent with the organization's mission, a Medical Respite Center and Two One-Stop Homelessness Prevention and Service Centers were opened in San Jose.

In addition, 200 Section 8 vouchers were set aside to provide housing assistance for the chronically homeless to implement a "housing first" strategy. The organization governing structure was developed and an executive director was hired.

The organization continued to focus on implementing the "housing first" strategy, increase housing assistance for homeless families and adults in all parts of the County, raise more funds to expand intensive case management services for those with disabling conditions that are consumer rather than program or place-based, and increase access to housing assistance, benefits and income sources; expand homeless prevention and rapid re-housing assistance; and deepen public awareness about the causes and solutions to homelessness.

Over the last three years, Destination: Home has focused its efforts on ending chronic homelessness and has raised or leveraged over $10 million in new housing opportunities for chronically homeless individuals and families. Destination: Home is the co-founder of the county's Housing 1000 campaign, an effort to house 1,000 of our most vulnerable and chronically homeless residents. To date, 350 people have been housed as part of Housing 1000.

In 2013, Destination: Home was delegated authority by the County and the City of San Jose to facilitate our community's new strategy as recommended by federal HEARTH legislation. The planning is currently under way and expected to finish in late 2013. Simultaneously, Destination: Home is partnering with Santa Clara County on a data linkage / cost of homelessness study. This first of its kind local homelessness study will determine usage patterns and system costs related to homelessness in our community.

**Program Objective, 2015-2022:**

Destination: Home continues to serve as the convening organization for homelessness strategies in Santa Clara County. The organization will continue its collective impact model to leverage funds and resources to support partner nonprofits in achieving targeted reductions of homeless populations, in accordance with federal and local priorities using national best practice strategies.

### 4.08.03 Keys To Housing: A 10 Year Plan to End Chronic Homelessness In Santa Clara County

**Program Description:**

The "Keys to Housing" Plan was prepared by members of the County Task Force in 2005 to End Chronic Homelessness in 10 Years. The Plan is a blueprint for ending homelessness for individuals and families who have been:

- Unhoused for more than a year, or who have had four episodes of homelessness within three years;
- Live in a place not meant for humans to live or live in an emergency shelter; and
- Who are disabled with a mental health condition, physical illness or substance abuse problem.

The Plan goal is to end long-term homelessness in the County in 10 years. The Plan also recognizes the need to develop housing affordable to those with extremely low incomes. The Plan identifies a number of strategies and action steps, including housing, prevention, outreach, and accessing mainstream benefits and employment.

The Plan advocated the conversion of emergency homeless shelters to service, enriched interim housing, and stated "no additional emergency shelters for chronically unhoused people should be created" (p. 21). In addition, the Plan supported the conversion of existing transitional housing serving the unhoused, to permanent housing.

**Responsible Agency:**

The County Task Force to End Chronic Homelessness in 10 Years

**Geographic Service Area:**

Countywide

**Funding Sources:**

Affordable Housing Fund

**Program Status:**

2005 (Plan release) - 2015 (Plan target year), ongoing

**Program Outcomes, 2007-2012 for the Housing Element Reporting Period 2007-2014:**

The Plan, comprising goals, objectives, strategies and action steps, was completed in 2005.

In May 2007, the President of the County Board of Supervisors and the Mayor of the City of San José convened a Blue Ribbon Commission in order to establish effective strategies that combined the County 10-Year Plan to End Homelessness, the City's 10-Year Plan to End Homelessness and the County's 20-year Plan to End the Affordable Housing Crisis. As a result of the year-long process, strategies were adopted. Also, the entity Destination: Home was created to guide the implementation of the strategies in conjunction with the County Collaborative on Affordable Housing and Homeless Issues.

**Program Objectives, 2015-2022:**

By 2015, the number of units of permanent housing available to chronically unhoused people will increase by 2,500. Of that 1,000 units will be for extremely low income, 500 units will be leased with a two year shallow rental subsidy, and 1,000 units will be leased with an initial deep rental subsidy, and ongoing shallow rental subsidy.

### 4.08.04 Shelter Plus Care (S+C)

**Program Description:**

The S+C Program provides tenant-based rental assistance that is linked to coordinated supportive services for homeless individuals and families who have a serious mental illness, have chronic problems with drugs and/or alcohol, have AIDS or are HIV positive, or have other long-term disabling condition. The amount of rental assistance provided to participants must be matched by supportive services that equal or exceed the value of the rental assistance and that are specific to the needs of the population being served. Supportive services include counseling, job training, childcare and transportation. Participants are identified and referred from eligible service providers in the County.

Agencies receiving and administering S+C grant funds are chosen nation-wide on a competitive basis.

**Responsible Agencies:**

The Housing Authority of the County of Santa Clara has administered the Program since 2004. Previously, the Program was managed by the Housing and Community Development Program in conjunction with the Office of the County Homeless Program Coordinator and the Housing Authority.

Supportive services are provided as a match contribution by County departments such as County Public Health, Alcohol and Drugs, Social Services and Mental Health Departments; as well as non-profit service organizations and shelter providers (such as New Directions, Catholic Charities, InnVision and others).

**Geographic Service Area:**

Countywide

**Funding Source:**

Federal: Housing and Urban Development (HUD) – McKinney-Vento Homeless Assistance funds.

**Program Status:**

Ongoing (1992 – Present)

**Program Outcomes, 2007-2013 for the 2007-2014 Housing Element reporting period:**

Santa Clara County competed for and was awarded five separate five-year S+C grants: in 1992, 1993, 1995, 1997 and 1998. Each grant provides a permanent rental subsidy for the homeless disabled client, as long as the subsidized individual remains eligible and compliant with program guidelines. These grants ultimately were consolidated into a

single grant. Match contributions have been provided by government agencies such as County Public Health, Social Services and Mental Health Departments, as well as non-profit service organizations and shelter providers such as Community Care, ARIS, Emergency Housing Consortium, InnVision and others.

In 2006/07, the Program served a total of 200 households.

In 2008-09, HACSC continued to manage approximately $2.5 million in S+C rent subsidies for more than 200 families and individuals annually. Supportive services and case management continued to be provided during the fiscal year from government agencies and departments, such as Alcohol and Drugs, Mental Health, Social Services and non-profit service organizations and shelter providers, such as New Directions, Catholic Charities, InnVision and others.

In 2009-10, the Program used its budget of approximately $2.5 million to serve a total of 216 households (300 individuals).

In 2010-11, the Program served 217 households (356 individuals) with its $2.5 million dollar budget.

In 2011-12, the Program received $2.7 million dollars, which was used to serve 245 households (418 individuals).

In 2012-13, the Program was awarded approximately $3.3 million dollars which will be used to house over 230 households.

**Program Objective, 2015-2022:**

In FY 2013 and beyond, under new federal regulations (Homeless Emergency Assistance and Rapid Transition to Housing—HEARTH), the Shelter Plus Care program will be known as the Continuum of Care program. Under the Continuum of Care program, HACSC will continue to provide rental assistance subsidies for permanent housing to a minimum of 174 homeless individuals and their families annually. Support services will continue to be provided as a match from various designated local non-profit agencies. HACSC will continue to apply annually for renewal funds through the Continuum of Care Notice of Funding Availability and local competitive Rank and Review process.

### 4.08.05 Santa Clara County Collaborative On Affordable Housing and Homelessness

**Program Description:**

The Collaborative is the lead entity for the County's Continuum of Care process and the official forum for planning and implementing a response to end homelessness in the County. The mission of the Collaborative is to increase the supply of affordable housing and to reduce homelessness in the County. The Collaborative offers a coordinated approach to meeting the housing and supportive service needs of the homeless and those with very low-income, and seeks to attract funding appropriate for its goals and objectives.

Collaborative membership is drawn from the County, key cities, service and shelter providers, affordable housing developers, employment and training agencies, business interests and other interested parties.

The Collaborative authored the Countywide Continuum of Care Plan, surveys, participated in the Bay Area Regional Initiative (BARI), helped establish the County of Santa Clara Housing Trust Fund, and regularly seeks federal McKinney-Vento Homeless Assistance Grants on behalf of the County.

**Responsible Agency:**

County Office of Homeless Concerns (now County Office of Housing and Homeless Support Services) and Collaborative members consisting of government and community based organization representatives.

**Geographic Service Area:**

County-wide

**Funding Source:**

County General Fund for preparation of annual McKinney-Vento applications

**Program Status:**

Ongoing (1991-present)

**Program Outcomes, 2007-2012 for the 2007-2014 Housing Element Reporting Period.**

In 2006-07, the County received $9,360,889 in federal McKinney-Vento funds, enabling funding of 38 proposals.

