

CITY OF PALO ALTO

DRAFT 2015-2020 CONSOLIDATED PLAN AND DRAFT 2015-2016 ACTION PLAN



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Table of Contents

Executive Summary.....	9
ES-05 Executive Summary	9
The Process	14
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	14
PR-10 Consultation - 91.100, 91.200(b), 91.215(l).....	15
PR-15 Citizen Participation	31
Needs Assessment.....	39
NA-05 Overview	39
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, c).....	43
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2).....	51
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2).....	54
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	57
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2).....	59
NA-35 Public Housing – 91.205(b)	61
NA-40 Homeless Needs Assessment – 91.205(c)	64
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)	71
NA-50 Non-Housing Community Development Needs – 91.215 (f)	75
Housing Market Analysis	79
MA-05 Overview.....	79
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	82
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	86
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	89
MA-25 Public and Assisted Housing – 91.210(b)	91
MA-30 Homeless Facilities and Services – 91.210(c).....	94
MA-35 Special Needs Facilities and Services – 91.210(d).....	102

MA-40 Barriers to Affordable Housing – 91.210(e).....	105
MA-45 Non-Housing Community Development Assets – 91.215 (f).....	106
MA-50 Needs and Market Analysis Discussion.....	112
Strategic Plan.....	116
SP-05 Overview	116
SP-10 Geographic Priorities – 91.215 (a)(1)	117
SP-25 Priority Needs - 91.215(a)(2).....	118
SP-30 Influence of Market Conditions – 91.215 (b).....	123
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2).....	124
SP-40 Institutional Delivery Structure – 91.215(k)	129
SP- 45 Goals Summary – 91.215(a)(4)	134
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	136
SP-55 Barriers to Affordable Housing – 91.215(h).....	137
SP-60 Homelessness Strategy – 91.215(d)	141
SP-65 Lead based paint Hazards – 91.215(i).....	145
SP-70 Anti-Poverty Strategy – 91.215(j).....	146
SP-80 Monitoring – 91.230.....	147
First Year Action Plan.....	149
AP-15 Expected Resources – 91.220(c)(1,2).....	149
AP-20 Annual Goals and Objectives	154
AP-35 Projects – 91.220(d)	156
AP-38 Project Summary	157
AP-50 Geographic Distribution – 91.220(f)	159
AP-55 Affordable Housing – 91.220(g).....	160
AP-60 Public Housing – 91.220(h).....	161
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	163

AP-75 Barriers to Affordable Housing – 91.220(j)..... 166

AP-85 Other Actions – 91.220(k).....170

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)174

Citizen Participation Plan..... 175

Table of Acronyms.....183

Appendix A: Citizen Participation Summary 184

List of Tables

Table 1 - Responsible Agencies.....	14
Table 2 - Agencies, Groups, and Organizations that Attended Regional and Community Forums.....	18
Table 3 - Other Local / Regional / Federal Planning Efforts.....	28
Table 4 - Citizen Participation Outreach	34
Table 5 - Housing Needs Assessment Demographics (City)	43
Table 6 - Total Households (City)	43
Table 7 - Housing Problems (City).....	44
Table 8 - Severe Housing Problems (City)	44
Table 9 - Cost Burden > 30% (City).....	45
Table 10 - Cost Burden > 50% (City).....	45
Table 11 - Crowding Information (City).....	45
Table 12 - Households with Children Present (City).....	46
Table 13 - Section 8 Participants at 0-30% AMI (County).....	47
Table 14 - Disproportionately Greater Need 0 - 30% AMI (City)	51
Table 15 - Disproportionately Greater Need 30 - 50% AMI (City)	51
Table 16 - Disproportionately Greater Need 50 - 80% AMI (City).....	52
Table 17 - Disproportionately Greater Need 80 - 100% AMI (City).....	52
Table 18 - Disproportionately Greater Need – Housing Problems (County).....	52
Table 19 - Severe Housing Problems 0 - 30% AMI (City)	54
Table 20 - Severe Housing Problems 30 - 50% AMI (City).....	54
Table 21 - Severe Housing Problems 50 - 80% AMI (City)	55
Table 22 - Severe Housing Problems 80 - 100% AMI (City)	55
Table 23 - Disproportionately Greater Need – Severe Housing Problems (City).....	55
Table 24 - Greater Need: Housing Cost Burden (City).....	57
Table 25 - Disproportionately Greater Cost Burden (City)	57
Table 26 - Public Housing by Program Type (City)	61
Table 27 - Characteristics of Public Housing Residents by Program Type (City)	62
Table 28 - Race of Public Housing Residents by Program Type (City)	63
Table 29 - Ethnicity of Public Housing Residents by Program Type (City)	63
Table 30 - Resources Requested by Section 8 Participants (County)	64
Table 31 - Homeless Needs Assessment (City/County)	67
Table 32 - Exited Homelessness (City)	69
Table 33 - Days to Housing (County).....	69
Table 34 - Race and Ethnic Group of Homeless (City).....	69
Table 35 - Elderly Population (City)	72
Table 36 - Disability Status of Population (City)	72
Table 37 - Household Size (City)	73
Table 38 - Residential Properties by Unit Number (City).....	82
Table 39 - Unit Size by Tenure (City)	82