In 2007, the "Blue Ribbon Commission (BRC) to End Homelessness and Solve the Affordable Housing Crisis" was established. Building on the "Keys to Housing" Plan, the Commission was chaired by the Chair of the Board of Supervisors and co-chaired by the

Mayor of San Jose. The BRC was comprised of key County leaders, city representatives and community leaders.

The Collaborative submitted 38 proposals to the FY 2007/08 McKinney-Vento funding cycle. Of the 38 proposals submitted, 35 were funded, totaling $9,345,252.

In 2007, the County in conjunction with the 15 cities, conducted a "point in time" count of the homeless population. 7,202 homeless persons were identified.

In 2008, the BRC created "Destination: Home," a community-wide effort to coordinate resources and programs toward ending homelessness.

In 2008-09, The Collaborative submitted 32 proposals to the FY 2008/09 McKinney-Vento funding cycle and all were funded, totaling $9,481,673.

In 2009-10, The Collaborative submitted 34 proposals to the FY 2009/10 McKinney-Vento funding cycle and all were funded, totaling $9,649,622.

In 2010-11, The Collaborative submitted 37 proposals to the FY 2010/11 McKinney-Vento funding cycle and all were funded, totaling $10,974,439.

In 2011-12, The Collaborative submitted 37 proposals to the FY 2011/12 McKinney-Vento funding cycle and all were funded, totaling $11,800,545.

In 2012-13, The Collaborative submitted 35 proposals to the FY 2012/13 McKinney-Vento funding cycle and all were funded, totaling $10,449,684.

During the 2012 calendar year, the Collaborative established the following goals

- Develop agreed upon indicators of success.
- Increase the access to services throughout the County.
- House 500 chronically homeless households by December 31, 2012.
- Reduce discharges from mental health institutions into homelessness.
- Reduce discharges from jail into homelessness.
- Reduce the number of foster care youth who "transition" into homelessness.
- Draft a "front-door" system for families.
- Increase the supply of affordable housing for extremely low income individuals.

In order to become more effective in its efforts to house the chronically homeless, the Collaborative began participating in the Housing 100,000 National Campaign. Our campaign, entitled Housing 1000, began with over two hundred volunteers reaching out to the homeless all throughout the county and surveying them with the Vulnerability Index Survey. All during the year, over 2,000 homeless individuals were surveyed and added to the registry that is being used to determine the homeless who are the most

vulnerable. Destination: Home led the efforts to obtain the necessary staff in order to provide intensive case management services that are integral to the process of housing these individuals and helping them maintain their housing. During the year, 7 of 20 new case managers were hired and 430 homes were secured for the chronically homeless. A data analysis team was created and funded with the County of Santa Clara, Community Technology Alliance and the Economic Roundtable. Finally, a year-long study was begun to document the cost savings of housing the homeless vis-a-vis analyzing how their services are reduced.

Continuing the efforts of holding itself accountable for its goals by being data driven, the Collaborative established the following Strategic Objectives for 2013:

- Create new permanent housing beds for chronically homeless persons.
  - 202 permanent housing beds were added.
- Increase the percentage of participants remaining in CoC-funded permanent housing projects for at least 6 months to 89% or more.
  - Outcome: 93.52%. Out of 1,064 participants in CoC-funded permanent supportive housing, there were 995 participants who stayed in the program at least 6 months by the end of the program operating year.
- Increase the percentage of participants in CoC-funded transitional housing that move to permanent housing to 65% or more.
  - Outcome: 78.21%. Out of 179 participants in CoC-funded transitional housing who exited the program during the operating year, 140 participants exited to permanent destinations.
- Increase the percentage of participants in all CoC-funded projects that are employed at program exit to 20% or more.
  - Outcome: 46.52%. Out of 316 adult participants in all CoC-funded projects who exited the program during the operating year, 147 adult participants were employed at exit.
- Increase the percentage of participants in all CoC-funded projects that obtained mainstream benefits at program exit to 20% or more.
  - Outcome: 65.82%. Out of 316 adult participants in all CoC-funded projects who exited the program during the operating year, 208 adult participants obtained mainstream benefits.
- Decrease the number of homeless individuals and families.
  - An improved method of calculating our progress in this area is being developed.

During the year, Destination: Home created the Housing 1000 Care Coordination Project, which has the responsibility of streamlining and coordinating the way that the most vulnerable chronically homeless households are served and housed. In addition, to

enhance our bed-tracking ability, the CoC established a Community Capacity Report that is utilized to provide regular updates to the community on any and all changes to the beds that are being used, added or lost all throughout the county. Finally, the Collaborative is well on its way in restructuring itself according to the new HEARTH regulations. The following summarizes the progress that has occurred.

**Summary**

In September 2013, Santa Clara County's local "Continuum of Care (CoC)" implemented a significant change to its governance structure. Following a six-months long planning process, the Santa Clara County Collaborative on Affordable Housing and Homeless Issues (the Collaborative) – an unincorporated association – recommended that the Destination: Home Leadership Board serve as the CoC Board. Since 1995, the Steering Committee of the Collaborative has served as the local CoC Board. The Destination: Home Leadership Board agreed to accept this new role because of the overwhelming need for a unified and community-wide strategy to end and prevent homelessness, especially chronic homelessness, which is a priority locally and nationally. Stakeholders agreed that the Destination: Home Leadership Board was better positioned to ensure that the local CoC fully implemented the requirements and intent of The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).

Under new governance structure, the CoC Board acts on behalf of the entire CoC and is supported by the "Collaborative Applicant." The County of Santa Clara, through its Mental Health Department will continue serving as the Collaborative Applicant. The new governance structure will be fully implemented by June 30, 2014. Whereas the Collaborative Applicant oversees the day-to-day coordination, planning, and evaluation of homeless services – including $11-$12 million annually in CoC and Emergency Solution Grant programs – the CoC Board is responsible for:

1. Setting strategic priorities regarding affordable housing and homelessness;
2. Identifying resources to support strategic priorities, to make long-term systemic changes, and to implement an effective Coordinated Intake and Assessment system;
3. Ensuring that the CoC undertakes effective work, meets HUD requirements, and maximizes local, State, Federal and private resources;
4. Substantially engaging the private sector in supporting strategic priorities; and,
5. Reviewing, on a quarterly basis, progress toward goals and CoC requirements.

**Program Objectives, 2015-2022:**

Operate under new governance structure as a Continuum of Care, and continue to submit proposals for McKinney-Vento Act funding annually.

### 4.08.06 McKinney-Vento Act Homeless Program

**Program Description:**

The McKinney-Vento Act Homeless Program addresses the need for housing and services among homeless individuals and families.

The federal McKinney-Vento Homeless Assistance Act was signed into law in 1987, and has been amended several times since its passage. The Act originally consisted of fifteen programs, providing a range of services to homeless people. The Act included the (competitive) Continuum of Care Programs: the Supportive Housing Program, the Shelter Plus Care Program, and the Section 8 Single Room Moderate Rehabilitation Occupancy Program, as well as the (non-competitive) Emergency Shelter Grant Program. These programs are found within Title IV of the Act.

The McKinney programs, as administered by federal HUD, require the development of a Continuum of Care system within the community receiving program funds. The continuum of care system is designed to address homelessness through a coordinated community based process of identifying needs, setting community priorities, addressing gaps in the system of care, and ensuring an integrated and collaborative system to address homelessness. The approach is based on the understanding that homelessness caused by a lack of housing, as well as various inter-related a variety of underlying economic, health-related and social needs. Funds are awarded competitively through an annual Notice of Funding Availability (NOFA). Continuum of Care Homeless Assistance Programs include:

- Supportive Housing Program: provides housing, including housing units and group quarters, that has a supportive environment and includes a planned service component.
- Shelter Plus Care Program: provides grants for rental assistance for homeless persons with disabilities through four component programs (Tenant, Sponsor, Project and Single Room Occupancy Rental Assistance).
- Section 8 Single Room Moderate Rehabilitation Occupancy Program: provides rental assistance on behalf of homeless individuals in connection with moderate rehabilitation of SRO dwellings.

On behalf of the County, the County Collaborative on Affordable Housing and Homelessness Issues (the County's Continuum of Care entity) coordinates the year long community planning process leading up to the submission of the NOFA application for McKinney-Vento Act funds.

**Responsible Agency:**

County Collaborative on Affordable Housing and Homelessness Issues, OAH, various McKinney-funded and non McKinney-funded homeless housing and service providers.

**Geographic Service Area:**

Countywide

**Funding Source:**

McKinney-Vento Funds

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012 for the 2007-2014 Housing Element reporting period:**

In 2006-07, the County received $9,360,889 in federal McKinney-Vento funds, enabling funding of 38 proposals.