Table 40 - HASC Housing Properties (County)	83
Table 41 - HACSC Special Needs Populations.....	85
Table 42 - Cost of Housing (City).....	86
Table 43 - Rent Paid (City)	86
Table 44 - Housing Affordability (City).....	87
Table 45 - Monthly Rent (City).....	87
Table 46 - Affordable Housing Supply Versus Need (City)	87
Table 47 - Condition of Units (City)	89
Table 48 - Year Unit Built (City)	89
Table 49 - Risk of Lead-Based Paint (City)	90
Table 50 - Vacant Units (City)	90
Table 51 - Total Number of Units by Program Type (County).....	91
Table 52 - Public Housing Condition.....	92
Table 53 - HACSC Family Self Sufficiency Report (County).....	93
Table 54 - Facilities and Housing Targeted to Homeless Households (County).....	94
Table 55 - Homeless Housing Inventory Chart (County).....	96
Table 56 - Licensed Community Care Facilities (City).....	102
Table 57 - Independent Living Facilities for Elderly Residents in Palo Alto, 2014 (City)	103
Table 58 -Jobs / Employed Residents Ratio (County)	106
Table 59 - Jobs by Business Activity (City).....	107
Table 60 - Labor Force (City)	107
Table 61 - Occupations by Sector (City)	107
Table 62 - Travel Time (City)	108
Table 63 - Educational Attainment by Employment Status - Population Age 16 and Older (City).....	108
Table 64 - Educational Attainment by Age (City).....	108
Table 65 - Educational Attainment by Age - 25 and Older (City)	109
Table 66 - Median Earnings in the Past 12 Months (City).....	109
Table 67 - Priority Needs Summary	118
Table 68 - Influence of Market Conditions	123
Table 69 - City Entitlement Funding Received FY 2010 – FY 2014.....	124
Table 70 - Anticipated Resources.....	125
Table 71 - Institutional Delivery Structure	129
Table 72 - Homeless Prevention Services Summary.....	131
Table 73 - Goals Summary.....	134
Table 74 - CDBG Fiscal Year 2015-2016 Annual Budgetary Priorities	149
Table 75 - Expected Resources – Priority Table.....	150
Table 76 - Goals Summary.....	154
Table 77 - Project Information	156
Table 78 - Project Summary	157
Table 79 - Geographic Distribution.....	159
Table 80 - One Year Goals for Affordable Housing by Support Requirement.....	160
Table 81 - One Year Goals for Affordable Housing by Support Type.....	160

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Executive Summary

ES-05 Executive Summary

Introduction

The City of Palo Alto (City) is an entitlement jurisdiction that receives federal funding from the Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) Program.

The purpose of CDBG funding is to help jurisdictions address their community development needs. CDBG grantees are eligible to use the resources they receive for Public Services, Community and Economic Development, Capital Improvement Projects (CIP) Public Facilities/Infrastructure, and CIP Housing Rehabilitation. Public Service projects provide social services and/or other direct support to individuals and households in need of assistance. Community and Economic Development projects are focused on assisting businesses and organizations with small business loans, façade improvements, and other initiatives. CIP Public Facilities/Infrastructure projects are those which aim to improve public facilities and infrastructure. CIP Housing Rehabilitation projects are for housing rehabilitation improvements of single and multi-unit housing. The City anticipates approximately \$2,546,054 in CDBG funding from 2015-2020.