In 2007-08, the Collaborative submitted 38 proposals for federal McKinney-Vento funding. Of the proposals submitted, 35 were funded, totaling $9,345,252.

In 2008-09, $9,481,673 in federal McKinney-Vento funding was awarded to 32 projects run by local non-profits and up to 53 new units of permanent housing for homeless individuals and families. The Collaborative and Destination: Home prioritized increasing the supply of permanent housing and case management for the homeless, and transitional housing programs that could convert to permanent housing were required to do so.

In the 2009-10 competitive process, $9,649,622 in federal McKinney-Vento funding was awarded to 34 projects run by local non-profits and the Housing Authority of Santa Clara County (Shelter Plus Care contracts).

In the 2010-11 competitive process, $10,002,549 in federal McKinney-Vento funding was awarded to 33 projects run by local non-profits and the Housing Authority of Santa Clara County (Shelter Plus Care contracts). In addition, the County received $703,549 for more permanent housing units to be operated by Catholic Charities and $151,926 for HMIS work by Community Technology Alliance.

In the 2011-12 competitive process, $10,974,439 in federal McKinney-Vento funding was awarded to 37 projects run by local non-profits and the Housing Authority of Santa Clara County (Shelter Plus Care contracts). In addition, the County received $826,106 to

develop two more permanent housing programs to be operated by the County Mental Health Department.

In the 2012-13 competitive process, $9,958,515 in federal McKinney-Vento funding was awarded to 33 projects run by local non-profits and the Housing Authority of Santa Clara County (Shelter Plus Care contracts). In addition, the Mental Health Department applied for funding for two more permanent housing programs totaling $885,347 and funding for a HEARTH implementation planning project for $132,398. We have not yet received notification if those applications were approved.

**Program Objective, 2015-2022:**

Apply for McKinney-Vento funds every year through the annual Continuum of Care NOFA process, which typically occurs in the spring/summer. The annual funding amount will vary each year, based on the contracts being renewed and new projects awarded funding.

### 4.08.07 Community Technology Alliance

**Program Description**:

Community Technology Alliance, formerly called the Santa Clara Valley Multi-Service Center, was established in 1989 as a direct result of a County Homeless Task Force Study recommendation for a system of communication and collaboration among shelter providers. Community Technology Alliance aims to increase the community's access to services and facilitate unhoused and at-risk residents' transitions from the streets to housing.

Community Technology Alliance operates several housing database and referral systems, including HMIS SCC (Help Management Information System for Santa Clara County), Community VoiceMail and the Shelter Bed Hotline.

- HMIS SCC tracks services provided to the homeless population in the County, and is a data base shared by all County homeless service, shelter and supportive housing providers. This is the County's Continuum of Care web-based homeless client case management and data collection tool. Records on over 200,000 unduplicated individuals have been entered into the database since its inception.
- Community VoiceMail (CVM), offered in partnership between CTA and area service providers, offers a unique voicemail number to homeless and extremely low-income individuals to receive messages from potential employers, landlords, case managers, health care providers and family. This service is instrumental to the success of individuals who are working to re-enter mainstream life.
- The Shelter Bed Hotline offers information to those seeking emergency shelter with information (in Spanish and English) including population served, location, entrance requirements and services provided. After determining which program best suits their needs, callers are transferred to one of 19 participating Santa Clara County shelters.

**Responsible Agency:**

Community Technology Alliance

**Geographic Service Area:**

Countywide

**Funding Source:**

Numerous funding sources, entailing foundations, government (including federal HUD and the County of Santa Clara), corporations, community groups and individuals.

**Program Status:**

1989 - Present

**Program Outcomes:**

The County's HMIS system has been in operation since 2003. It currently contains approximately 200,000 unduplicated client records. More than 70,000 unduplicated individuals are served annually by the HMIS system. As of 2012, the HMIS system includes an Eligibility Module that can be used to screen clients for mainstream benefits. HMIS is the technological backbone of collaborative countywide campaigns for social change including Housing 1000 and Step Up Silicon Valley and is being used to monitor the community's progress toward HUD performance standards. HMIS will likely also serve as the backbone for the community's new Coordinated Assessment efforts.

The Shelter Bed Hotline averaged almost 7000 calls per year for 2010-2012.

More than 1000 homeless and extremely low-income households used CVM to connect to housing and safety net services in 2007-2012.

**Program Objective, 2015-2020:**

- Continue technology and support for projects listed above;
- Integrate a client-facing resource portal into HMIS;
- Decrease chronic homelessness through enhanced case management and inter-agency referrals through the HMIS SCC system;
- Implement a coordinated assessment and intake system to strategically refer clients into the appropriate level of care (temporary financial assistance, emergency shelter, transitional housing, permanent supportive housing, etc.); and
- Use HMIS SCC to track progress made on County performance standards and efforts to end and prevent homelessness.

### 4.08.08 Blue Ribbon Commission (BRC) On Homelessness

**Program Description:**

The BRC was convened to implement the initiatives contained in the City and County's 10-Year Plans to End Homelessness, as required for continued eligibility for federal McKinney-Vento Grants. Working groups were focused on three principal areas: preventing homelessness, shifting to Housing First, and increasing the housing supply.

**Responsible Agency:**

OAH

**Geographic Service Area:**

Countywide

**Funding Source:**

N/A

**Program Status:**

Active from 2006-07

**Program Outcomes**

(see table below)

Table 4.08: Blue Ribbon Commission Strategies to End Homelessness

**BLUE RIBBON COMMISSION: STRATEGIES TO END HOMELESSNESS**

| | | 8/30/2011 |
|---|---|---|
| **Area/Goal** | **Action Items** | **Status** |
| **1. Improve Access to Services by Creating Outreach and Benefit Teams** | 1. Create 4 teams with 2-4 members including mental health, DADS, medical social worker or public health nurse and/or agencies providing case management in these areas. By 12/31/08: Mental Health Outreach Teams RFP completed, vendor selected and additional funding identified to include medical care coverage for the 55 clients enrolled in the program.<br>2. Coordinate 8 creek clean-ups with the Santa Clara Valley Water District, San Jose Metro Police Dept and the City of SJ's Environmental Resources Dept and the multi-disciplinary outreach teams.<br>3. Work with Eileen Richardson to develop Downtown Streets Teams for the City of SJ and Gilroy.<br>4. Present DST program to the Santa Clara County Cities Association and Business | 1. The Central Wellness and Benefits Center was created to aid all those in the MH department to obtain benefits. The Alexian Clinic was established to serve the homeless. No other teams have been created.<br>2. Several clean-ups have been done with the collaboration of all the agencies mentioned. Others have been done just with the collaboration of some of the entities mentioned.<br>3. Accomplished.<br>4. Presentations were made to the SCC Cities Association and other business organizations. Funding is in place for ongoing operations. |

| | | |
|---|---|---|
| | organizations through the County to continue efforts to end street homeless in the 15 cities in the County. By 12/31/09: Business communities supports the DST efforts and agrees to continue funding. | |
| **2. Institutional Outreach and Discharge Planning** | 1. By 7/1/08: Establish screening procedures for homelessness and at risk status during initial intake of clients entering health care, criminal justice, and foster care systems and initiate housing and case management services immediately.<br>2. By 12/31/08: Implement discharge planning programs for those clients leaving health care, criminal justice, and foster care systems and initiate housing and case management services immediately.<br>3. By 12/31/09: Create a method of diverting away from the criminal justice system homeless people arrested for public inebriation and nuisance violations. | 1. Established a pre-release agreement for accessing benefits for qualified clients prior to their release from the criminal justice system.<br>2. A discharge planning pilot program at Elmwood was done in August '10 in order to link selected homeless inmates leaving within 90 days to services. 164 clients were served. Supervisor Shirakawa convened a coordinated effort to address effective discharge planning and Mental Health has initiated a 3-year Innovation Project to link mentally ill inmates to services, including community connectivity provided by faith communities.<br>3. Not done. |
| **3. Implement a Medical Respite Facility** | 1. By 7/1/08: Complete facility preparation; establish procedures for referrals with participating hospitals; finalize admission and discharge criteria for program; complete preparation for hiring of new staff; and establish the opening date for 17 respite beds at EHC by October '08.<br>2. By 12/31/08: Continue operation of 17 Respite Center beds for homeless patients that are discharged from participating hospitals in the County.<br>3. By 12/31/09: Expand to 30 beds to accommodate more homeless patients being discharged from hospitals in the County. | 1. This has been fully accomplished for 14 beds.<br>2. Homeless patients from several hospitals are referred to and receive respite care at the Boccardo Regional Reception Center.<br>3. The expansion to 20 beds is currently being implemented. |
| **4. Establish a "One Stop" Homelessness Prevention Center** | 1. By 7/1/08: Work with County agencies to develop Coordination of Care Service Model and staffing requirements for a service center and create the necessary protocols for same.<br>2. By 12/31/08: Identify central location to site the homeless resources and multi-service center and housing/budget and funding plan. | 1. Accomplished.<br>2. Accomplished. Two One-Stop Homeless Prevention Centers were opened at the Georgia Travis Center and the Boccardo Reception Center with the appropriate staff in October '09. There were challenges with securing/maintaining the Benefits Advocates. Eventually due to under achievement, the City of SJ stopped the contract for the One Stop at the Georgia Travis Center. Currently, the case management services at the BRC One-Stop have also recently ceased due to funding challenges. |