HUD requires that entitlement jurisdictions complete a Consolidated Plan every five years. The Consolidated Plan includes an analysis of the jurisdiction's market, affordable housing, and community development conditions. Additionally, entitlement jurisdictions must also submit an Annual Action Plan to report the distribution of federal entitlement program funding over the Consolidated Plan's five year period that identifies how funding allocations help meet the goals covered in the Consolidated Plan and a Consolidated Annual Performance Evaluation Report (CAPER) to report the City's performance.

Five Year Goals

1. Assist in the creation and preservation of affordable housing for low income and special needs households.
2. Support activities to end homelessness.
3. Support activities that strengthen neighborhoods through the provision of community services and public improvements to benefit low income and special needs households.
4. Promote fair housing choice.
5. Expand economic opportunities for low income households.

Methodology

The City's Consolidated Plan for Fiscal Year 2015-2020 includes a Needs Assessment and Market Analysis and serves as the strategic plan that identifies priority needs of the City to help guide the distribution of CDBG funding. The majority of data utilized is provided by HUD for the purpose of preparing the Consolidated Plan. HUD periodically receives custom tabulations of data from the U.S. Census Bureau that are largely not available through standard Census products. Known as the

Comprehensive Housing Affordability Strategy (CHAS) data, it demonstrates the extent of housing problems and housing needs, particularly for low income households. The CHAS data is used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.¹

When CHAS data is not available or appropriate, other data is utilized, including the 2000 and 2010 U.S. Census data and the American Community Survey (ACS) 2008-2012 five-year estimates. While ACS one-year estimates provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and are considered more reliable and precise.²

Federal funds provided under the CDBG entitlement program are primarily concerned with activities that benefit low-and moderate-income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for smaller or larger families.³ HUD utilizes three income levels to define LMI households:

- Extremely low income: Households earning 30 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Very low income: Households earning 50 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Low and moderate income: Households earning 80 percent or less than the AMI (subject to adjustments for areas with unusually high or low incomes or housing costs)

Summary of the objectives and outcomes identified in the Needs Assessment Overview

The City is part of the San Francisco Metropolitan Bay Area, located 35 miles south of San Francisco and 14 miles north of San José. The City is located within the County of Santa Clara, borders San Mateo County, and encompasses an area of approximately 26 square miles, one-third of which consists of open space. According to 2008-2012 American Community Survey (ACS) 5-Year Estimates, the City's total resident population is 63,475. The City has the most educated residents in the country and is one of the most expensive cities to live in.⁴ In Silicon Valley, the City is considered a central economic focal point and is home to over 7,000 businesses while providing jobs to more than 98,000 people.⁵

The following provides a brief overview of the results of the Needs Assessment:

¹ U.S. Department of Housing and Urban Development. "Consolidated Planning/CHAS Data." <http://www.huduser.org/portal/datasets/cp.html>

² United States Census Bureau. "American Community Survey: When to Use 1-year, 3-year, or 5-year Estimates." http://www.census.gov/acs/www/guidance_for_data_users/estimates/

³ U.S. Department of Housing and Urban Development. "Glossary of CPD Terms." http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/library/glossary

⁴ Huffington Post. "California's Most Educated Cities: Palo Alto, Los Altos Top the List." January 2012. <http://www.huffingtonpost.com/news/california-most-educated-towns/>

⁵ Bedbury Realtors. "Palo Alto." <http://www.bedburyrealtors.com/Communities/Palo-Alto>

NA -10 Housing Needs

- Twenty-nine percent of households in the City are paying more than 30 percent of their income toward housing costs.
- Thirteen percent of households are severely cost burdened and paying more than 50 percent of their income toward housing.

NA-15 Disproportionately Greater Need: Housing Problems

- Eighty-nine percent of Asian households in the 30-50% AMI category experience housing problems, compared to 71 percent of the jurisdiction as a whole.
- Ninety-three percent of Asian households in the 50-80% AMI category experience housing problems, compared to 71 percent of the jurisdiction as a whole.
- More than three-quarters of Hispanic households (78 percent) in the 80-100% AMI category experience housing problems, compared to a nearly half (54 percent) of the jurisdiction as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems

- More than half of Asian households in the 30-50% AMI income category experience severe housing problems in the City, compared to 43 percent of the jurisdiction as a whole.
- More than three-quarters of Asian households (77 percent) in the 50-80% AMI category experience a disproportionate amount of severe housing problems, compared to 40 percent of the jurisdiction as a whole.
- Forty-five percent of Hispanic households in the 80-100% AMI category experience a disproportionate amount of severe housing problems, compared to 23 percent of the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

- Hispanic households experience a disproportionate cost burden, with 27 percent of households experiencing cost burden, compared to 16 percent of the City as a whole.
- American Indian, Alaska Native households experience a disproportionate severe cost burden, with 33 percent of households experiencing cost burden, compared to 13 percent of the City as a whole.

NA-35 Public Housing

- The Housing Authority of the County of Santa Clara (HACSC) assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program (Section 8).
- The Section 8 waiting list contains 21,256 households – this is estimated to be a 10-year wait.

NA-40 Homeless Needs

- The Santa Clara region is home to the fourth-largest population of homeless individuals and the highest percentage of unsheltered homeless of any major city.

- As of the 2013 Point in Time Homeless Survey, Palo Alto had 157 homeless residents, with over 90 percent unsheltered and living in a place not fit for human habitation.
- Palo Alto clients – those who report that their last permanent zip code was in Palo Alto – represent approximately one percent of the County’s homeless clients.

NA-45 Non-Homeless Special Needs

- Individuals 65 years of age and older represent 17 percent of the total population of the City.
- Thirty-three percent of households in the City contain at least one person 62 years or older.
- More than one-quarter of individuals (27 percent) age 65 or older have a disability compared to four percent of the population age 18 to 64, or seven percent of the population as a whole.

NA-50 Non-Housing Community Development Needs

- Residents and stakeholders who participated in the community outreach for the Consolidated Plan identified the following community development needs as high priorities within these three categories:
 - Public Facilities: increased homeless facilities, youth centers, rehabilitation of senior centers, and recreational facilities throughout the County
 - Public Improvements: complete streets that accommodate multiple transportation modes, pedestrian safety, ADA curb improvements, and increased access to parks and open space amenities
 - Public Services: food assistance and nutrition programs for vulnerable populations, year-round activities for youth, health care services for seniors and low income families, and services for homeless persons

Evaluation of past performance

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG entitlement grant program. The City’s Annual Action Plans and CAPERs have provided many details about the goals, projects and programs completed by the City over the past five years. A review of past consolidated annual performance and evaluation reports reveals a strong record of performance in the use of CDBG funds. Palo Alto has been strategic about leveraging these federal dollars and identifying partnerships in the community to maximize their use. For instance, 140 new affordable rental housing have been created during the 2010-2015 Consolidated Planning period, approximately 50 previously unemployed extremely low income individuals have reentered the workforce, and public services have been provided to over 1,000 unduplicated individuals.

The City recognizes that the evaluation of past performance is critical to ensure the City and its subrecipients are implementing activities effectively and that those activities align with the City’s overall strategies and goals. The performance of programs and systems are evaluated to ensure the goals and projects are addressing critical needs in the community. Palo Alto has historically allocated CDBG funds to activities that benefit LMI persons, with a top priority to increase affordable housing opportunities in the City. However, due to Palo Alto’s expensive housing market coupled with a decrease in CDBG entitlement funds, it is becoming more difficult to create opportunities for

affordable housing. As such, during this Consolidated Planning period the City will be focusing on rehabilitating existing affordable housing stock that is in need of repair.

Planning Staff will also work closely with subrecipients to leverage resources and create opportunities for partnership and collaboration. The City's subrecipients are challenged to think creatively about working together to address the needs in our community.

Summary of citizen participation process and consultation process

The City launched a comprehensive outreach strategy to enhance and broaden citizen participation in the preparation of the Consolidated Plan. The City informed the public that it was in the process of creating the 2015-2019 Consolidated Plan and encouraged public participation in the process by conducting a Regional Needs Survey and hosting regional and community forums.

Approximately 4,847 entities, organizations, agencies, and persons were directly engaged via outreach efforts and asked to share materials with their beneficiaries, partners, and contacts. These stakeholders were also encouraged to promote attendance at the public forums and to solicit responses to the Regional Needs Survey. Stakeholder engagement included phone calls, targeted emails, newsletter announcements, social media posts, and personalized requests from City staff. The City provided public notice of the Regional Needs Survey and regional and community forums through various outreach methods, including newspaper postings, the internet, social media, and hard copy fliers distributed to various organizations and at local community centers.