| | | |
|---|---|---|
| **5. Shift to Housing First: Provide Permanent Housing with Services** | 1. By 7/1/08: Continue agreement with the Housing Authority to provide a minimum of 100 Section 8 Vouchers annually to the homeless.<br>2. By 12/31/08: Work with cities in the County to develop a county-wide policy that includes 10% of total units for chronic homeless/homeless in each development they fund. Place 500 chronically homeless/homeless into housing with supportive services.<br>3. By 12/31/09: Seek legislation at both the federal and State levels that directs funding for new affordable housing developments to the areas with the highest need. | 1. This was done so that eventually in FY10-11 a Housing Choice Voucher Direct Referral Program was created and implemented, utilizing 200 Section 8 vouchers for the chronically homeless (without a disabling condition). To date, 194 households have been housed through that program. The Housing Authority has committed to continuing this program, if funding is available.<br>2. Efforts were made to pass "inclusionary zoning" ordinances in San Jose. Not successful yet. No county-wide approach was done.<br>3. The Collaborative has supported efforts on both levels to create a dedicated funding source for the creation of affordable housing. Due to funding and legislative challenges, these efforts are stalled but not derailed. |
| | 4. By 7/1/08: Complete allocation of the $4 million Housing First Fund to assist in the development of permanent supportive housing for homeless mentally ill: creating 100 additional units of housing for this population. Submit application(s) to the State for $19.2 million in MHSA Supportive Housing funds for the development or acquisition of permanent supportive housing for the homeless mentally ill.<br>5. By 12/31/08: Complete a series of workshops for property owners and prospective tenants with a goal of removing barriers to existing housing and preparing homeless individuals for apartment living.<br>6. By 12/31/09: Increase case management capacity to serve an additional 500 homeless individuals. | 4. The Affordable Housing Fund has been used to create 685 units of ELI housing since 2005. The units created specifically for the mentally ill are in collaboration with the Mental Health Department utilizing the MHSA Housing Program funds. To date funds have been committed to designate 125 units to the homeless or at risk of homeless mentally ill consumers.<br>5. Attempts were made through the Tri-Valley Apartment Association, but the efforts failed and the process stopped.6. Destination: Home hired case managers for the One Stop Homeless Prevention Centers. Also, currently D:H is in the process of hiring 3 more case managers and a supervisor in order to serve the Housing 1000 chronically homeless individuals who are in the Registry. |

### 4.08.09 Arturo Ochoa Migrant Center

**Program Description:**

The Center provides 100 units of migrant farm worker housing for occupancy during the growing season. From May to October, the Center provides housing for migrant families and onsite medical services offered through a mobile service twice a week and an infant care center. During the off-season, the Center was used by the Emergency Housing Consortium and Saint Joseph Family Center as a shelter for homeless families; however this is no longer authorized.

**Responsible Agency:**

EAH Housing, Inc.

**Geographic Service Area:**

Farm workers must have resided together with his/her family outside a 50-mile radius of the Migrant Center for at least 3 months out of the preceding 6 months

**Funding Source:**

Proposition 84-State Department of Housing and Community Development, Office of Migrant Services

**Project Status:**

Ongoing

**Program Outcomes, 2007-2012:**

The 100 units were preserved and used every growing season of the program outcome period. The facility was also used by homeless individuals and families during the winter season. However, during the program outcome period, the facility stopped providing emergency shelter. HUD Program funds for this purpose were redirected to St. Joseph's Church in Gilroy.

**Program Objective, 2015-2022:**

Preservation of 100 units of seasonal farmworker housing.

### 4.08.10 Office of Housing and Homeless Support Services

**Program Description:**

OHHSS develops policies and coordinates services for the benefit of the homeless population. The OHHSS facilitates joint efforts with other levels of government, community-based organizations, and the private sector to advocate for legislation and further public policies to end homelessness.

**Responsible Agency:**

Department of Mental Health

**Geographic Service Area:**

Countywide

**Funding Sources:**

County

**Program Status:**

Significant Progress

**Program Outcomes, 2007-2014:**

- Co-produces bi-annual Homeless Census and Survey
- Co-produced 492 units in four developments using Mental Health Services Act funds

**Program Objective, 2015-2022:**

- Continue to co-produce bi-annual Homeless Census and Survey
- Achieve development of 60 unit Park Side Studios project
- Achieve development of 60 unit Armory Family Housing project

### 4.08.11 Cold Weather Shelter Program and Pilot Shelter Outreach Center Program

**Program Description:**

The Cold Weather Shelter (CWS) Program offers overnight shelter and two meals daily to homeless individuals during the winter months (December through March) at the National Guard armories in Gilroy and Sunnyvale and the Boccardo Reception Center in San José. The CWS Program has been operated by EHC LifeBuilders, Inc. (formerly Emergency Housing Consortium, Inc) since 1987. Between the fiscal years 2001 and 2008, the County contributed a total of $2,904,927 to the CWS Program.

In 2008, in an effort to end the cycle of homelessness, the CWS Program was redesigned as a Shelter Outreach Centers (SOC) Program and provided overnight shelter and meals during the winter months as well as social services, transportation, and connection to a one-stop homeless prevention center. The social services, transportation, and one-stop center continued for a 12-month period. Both the SOC Program and the Cold Weather Shelter Programs have been operated by EHC LifeBuilders, Inc. For fiscal year 2009, the County contributed $1,514,066 to the SOC Program. The total contribution to Cold Weather Shelter services from fiscal years 2001-09 was $4,418,993.

The SOC program did not continue but the Cold Weather Shelter Program has. The total contribution from fiscal years 2010 -12 was $2,238,668.

The program contribution for FY15 and beyond will probably decrease to approximately $425,000 annually, due to the phasing out of the Sunnyvale Armory Shelter site to allow permanent housing to be built at that location.

### 4.08.12 UPLIFT Program

**Program Description:**

UPLIFT was created in 2007, with start-up funds from the County, City of San José and the Community Foundation of Silicon Valley for the first year to provide a quarterly transit pass program for the homeless. Subsequently, the program has been funded by County Mental Health, Social Services Agency and the City of San José.

The County contracts with the Valley Transportation Authority (VTA) to purchase stickers at a highly reduced rate. To date, 1,850 quarterly passes have been issued to homeless individuals who were receiving case management through more than 30 participating agencies.

Since April of FY08, the County has contributed $300,000 (of the total program cost of $471,750) for the UPLIFT program for stickers valued at $1,554,010 a year or $6,604,540. The value of each quarterly VTA sticker is $210 for which the County pays $15 per sticker.

Due to the success of the program and the continuing and growing need for transportation, the program has been expanded to provide 2,400 passes a quarter for the July, 2013 quarter. It is anticipated that the program will continue and possibly expand in the future. At the 2014 rate, the County would provide a total yearly contribution of $102,000 (of the total program cost of $144,000) for stickers valued at $2,016,000.

### 4.08.13 Finally Home

**Program Description:**

Finally Home, a security deposit assistance program designed to fill the gap in securing stable housing. Grants of up to $1,500 are available to eligible individuals and families working with one of our partner agencies. Grants are restricted to one-time availability per family.

**Responsible Agency:**

The Housing Trust

**Geographic Service Area:**

Countywide

**Funding Sources:**

Housing Trust

**Program Status:**

Since 2011

**Program Outcomes, 2007-2012**

- 461 people housed
    - Of those, 52 were Housing 1000 clients.

**Program Objective, 2015-2022:**

Continue program

### 4.08.14 County Homeless Facilities

**Program Description:**

The County has been involved in addressing homelessness for decades, with an approach that has evolved from addressing symptoms to seeking solutions. The desire to end homelessness, and to address the problem countywide rather than city by city or unincorporated County vs. city, continues to be the local preference and strategy. To facilitate this effort, the Homeless Concerns Coordinator and the Homeless Concerns Department within the County Office of Affordable Housing develop homeless policy and coordinate homeless services throughout the County. In 2008, the Homeless Concerns Coordinator and the Homeless Concerns Department were transferred to the Mental Health Department and became the Office of Housing and Homeless Support Services and continues to facilitate the countywide effort.

The County works with the cities and various homeless service and housing providers through the countywide Continuum of Care (which is the Santa Clara County Collaborative on Affordable Housing and Homelessness Issues) to offer a range of options for homeless people (emergency shelters, transitional housing and permanent supportive housing). Permanent housing opportunity for all homeless people is the Collaborative's goal.

Ending homelessness by providing permanent supportive housing was advocated by the Keys to Housing: A 10 Year Plan to End Chronic Homelessness in Santa Clara County, the County's Blue Ribbon Commission (BRC) to End Homelessness and its implementing organization, Destination: Home, as well as a number of other studies, task forces and agencies. The focus is on implementing the "Housing First" model as a solution to homelessness. Housing First model links program-based or place-based services to homeless families and individuals. The approach emphasizes housing with supportive services rather than the conventional homeless shelter model.

County homeless facilities comprise three basic housing types: emergency shelters, transitional housing and permanent supportive housing. The facilities are described below. Data is derived from the annual Continuum of Care/McKinney-Vento federal funding applications.

<u>Emergency Shelters</u>

Historically, emergency shelters have been one means of meeting the needs of homeless people. Some shelters are seasonal, serving a migrant population while others are year round facilities. Many of the year-round emergency shelter beds are specifically designated for a

particular sub-population of homeless people. Some are for only single homeless women or mothers with children, others are in family shelters, in facilities serving single men, youth, battered women or in a children's shelter.

The County Continuum of Care recognizes three types of emergency shelters:

1. Temporary or Winter Shelters, which are temporary or seasonal emergency shelters, including rotating church shelters, that provide shelter in a non-permanent location, for a limited period of time. Other shelters are set up in response to natural disasters, harsh climatic conditions or other emergencies. These programs and/or facilities are temporary, not meant to exist beyond the length of the emergency or season.
2. Basic Shelters, which are facilities in a permanent location providing shelter in a permanent location, for a limited period of time. Clients usually stay up to 90 days, with some stays as brief as 30 days or as long as 6 months.
3. Service-Enriched Shelters, which are facilities providing shelter and services in a permanent location, for a limited period of time, for up to six months. These are distinguished from basic shelters by having a lower staff/client ratio and supportive services such as case management, mental health counseling, etc.

Emergency shelters are expensive and crisis-driven and do not offer a permanent solution to homelessness. However, emergency shelters meet a demand and need in the County. Currently, there are a total of 22 emergency shelters countywide, including the Boccardo Reception Center (200 year round beds) and the Veterans Dorm at the Boccardo Reception Center (10 year round beds). There is one seasonal emergency shelter (The Boccardo Family Living Center in San Martin) within the unincorporated County.

Additional latent emergency shelter capacity in the unincorporated County will be created through Program 4.08.15, which implements SB 2 of 2008 requiring all jurisdictions to have at least one zone where emergency shelters can be established through an administrative, rather than a discretionary, land use permit process.

The County's proposed SB 2 implementation program combines three approaches. These approaches address:

- small scale emergency shelters of 14 beds or less to be allowed by right in certain zoning districts, primarily commercial and industrial zones, multi-family zones, and several others in the unincorporated county,
- large shelters of up to 140 beds, in three areas comprised of County-owned land, to which a new overlay district (Public Services "-ps") will be applied, and
- expansion of use allowances for existing permitted churches and civic institutional uses to include small scale emergency shelters by right as an ancillary use, without necessitating modification of existing land use approvals.

The next two tables show the number of parcels, and acreage details, for each zone that would allow emergency shelters by right if they conformed to standardized design and operations criteria.

Table 4.09a: Small Shelter Zones and Capacity

| **Zone** | **# of Lots** | **Average Lot Size** |
|---|---|---|
| Neighborhood Commercial (CN) | 24 | 0.46 ac |
| General Commercial (CG) | 84 | 0.38 ac |
| Administrative / Professional Office (OA) | 5 | 0.86 ac |
| Light Industrial | 8 | 0.77 ac |
| Heavy Industrial | 9 | 2.39 ac |
| Multifamily Residential | 29 | 0.23 ac |
| General Use | 368 | 2.07 ac |
| Roadside Services | 20 | 17.31 ac |
| **Total** | **547** | |

Table 4.09b: Large Shelter –ps Districts

| **District** | **# of Lots** | **District Size** |
|---|---|---|
| Fairgrounds | 1 | 135.5 ac |
| Arturo Ochoa Migrant Center | 1 | 9.7 ac |
| Total | 2 | 145.2 ac |

The next table shows the total latent shelter capacity, by shelter type, that will be created by the implementation of Program 4.08.15.

Table 4.09c: SB 2 Shelter Capacity by Site and Client

| Approach Type | Sites | Client Capacity |
|---|---|---|
| Small Shelters | 48 | 672 |
| Large Shelter Districts | 2 | 280 |
| Existing Institutional Uses | 18 | 252 |
| Total | 68 | 1204 |

**Program Outcomes, 2007-2012**

- 2007. As of 2007, the County had a total of 994 (744 year round and 250 seasonal) beds. There were 86 family units, 320 family beds and 424 individual beds countywide. In addition, there were a total of 23 emergency shelters.

- 2008. As of 2008, the County had a total of 1079 (731 year round and 348 seasonal) beds. There were 288 family beds and 443 individual beds countywide. During 2008, there were a total of 22 emergency shelters, including the Boccardo Reception Center (25 year round beds) and the new Veterans Dorm at the Boccardo Reception Center (10 year round beds). One existing shelter lies within the unincorporated County: the Boccardo Family Living Center in San Martin, with 48 seasonal beds. One facility is under development: the Unity Care Unity Place II project, with a total projected capacity of 14 beds.

- **2009.** As of 2009, the County had a total of 1,077 (654 year round and 471 seasonal) beds. There were 280 family beds and 432 individual beds countywide. During 2009, there were a total of 21 emergency shelters, including the Boccardo Reception Center (82 year round beds). One existing shelter lies within the unincorporated County: the Boccardo Family Living Center in San Martin, with 48 seasonal beds.

- **2010.** As of 2010, the County had a total of 1,151 (680 year round and 471 seasonal) beds. There were 280 family beds and 432 individual beds countywide. During 2010, there were a total of 25 emergency shelters, including the Boccardo Reception Center (82 year round beds). One existing shelter lies within the unincorporated County: the Boccardo Family Living Center in San Martin, with 48 seasonal beds.

- **2011.** As of 2011, the County had a total of 1,154 (683 year round and 471 seasonal) beds. There were 283 family beds and 400 individual beds countywide. During 2011, there were a total of 25 emergency shelters, including the Boccardo Reception Center (82 year round beds). One existing shelter lies within the unincorporated County: the Boccardo Family Living Center in San Martin, with 48 seasonal beds.

- **2012.** As of 2012, the County had a total of 1,034 (688 year round and 346 seasonal) beds. There were 283 family beds and 410 individual beds countywide. During 2012, there were a total of 25 emergency shelters, including the Boccardo Reception Center (216 year round beds). One existing shelter lies within the unincorporated County: the Boccardo Family Living Center in San Martin, with 48 seasonal beds.

Transitional Housing

The County Continuum of Care defines transitional housing as supportive housing with intensive case management and wrap-around services that is provided for an extended (up to 24 months) length of time, designed to provide people with needed structure and support. Clients may be required to pay a percentage of income for rent.

**Program Outcomes, 2007-2012**

- 2007. During 2007, the County had 1645 total year round transitional housing beds. In 2007, there were 295 family units, 1064 family beds and 381 individual beds countywide. There were 33 total transitional housing facilities in the County, of which two (San Martin Family Living Center (seasonal) and San Martin Family Living Center, with 153 total beds) were in the unincorporated County. One project (the City Team Ministries Recovery Program Graduates Housing project) was under development in 2007, with a projected 2 year round bed capacity.

- 2008. During 2008, the County had 1,160 total year round transitional housing beds. In 2008, there were 788 family beds and 372 individual beds countywide. There were 33 total transitional housing facilities in the County, of which three (San Martin Family Living Center (seasonal), San Martin Family Living Center and the InnVision North Santa Clara County Supportive Housing Coalition, with 157 total beds) were in the unincorporated County. Three projects (the EHC LifeBuilders Sobrato House Youth Center, EHC LifeBuilder Veterans THP at the Boccardo Reception Center, and the Family Supportive Housing Transition Housing Program #2 project) were under development in 2008, with a projected 43 year round bed capacity.