Two hundred and nine (209) individuals participated in the regional and community forums, including residents, service providers, community advocates, and interested stakeholders. A total of 11 regional and community forums were held in the following locations: Gilroy, Los Gatos, Morgan Hill, San José, Saratoga, and Mountain View, from September 2014 to November 2014. One thousand four hundred seventy-two (1,472) individuals completed the Regional Needs Survey.

Summary of comments or views not accepted and reasons for not accepting them

Comments received during the public review period will be included in the final draft of the plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of the grant program and funding source is shown in **Table 1**.

Table 1 - Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator / Lead Agency	City of Palo Alto	Planning and Community Environment Department

Lead and Responsible Agencies

The City of Palo Alto (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City's CDBG Coordinator is responsible for the administration of HUD entitlements, which include the Community Development Block Grant Program (CDBG). By federal law, each jurisdiction is required to submit to HUD a five-year Consolidated Plan and Annual Action Plans listing priorities and strategies for the use of federal funds.

The Consolidated Plan is a guide for how the City will use its federal funds to meet the housing and community development needs of its populations. For the 2015-2020 Consolidated Plan process, the City worked collaboratively with the County of Santa Clara (County) and other entitlement jurisdictions in the County to identify and prioritize housing and housing-related needs across the region, and strategies to meet those needs.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215[l]).

Throughout the County, eight entitlement jurisdictions are collaborating on preparation of their 2015-2020 Consolidated Plans. This group of jurisdictions, referred to within this document as the “Santa Clara County Entitlement Jurisdictions” or simply “Entitlement Jurisdictions,” includes:

- City of Cupertino
- City of Gilroy
- City of Mountain View
- City of Palo Alto
- City of Sunnyvale
- City of San José
- City of Santa Clara
- Santa Clara Urban County

Public participation plays a central role in the development of the Consolidated Plan. The participating Entitlement Jurisdictions within the County launched an in-depth, collaborative regional effort to consult with community stakeholders, elected offices, City and County departments, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five-year plan.

The participating jurisdictions, in partnership with LeSar Development Consultants (LDC) and MIG, Inc. (MIG), facilitated a comprehensive outreach process to enhance coordination and discuss new approaches to working with public and assisted housing providers, legal advocates, private and governmental health agencies, mental health service providers, and other stakeholders that utilize funding for eligible activities, projects, and programs.

A Regional Needs Survey was conducted to solicit input from residents and workers in the region. Respondents were informed that participating jurisdictions were updating their respective Consolidated Plans for federal funds that primarily serve low- and moderate-income (LMI) residents and areas. The Regional Needs Survey polled respondents about the level of need in their respective neighborhoods for various types of improvements that could be addressed by entitlement funds.

A total of 1,472 survey responses were obtained from September 19, 2014 to November 15, 2014, including 1,078 surveys collected electronically and 394 collected via print surveys.

Regional Forums

The Entitlement Jurisdictions held three regional public forums to identify housing and community development needs and priorities for the next five years. The public forums were conducted as part of a collaborative regional approach to help the participating jurisdictions make data-driven, place-based investment decisions for federal funds. Seventy-six (76) people attended the regional forums,

including community members, service providers, nonprofit representatives, and interested stakeholders.

Community Forums in Local Jurisdictions

In addition to the regional forums, several Entitlement Jurisdictions conducted public outreach independent of the regional collaborative. The cities of San Jose and Mountain View, and the Santa Clara Urban County, each held multiple community forums to solicit public input on local issues, needs and priorities. The community forums were held in tandem with the regional public forums to expand the outreach process and gather specific place-based input. One hundred and thirty-three (133) individuals attended the community forums, including residents, service providers, nonprofit representatives, and interested stakeholders.

Outreach

Approximately 4,847 entities, organizations, agencies, and persons were directly engaged via outreach efforts and asked to share materials with their beneficiaries, partners, and contacts. These stakeholders were also encouraged to promote attendance at the public forums and to solicit responses to the Regional Needs Survey. Stakeholder engagement included phone calls, targeted emails, newsletter announcements, social media posts, and personalized requests from staff of the Entitlement Jurisdictions. Each participating jurisdiction also promoted the regional forums and regional survey links on their respective websites and announced the Consolidated Plan process through electronic mailing lists. Outreach materials and the survey links (including materials in Spanish) were emailed to over 4,000 entities, organizations, and persons.