- **2009.** During 2009, the County had 1,053 total year round transitional housing beds. There were 737 family beds and 316 individual beds countywide. There were 41 total transitional housing facilities in the County, of which three (San Martin Family Living Center (seasonal), San Martin Family Living Center and the InnVision North Santa Clara County Supportive Housing Coalition, with 157 total beds) were in the unincorporated County. Also, there were seven HPRP Transitional Housing sites in the County. Two projects (the EHC LifeBuilders Veterans THP at the Boccardo Reception Center, and the San José+County Mental Health Department TBRA) were under development in 2009, with a projected 90 year round bed capacity.

- **2010.** During 2010, the County had 1,108 total year round transitional housing beds. There were 737 family beds and 371 individual beds countywide. There were 41 total transitional housing facilities in the County, of which three (San Martin Family Living Center (seasonal), San Martin Family Living Center and the InnVision North Santa Clara

County Supportive Housing Coalition, with 157 total beds) were in the unincorporated County. Also, there were eight HPRP Transitional Housing sites in the County.

- **2011.** During 2011, the County had 1,118 total year round transitional housing beds. There were 699 family beds and 419 individual beds countywide. There were 36 total transitional housing facilities in the County, of which three (San Martin Family Living Center (seasonal), San Martin Family Living Center and the InnVision North Santa Clara County Supportive Housing Coalition, with 157 total beds) were in the unincorporated County.

- **2012.** During 2012, the County had 1,128 total year round transitional housing beds. There were 699 family beds and 429 individual beds countywide. There were 38 total transitional housing facilities in the County, of which three (San Martin Family Living Center (seasonal), San Martin Family Living Center and the InnVision North Santa Clara County Supportive Housing Coalition, with 157 total beds) were in the unincorporated County.

Permanent Supportive Housing

The Continuum of Care defines permanent supportive housing as permanent housing that is organization-sponsored and which provides housing linked with support services. This type of housing is typically funded by S+C, Section 8 SRO and SHP-Permanent Housing. It also can include any permanent housing projects, such as public housing units, that have been dedicated exclusively to house homeless persons who need and are given supportive services to remain stable.

**Program Outcomes, 2007-2012**

- 2007. There were 1,170 year round permanent supportive housing beds in the County. Of that, there were 446 beds were for individuals, 724 for families, and 247 were family units. Of the 20 existing facilities, five were in the unincorporated County (InnVision's Sunset Square, the HACSC's two Shelter Plus Care projects, the HACSC Section 8 voucher project, and the EHC Lifebuilders Housing Homeless People with Alcohol Addition project) with a total of 478 beds in the unincorporated County. Eight projects were noted as being in development (two being in the unincorporated County), with a total projected capacity of 283 beds.

- 2008. There were 1,462 year round permanent supportive housing beds in the County. Of that, there were 491 beds for individuals and 971 for families. Of the 22 existing facilities, three were new in 2008 with a total new bed capacity of 166 beds. Fourteen

projects were noted as being under development, with a total projected capacity of 638 beds.

- 2009. There were 29 existing permanent housing facilities operating in 2009 with 2,082 year round permanent supportive housing beds in the County. Of that, there were 778 beds for individuals and 1,304 for families/individuals. The number of beds designated for the chronically homeless were 609. Eight projects were noted as being under development, with a total projected capacity of 386 beds.

- 2010. There were 31 existing permanent housing facilities operating in 2010 with 2,052 year round permanent supportive housing beds in the County. Of that, there were 748 beds for individuals and 1,304 for families/individuals. The number of beds designated for the chronically homeless were 778. Nine projects were noted as being under development, with a total projected capacity of 629 beds.

- 2011. There were 31 existing permanent housing facilities operating in 2011 with 2,264 year round permanent supportive housing beds in the County. Of that, there were 779 beds for individuals and 1,497 for families/individuals. The number of beds designated for the chronically homeless were 612. Nine projects were noted as being under development, with a total projected capacity of 570 beds.

- 2012. There were 43 existing permanent housing facilities operating in 2012 with 3,433 year round permanent supportive housing beds in the County. Of that, there were 642 beds for individuals and 2,791 for families/individuals. The number of beds designated for the chronically homeless were 432. Four projects were noted as being under development, with a total projected capacity of 95 beds.

**Program Objective, 2015-2022:**

Continue to work towards ending homelessness by increasing permanent supportive housing opportunities in the County.

### 4.08.15 Amend Zoning Ordinance to Comply with SB2 Requirements regarding By-Right Emergency Shelters.

**Program Description:**

The County of Santa Clara will amend the Zoning Ordinance before or concurrent with the adoption of the 2015 Housing Element Update to bring the Zoning Ordinance into compliance with SB 2 of 2008 allowing the operation of emergency shelters by right in certain zones without additional discretionary land use approvals, subject to certain maximum occupancy and minimum management standards/requirements appropriate to each use and facility type. The County will also consider amending the Zoning Ordinance to allow limited scale emergency shelters within existing, permitted Religious Institutions, Non-profit Institutions, and Community Care – Expanded facilities as an ancillary use.

**Responsible Agency:**

County of Santa Clara, Department of Planning and Development

**Geographic Service Area:**

Unincorporated County

**Funding Sources:**

County

**Program Status:**

Significant Progress

**Program Outcomes, 2007-2014:**

A proposal to allow small scale emergency shelters by right in certain zones was brought to a subcommittee of the Board of Supervisors for consideration on September 19, 2013 and again on February 27th, 2014. Staff has responded to direction received and anticipates bringing the proposal as modified per subcommittee direction to the Planning Commission on May 22th, 2014.

**Program Objective, 2015-2022:**

The Planning Office will track the emergency shelter capacity created under this program, and will report results annually to HCD in the County's Annual Housing Element Progress Report.

### 4.08.16 Housing 1000

**Program Description:**

Housing 1000 is a collaborative effort to identify and house 1,000 of the County's most vulnerable individuals and families by 2015. Destination: Home is the co-founder of the county's Housing 1000 campaign. Housing 1000 focuses chronically homeless residents.

Housing 1000 began in 2012 with over two hundred volunteers reaching out to the homeless all throughout the county and surveying them with a Vulnerability Index Survey. Over 2,000 homeless individuals were surveyed and added to the registry that is being used to determine the homeless who are the most vulnerable.

**Responsible Agency:**

Destination: Home

**Geographic Service Area:**

Countywide

**Funding Sources:**

County

**Program Status:**

Ongoing

**Program Outcomes, 2007-2012**

To date, 350 people have been housed as part of Housing 1000

**Program Objective, 2015-2022:**

Identify and house 1000 chronically homeless by 2015.

Program Category:

## 4.09 OTHER PROGRAMS

**Applicable County Programs:**

| | |
|---|---|
| 4.09.01 | Compliance with State Health & Safety Code Employee Housing Requirements |
| 4.09.02 | Consideration of Building Site Approval Exemption for Urban Sites Eligible for all Municipal Services |
| 4.09.03 | Explore options for allowing agricultural employee housing to be occupied by agricultural workers that are not employees of the housing facility operator / owner. |
| 4.09.04 | Detached Secondary Dwellings on All Lots |
| 4.09.05 | Increase Maximum allowable size of Secondary Dwellings on Small Lots |
| 4.09.06 | Secondary Dwelling Owner Occupancy Requirements |
| 4.09.07 | Reduce permit requirements for long term agricultural worker housing |
| 4.09.08 | Santa Clara County Association of Planning Officials |
| 4.09.09 | Joint Urban Development Policies |
| 4.09.10 | Stanford General Use Permit (GUP) |
| 4.09.11 | Onsite Wastewater Treatment Systems |
| 4.09.12 | Consideration of allowing use of In-Lieu fees to qualify for Density Bonuses |
| 4.09.13 | Water and Sewer Service Priority (SB 1087) |
| 4.09.14 | Update of Flood Hazard and Flood Management Information (AB 162) |
| 4.09.15 | Annual Housing Element Progress Report |
| 4.09.16 | Conduct Farmworker Housing Needs Assessment |
| 4.09.17: | Rent Price Monitoring Program |

### 4.09.01 Compliance with State Health & Safety Code Employee Housing Requirements

**Program Description:**

The County of Santa Clara will consider amending the Zoning Ordinance within 2 years of adoption of the Housing Element to state the following: "Any employee housing providing exclusive accommodations for six or fewer employees shall be deemed to be a single-family residential use within zoning districts permitting such uses, in conformance with Health and Safety (HSC) Code §17021.5."