Approximately 1,225 printed flyers providing public notice about the regional forums were distributed throughout the County at libraries, recreation centers, community meeting locations, and organizations benefiting LMI residents and areas. These flyers were available in English and Spanish.

Print newspaper display ads also were posted in the *Gilroy Dispatch* (English), *Mountain View Voice* (English), *El Observador* (Spanish), *La Oferta* (Spanish), *Thoi Bao* (Vietnamese), *Philippine News* (Tagalog), *World Journal* (Chinese) and *San Jose Mercury News* (English). In addition, an online display ad was placed in the *San Jose Mercury News* to reach readers electronically.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Santa Clara County Continuum of Care (CoC) is a multi-sector group of stakeholders dedicated to ending and preventing homelessness in the County. The CoC's primary responsibilities are to coordinate large-scale implementation of efforts to prevent and end homelessness in the County. The CoC is governed by the Santa Clara CoC Board (CoC Board), which stands as the driving force committed to supporting and promoting a systems change approach to preventing and ending homelessness in the County.

The CoC Board is comprised of the same individuals who serve on the Destination: Home Leadership Board. Destination: Home is a public-private partnership committed to collective impact strategies to

end chronic homelessness, and leads the development of community-wide strategy related to the CoC's work.

The County's Office of Supportive Housing serves as the Collaborative Applicant for the CoC, and is responsible for implementing by-laws and protocols that govern the operations of the CoC. The Office of Supportive Housing is also responsible for ensuring that the CoC meets the requirements outlined under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).⁶

In winter 2015, Destination: Home and the CoC released a Community Plan to End Homelessness in Santa Clara County (the Plan), which outlines a roadmap for community-wide efforts to end homelessness in the County by 2020. The strategies and action steps included in the plan were informed by members who participated in a series of community summits designed to address the needs of homeless populations from April to August 2014. The Plan identifies strategies to address the needs of homeless persons in the County, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. Additionally, it also intended to address the needs of persons at risk of homelessness.

To address the needs of homeless individuals and individuals at risk of homelessness, the Plan aims to implement the following strategies:⁷

1. Disrupt systems: Develop disruptive strategies and innovative prototypes that transform the systems related to housing homeless people.
2. Build the solution: Secure the right amount of funding needed to provide housing and services to those who are homeless and those at risk of homelessness.
3. Serve the person: Adopt an approach that recognizes the need for client-centered strategies with different responses for different levels of need and different groups, targeting resources to the specific individual or household.

Over the next five years, the Plan seeks to identify approximately 6,000 new housing opportunities for the homeless, intending to house 2,518 homeless individuals, 718 homeless veterans, and more than 2,333 children, unaccompanied youth, and homeless individuals living in families.

The City is represented on the CoC by Minka Van Der Zwaag, Human Services Manager. Members of the CoC meet on a monthly basis in various work groups to ensure successful implementation components of the Plan's action steps. A Community Plan Implementation Team, which includes members of the CoC and other community stakeholders, meets quarterly to evaluate progress toward the Plan's goals, identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness.⁸

⁶ County of Santa Clara. "Housing Element 2015-2022." 2014.
http://www.sccgov.org/sites/planning/PlansPrograms/GeneralPlan/Housing/Documents/HE_2015_Adopted_Final.pdf

⁷ Santa Clara County CoC. "Community Plan to End Homelessness in Santa Clara County 2015-2020." 2014.

⁸ Ibid.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies, and procedures for the administration of HMIS.

Allocating Funds, Setting Performance Standards and Evaluating Outcomes

The City is not an ESG entitlement jurisdiction.

Operating and Administrating Homeless Management Information System Santa Clara County (HMIS SCC)

The HMIS SCC project is administered by Community Technology Alliance (CTA) and has served the community since 2004. The project meets and exceeds HUD’s requirements for the implementation and compliance of HMIS Standards. The project has a rich array of service provider participation and is utilized to capture information and report on special programming, such as Housing 1000, the County VTA free bus pass program, and prevention service delivery.⁹

Describe Agencies, groups, organizations, and others who participated in the process, and describe the jurisdictions consultations with housing, social service agencies, and other entities.

In August 2014, the Entitlement Jurisdictions contracted with LDC and MIG to develop the Consolidated Plan for fiscal years 2015-2020. In partnership with the participating jurisdictions, LDC and MIG launched an in-depth, collaborative effort to consult with elected officials, City/County departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the five-year plan.

Table 2 provides a list of all agencies, groups and organizations that attended the regional and community forums. Several of the agencies, groups and organizations identified in the table attended multiple forums. A comprehensive list of all stakeholders and local service providers contacted to provide input into the planning process at the Consolidated Plan regional and community forums is included in Appendix A.

Table 2 - Agencies, Groups, and Organizations that Attended Regional and Community Forums

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by the Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Abilities United	Disabled Services Services – Children	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none">September 25, 2014

⁹ County of Santa Clara. Consolidated Annual Performance and Evaluation Report (CAPER). 2014
[http://www.sccgov.org/sites/oah/Housing%20%20Community%20Development%20\(HCD\)/Documents/Draft%20CAPER%20FY14%20vs%201.pdf](http://www.sccgov.org/sites/oah/Housing%20%20Community%20Development%20(HCD)/Documents/Draft%20CAPER%20FY14%20vs%201.pdf)

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by the Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Afghan Center	Cultural Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 7, 2014
Aging Services Collaborative	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 27, 2014
Bill Wilson Center	Children and Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014 September 27, 2014 September 30, 2014 October 1, 2014 October 2, 2014 October 7, 2014 October 23, 2014 November 20, 2014
California Housing Odd Fellows Foundation	Housing Children and Youth Services Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> November 5, 2014
Casa De Clara - Catholic Worker	Health Services Homeless Services – Single Women/ Women and Children Only	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> November 20, 2014
Catholic Charities of Santa Clara County	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 2, 2014
Challenge Team Mountain View Dreamers	Immigration Services Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by the Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
City of Campbell	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014
City of Cupertino	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> November 20, 2014
City of Gilroy	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014
City of Mountain View	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 22, 2014
City of Palo Alto	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 25, 2014
City of San Jose	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 27, 2014 September 30, 2014 October 1, 2014 October 2, 2014 October 7, 2014
City of San Jose Environmental Services Department	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on the following dates: <ul style="list-style-type: none"> October 7, 2014
City of Santa Cruz	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 25, 2014
City of Sunnyvale	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> November 5, 2014
Coldwell Banker	Business (Major Employers, Chambers of Commerce, Associations, Real	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 25, 2014

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by the Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
	Estate)		
Community School Of Music And Arts	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> November 20, 2014
Community Services Agency	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on the following dates: <ul style="list-style-type: none"> September 25, 2014
Compassion Center	Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014 October 23, 2014 November 5, 2014
County of Santa Clara	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 22, 2014 November 1, 2014
Destination: Home	Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014 November 1, 2014 November 5, 2014
Five Wounds/ Brookwood Terrace	Neighborhood Association	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014
Franklin McKinley Children's Initiative	Education Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 7, 2014
Fresh Lifelines For Youth (FLY)	Children & Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 7, 2014
Gilroy Compassion Center	Homeless Services	Needs Assessment and	Agency attended Community Forum(s) on:

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by the Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
		Strategic Plan	<ul style="list-style-type: none"> October 23, 2014
Health Trust / Aging Services Collaborative	Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014
Hope's Corner	Homeless Services Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014
In Home Services	Disabled Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> October 23, 2014
Institute on Aging	Senior Services Health Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 1, 2014
InnVision Shelter Network (IVSN)	Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 22, 2014
Junior Achievement	Children and Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014
Law Foundation Of Silicon Valley	Fair Housing and Legal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 23, 2014
LeSar Development Corporation	Affordable Housing Developers Business (Major Employers, Chambers of Commerce, Associations, Real Estate)	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 7, 2014
Legal Aid Society Santa Clara County	Fair Housing and Legal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014
Los Altos	Community/Family	Needs	Agency attended Community Forum(s)