**Responsible Agency:**

County of Santa Clara, Department of Planning and Development

**Geographic Service Area:**

Unincorporated County

**Funding Sources:**

County

**Program Status:**

Implemented

**Program Outcomes, 2007-2014:**

The Zoning Ordinance was amended in December of 2012 to state that "Any employee housing providing exclusive accommodations for six or fewer employees shall be deemed to be a single-family residential use within zoning districts permitting such uses, in conformance with Health and Safety (HSC) Code §17021.5.

**Program Objective, 2015-2022:**

No further action necessary.

### 4.09.02 Consideration of Building Site Approval Exemption for Urban Sites Eligible for all Municipal Services

**Program Description:**

The County will explore the possibility of an exemption from urban single building site approval, as a possible means of further reducing costs of fees and application processing, in cases where an unapproved building site in an urban area may be eligible for all municipal services and does not require further road right-of-way dedication or improvements (see Section 3.06e on pg 82 for discussion and context).

**Responsible Agency:**

County of Santa Clara, Department of Planning and Development

**Geographic Service Area:**

Unincorporated County

**Funding Sources:**

County

**Program Status:**

In Progress

**Program Outcomes, 2007-2014:**

On September 20, 2013 the Housing, Land Use, Environment, and Transportation Committee (HLUET) of the Board of Supervisors is anticipated to consider a proposal to exempt some urban sites from building site approval process requirements. HLUET will forward a recommendation to the Board and the Board is anticipated to consider the proposal at its meeting on October 22, 2013.

**Program Objective, 2015-2022:**

No further action anticipated.

### 4.09.03 Consider Allowing Agricultural Employee Housing to be Occupied by Agricultural Workers that are not Employees of the Housing Operator/Owner

**Program Description:**

There are several combinations of housing facility, operator, and resident that could be useful to farmworker employees and employers. The Zoning Ordinance, however, only speaks directly to allow long term (year round) permanent housing for employees of the housing owner, and to treat structures housing six or fewer farmworkers as a single family residence.

Through this program, the County will clarify and explore options for expanding the range and combination of owner / operator / resident / duration allowed by the County, and with which type of permit.

**Responsible Agency:**

County of Santa Clara, Department of Planning and Development

**Geographic Service Area:**

Unincorporated County

**Funding Sources:**

N/A

**Program Status:**

Proposed

**Program Outcomes, 2009-2014:**

N/A

**Program Objective, 2015-2022:**

Within three years of adoption of this Housing Element, the County will explore and bring to the Board of Supervisors for their consideration options regarding the possibility of allowing agricultural worker housing to be occupied by agricultural workers that are not employees of the housing operator / owner. Such modification would require consideration and adoption of an amendment to the County Zoning Ordinance Provisions covering Agricultural Worker Housing (Sections 2.20.020 and 4.10.040).

### 4.09.04 Detached Secondary Dwellings on All Lots

**Program Description:**

The County will explore the possibility of eliminating the requirement that Secondary Dwellings on small lots be attached to the main residence. Currently, secondary dwellings on urban lots smaller than 10,000 square feet, and on rural lots smaller than 2.5 acres, must be attached to the main dwelling. Eliminating the requirement would allow a secondary unit to be located on any lot using the same building envelope as the main dwelling.

**Responsible Agency:**

County of Santa Clara, Department of Planning and Development

**Geographic Service Area:**

Unincorporated County

**Funding Sources:**

County

**Program Status:**

Proposed

**Program Outcomes, 2009-2014:**

N/A: New Program

**Program Objective, 2015-2022:**

Within three years of adoption of this Housing Element, the County will explore and bring to the Board of Supervisors for their consideration options regarding the possibility of eliminating the requirement that Secondary Units on small lots be attached to the main residence. Such exemption would require consideration and adoption of an amendment to the County Ordinance Code Provisions covering Single Building Sites (Division C12-300 et. seq.).

### 4.09.05 Increase Maximum Size of Secondary Dwellings on Small and Medium-Sized Lots

**Program Description:**

The County will explore the possibility of allowing the maximum size of secondary dwellings on small urban lots to increase from 640 square feet to 800 square feet, on small rural lots from 640 square feet to 800 square feet, and on medium size rural lots (2.5-20 acres) from 1,000 to 1,200 square feet.

**Responsible Agency:**

County of Santa Clara, Department of Planning and Development

**Geographic Service Area:**

Unincorporated County

**Funding Sources:**

County

**Program Status:**

Proposed

**Program Outcomes, 2009-2014:**

N/A: New Program

**Program Objective, 2015-2022:**

Within three years of the adoption of this Housing Element, the County will explore and bring to the Board of Supervisors for their consideration options regarding the possibility of allowing the maximum size of secondary dwellings on small urban lots to increase from 640 square feet to 800 square feet, and on small rural lots from 640 square feet to 1,200 square feet. Such change would require consideration and adoption of an amendment to the County Ordinance Code Provisions covering secondary dwellings.

### 4.09.06 Secondary Dwelling Owner Occupancy Requirements

**Program Description:**

The County will explore the possibility of eliminating the requirement that on rural lots with secondary dwellings and between 2.5 and 20 acres in size, an owner occupy one of the two dwellings. Currently, rural lots with secondary dwellings and over 20 acres in size are already exempt from this requirement.

**Responsible Agency:**

County of Santa Clara, Department of Planning and Development

**Geographic Service Area:**

Unincorporated County

**Funding Sources:**

County

**Program Status:**

Proposed

**Program Outcomes, 2009-2014:**

N/A

**Program Objective, 2015-2022:**

Within three years of adoption of the Housing Element, the County will explore and bring to the Board of Supervisors for their consideration options regarding the possibility of eliminating the requirement that on rural lots with secondary dwellings and between 2.5 and 20 acres in size, an owner occupy one of the two dwellings. Such exemption would require consideration and adoption of an amendment to the County Ordinance Code Provisions covering secondary dwellings.

### 4.09.07 Reduce Permit Requirements for Agricultural Worker Housing

**Program Description:**

The County will explore the possibility of reducing the permit requirements for long term (permanent) agricultural worker housing, including consideration of allowing such housing to be permitted by right. Current zoning requires a Use Permit for long term agricultural worker housing in all rural zones, with an exception allowing by right secondary dwellings for agricultural workers in Agricultural Ranchlands zones. Special Permits are required for short term agricultural worker housing.

**Responsible Agency:**

County of Santa Clara, Department of Planning and Development

**Geographic Service Area:**

Unincorporated County

**Funding Sources:**

County

**Program Status:**

Proposed

**Program Outcomes, 2009-2014:**

N/A

**Program Objective, 2015-2022:**

Within three years of adoption of this Housing Element, the County will explore and bring to the Board of Supervisors for their consideration options regarding the possibility of reducing the permitting requirements for agricultural worker housing, including consideration of allowing such housing to be permitted by right. Such modification would require consideration and adoption of an amendment to the County Zoning Ordinance Provisions covering Agricultural Worker Housing (Sections 2.20.020 and 4.10.040) and will include a review and revision as appropriate to comply with the Employee Housing Act (Health and Safety Code sections 17021.5 and 17021.6).

### 4.09.08 Santa Clara County Association of Planning Officials

**Program Description:**

The County will regularly attend and support the Santa Clara County Association of Planning Officials (SCCAPO) meetings. SCCAPO is a monthly meeting of Planning Officials from each jurisdiction in the County, where planning issues of common relevancy are discussed. SCCAPO is also a forum for regional entities such as ABAG and the MTC may address county jurisdictions efficiently

**Responsible Agency:**

County of Santa Clara, Department of Planning and Development

**Geographic Service Area:**

Unincorporated County

**Funding Sources:**

County

**Program Status:**

Ongoing

**Program Outcomes, 2009-2014:**

- Ongoing: Regular attendance.
- 2011: Sent representatives to participate in development of the region's RHNA Housing Methodology
- 2012-2013: SCCAPO Chair

**Program Objective, 2015-2022:**

The County Planning Official or a representative will regularly attend SCCAPO to promote collaborative planning and discuss issues of common relevancy.

### 4.09.09 Joint Urban Development Policies

**Program Description:**

The cities, County, and Local Agency Formation Commission (LAFCO) have developed and implemented a system of urban growth management that has been in place since the early 1970s. These policies have been mutually agreed upon and implemented by the cities, County, and LAFCO since the mid-1970s and are the fundamental growth management strategies guiding long term land use for the urban areas and the rural unincorporated areas outside the USAs. (see Section 3.06c for discussion and context).

**Responsible Agencies:**

Cities, County Planning Office, LAFCo

**Geographic Service Area:**

Countywide

**Funding Sources:**

County

**Program Status:**

Active since 1970s

**Program Outcomes, 2009-2014:**

County staff successfully advocated at the regional level for a that RHNA that reflected the Joint Urban Development Policies

**Program Objective, 2015-2022:**

Continued Countywide collaboration in support of the Joint Urban Development Policies, and continued advocacy at the regional level for regional planning and policies consistent with the Joint Urban Development Policies.

Continue to coordinate with cities to promote a variety of housing types, including multifamily, in the urban service areas and as part of the annexation process.

### 4.09.10 Stanford General Use Permit (GUP)

**Program Description:**

Stanford University received approval from the County in 2000 for increased compact development of its academic core campus area. The 2000 General Use Permit (2000 GUP) conditions link development of academic facilities and housing, as a means to mitigate the potential impacts of growth on the nearby cities' housing markets. The University is required to develop housing of a variety of types in conjunction with new academic building development
(see Section 3.05b for discussion and context).

**Responsible Agencies:**

County Planning Office, Stanford University

**Geographic Service Area:**

Stanford Academic Campus

**Funding Sources:**

County, Stanford University

**Program Status:**

Active since 2000

**Program Outcomes, 2007-2012:**

357 apartments and 64 single family dwellings constructed 2007-2012.

**Program Objective, 2015-2022:**

107 apartments

### 4.09.11 Onsite Wastewater Treatment Systems

**Program Description:**

The Department of Environmental Health (DEH) and the Planning Office are collaborating to update regulations for On-Site Wastewater Treatment Systems (OWTS),. The update would primarily affect owners of properties within the unincorporated part of the County who have failing septic systems or who are interested in new development, such as new single family homes, secondary dwelling units, or major home additions.

Owners of existing homes with functioning septic systems would not be affected.

**Responsible Agencies:**

Department of Environmental Health, Planning Office

**Geographic Service Area:**

Unincorporated County

**Funding Sources:**

County

**Program Status:**

New Program

**Program Outcomes, 2007-2013:**

The ordinance was updated and adopted by the Board of Supervisors in 2014. The adopted update includes the following changes that would facilitate housing production:

- Eliminates the 1 acre minimum lot size requirement for private sewage disposal system installation in the Lexington Basin area of the Santa Cruz Mountains.
- Eliminates the 5-acre minimum lot size requirement for establishing new secondary dwelling units in the San Martin Planning Area.
- Allows secondary dwellings to share a septic system with the primary dwelling.

**Program Objective, 2015-2022:**

All program objectives have been accomplished. No new objectives are anticipated to be developed.

### 4.09.12 In Lieu Fee Program for State Density Bonus and Affordable Housing

**Program Description:**

Explore options for allowing and utilizing payment of in lieu fees for affordable housing to qualify subdivision development projects for potential density bonuses.

**Responsible Agency:**

County of Santa Clara, Department of Planning and Development

**Geographic Service Area:**

Unincorporated County for funding source, Countywide for funding recipients.

**Funding Sources:**

In Lieu Fees from developers of subdivisions in the unincorporated County

**Program Status:**

Proposed

**Program Outcomes, 2009-2014:**

N/A

**Program Objective, 2015-2022:**

Within two years of adoption of the 2015 Housing Element Update, explore and bring to the Planning Commission options for allowing and utilizing payment of in-lieu fees for affordable housing to qualify subdivision development projects for potential density bonuses.

### 4.09.13 Water and Sewer Service Priority (SB 1087)

**Program Description:**

Upon adoption of an updated Housing Element, the County provides a copy of the adopted housing element to water and sewer providers, in compliance with SB 1087.

**Responsible Agency:**

County of Santa Clara, Department of Planning and Development

**Geographic Service Area:**

Unincorporated County.

**Funding Sources:**

N/A

**Program Status:**

Ongoing

**Program Outcomes, 2009-2014:**

Adopted Housing Elements were provided to water and sewer providers soon after the effective date of SB 1087 in January 2006, and again within a month of adoption of the 2009 Update in August 2010.

**Program Objective, 2015-2022:**

Within a month of adoption of the 2015 Housing Element Update, a copy of the adopted Housing Element will be provided to water and sewer providers.

Continue to coordinate with water and sewer providers and within 2 years assist providers as appropriate to assure procedures are established to grant priority for development affordable to lower income households consistent with Government Code Section 65589.7

### 4.09.14 Update of Flood Hazard and Flood Management Information (AB 162)

**Program Description:**

Amend the Health & Safety Chapter and the Resource Conservation Chapter of the General Plan to reflect federal and state mapping of flood hazards, and annually review those areas identified in the mapping as subject to flood hazards.

**Responsible Agency:**

County of Santa Clara, Department of Planning and Development

**Geographic Service Area:**

Unincorporated County.

**Funding Sources:**

N/A

**Program Status:**

Ongoing

**Program Outcomes, 2009-2014:**

Both the Health & Safety Chapter and Resource Conservation Chapter of the General Plan were updated to reflect federal and state mapping of flood hazards concurrently with adoption of the 2009 Housing Element Update in August of 2010. The County also added a policy to the Land Use Chapter that refers to the Flood Hazard maps of the Health and Safety Chapter. The policy also indicates that the Resource Conservation Area designations and other rural land use designations provide for low density residential and non-residential uses consistent with retaining the rural characteristics of the land and preserving natural resources and the functions of those resources, including streams and other drainage features, and that areas most prone to flood hazards are designated for agricultural, open space, and low density residential uses.

**Program Objective, 2015-2022:**

Update the Flood Hazard maps as they are updated by the California Department of Water Resources and the Federal Emergency Management Agency.

### 4.09.15 Annual Housing Element Progress Report

**Program Description:**

Government Code Section 65400 requires each Jurisdiction to prepare an annual report on the status and progress in implementing the jurisdiction's housing element of the general plan. The report is to be provided to the Board of Supervisors for a public hearing before April 1 of every year.

For each year's hearing before the Board on the Annual Report, the Planning Office will include an update on any changes occurring during the reporting period that could affect the consistency of the Housing Element with the other chapters of the General Plan.

**Responsible Agency:**

County of Santa Clara, Department of Planning and Development

**Geographic Service Area:**

Unincorporated County.

**Funding Sources:**

N/A

**Program Status:**

Ongoing

**Program Outcomes, 2009-2014:**

Annual Housing Element Progress Reports have been heard before the Board and submitted to HCD and OPR every year since 2009.

**Program Objective, 2015-2022:**

The County will continue to prepare, hear, and submit Annual Housing Element Progress Reports annually as required. The Planning Office will also provide an assessment of Housing Element consistency with other elements of the General Plan at the annual hearing.

### 4.09.16 Conduct Farmworker Housing Needs Assessment

**Program Description:**

In conjunction with advocacy groups, schools, employers, and service providers, and using best practices from other similar jurisdictions such as Napa and Mendocino County, the County will identify methodologies for assessing farmworker housing needs.

Once a methodology suitable for assessing the needs of Santa Clara County farmworkers has been determined, the County shall conduct the farmworker housing needs assessment consistent with the previously identified methodology.

The current Housing Element relies on data from Federal, State, and Regional sources. Local data on farmworker housing is either imperfectly aligned with data needs or exists only in anecdotal form. A more thorough and local assessment would provide the County with a deeper understanding of the number of farmworkers that are present in the County and at what time of year, the types and conditions of housing in which they live based on how they self-report this information, and an improved ability to address farmworker housing need and potentially create affordable housing options for farmworkers.

Portions of this Program may be carried out in conjunction with activities associated with Program 4.03.05 ("Housing Conditions Survey"), to gain a better understanding of infrastructure constraints and code enforcement challenges.

**Responsible Agency:**

County of Santa Clara, Department of Planning and Development, Advocacy Groups, Service Providers, County of Santa Clara Office of Supportive Housing.

**Geographic Service Area:**

Unincorporated County

**Funding Sources:**

To be Determined

**Program Status:**

Proposed

**Program Outcomes, 2009-2014:**

N/A

**Program Objective, 2015-2022:**

As early as possible within the 2015-2022 planning period, choose a methodology for, and then conduct, a Farmworker Housing Needs Assessment.

### 4.09.17: Rent Price Monitoring Program

**Program Description:**

Monitor rent prices Countywide and in unincorporated County pockets. Select, track and present rent data that could act as indicators of the presence of rent escalation in urban unincorporated pockets associated with the City of San Jose's Urban Villages planning process.

**Responsible Agency:** County of Santa Clara, Department of Planning and Development.

**Geographic Service Area:**

Unincorporated County, Countywide

**Funding Sources:** N / A

**Program Status:** Proposed / New

**Program Outcomes, 2009-2014:** N/A

**Program Objective, 2015-2022:**

Bring data on rent prices to the Board annually as part of the Annual Housing Element Progress Report (Program 4.09.15). Report, evaluate, and consider actions as appropriate.