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by the Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Community Foundation	Services and Organizations	Assessment and Strategic Plan	on: <ul style="list-style-type: none"> September 30, 2014 October 1, 2014
Live Oak Adult Day Services	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 23, 2014
Mayfair NAC	Neighborhood Association	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on the following dates: <ul style="list-style-type: none"> September 27, 2014
Mckinly Bonita Neighborhood Association	Neighborhood Association	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 2, 2014
MidPen Housing	Affordable Housing Developers	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 30, 2014
Migrant Education, Santa Clara Unified School District	Education Services Employment and Job Training Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on the following dates: <ul style="list-style-type: none"> September 25, 2014 October 23, 2014
Mountain View Dreamers	Immigration Services Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014 September 27, 2014 September 30, 2014 October 1, 2014 October 2, 2014 October 7, 2014 October 22, 2014 October 23, 2014 November 1, 2014 November 5, 2014 November 20, 2014
Mountain View	Government Agencies:	Needs	Agency attended Community Forum(s)

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by the Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Human Relations Commission (HRC)	Local, County, State and Federal Community/ Family Services and Organizations Senior Services Children and Youth Services	Assessment and Strategic Plan	on: • September 25, 2014
Palo Alto Human Relations Commission	Government Agencies: Local, County, State and Federal Community/ Family Services and Organizations Senior Services Children and Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 25, 2014
Project Access	Employment and Job Training Services Community/ Family Services and Organizations Senior Services Children and Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • October 23, 2014
Project Sentinel	Fair Housing and Legal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s): • September 25, 2014
Rebuilding Together Peninsula	Housing	Needs Assessment and Strategic Plan	Agency attended Community Forum (s): • October 1, 2014
Rebuilding Together Silicon	Housing	Needs Assessment and	Agency attended Community Forum (s)

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by the Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Valley		Strategic Plan	on: <ul style="list-style-type: none"> October 1, 2014 November 20, 2014
Sacred Heart - Housing Action Committee	Fair Housing and Legal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 25, 2014 October 1, 2014 October 23, 2014
Sacred Heart Community Service	Fair Housing and Legal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 27, 2014 September 30, 2014 October 1, 2014 October 2, 2014 October 7, 2014
Senior Adults Legal Assistance (SALA)	Fair Housing and Legal Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 27, 2014
Santa Clara County	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> October 1, 2014
Secondary Fuente/ Walnut Creek Homeowner Ass.	Housing Business (Major Employers, Chambers of Commerce, Associations, Real Estate)	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 25, 2014 September 27, 2014 October 22, 2014 October 23, 2014 November 1, 2014 November 5, 2014
Servant Partners	Cultural Organization	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 27, 2014
Silicon Valley Community Foundation	Education Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 27, 2014
Silicon Valley Independent	Senior Services	Needs Assessment and	Agency attended Community Forum (s)

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by the Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Living Center		Strategic Plan	on: <ul style="list-style-type: none"> October 2, 2014
Somos Mayfair	Community/ Family Services and Organizations Children and Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 25, 2014
South County Collaborative	Housing Services Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 25, 2014 September 30, 2014 October 2, 2014
St. Joseph's Family Center	Continuum of Care	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 27, 2014 October 1, 2014 October 2, 2014
Sunnyvale Community Services	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: October 22, 2014
Silicon Valley Council of Nonprofits	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> October 22, 2014
West Valley Community Services	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 25, 2014
YMCA	Children & Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> October 1, 2014
Yu Chi Kai Senior Center	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> November 20, 2014

Identify any Agency Types not consulted and provide rationale for not consulting.

Not applicable. See PR-10 Table 2.

Other Local/Regional/State/Federal Planning Efforts Considered When Preparing the Plan

Table 3 - Other Local / Regional / Federal Planning Efforts

Name of Plan	Lead Organization	How Do the Goals of Your Strategic Plan Overlap With the Goals of Each Plan?
City of Palo Alto Housing Element (2015-2023)	City of Palo Alto	The Housing Element serves as a policy guide to help the City meet its existing and future housing needs. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing.
Continuum of Care	Regional Continuum of Care Council	The CoC works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan's goal to support activities to end homelessness.
2012-2014 Comprehensive HIV Prevention & Care Plan for San José	Santa Clara County HIV Planning Council for Prevention and Care	This plan provides a roadmap for the Santa Clara County HIV Planning Council for Prevention and Care to provide a comprehensive and compassionate system of HIV prevention and care services for the County. This effort aligns with the Strategic Plan's goal to support activities that strengthen neighborhoods through the provision of community services and public improvements.
Affordable Housing Funding Landscape & Local Best Practices (2013)	Cities Association of Santa Clara County and Housing Trust Silicon Valley	This report provides a comparison of the different funding strategies available for affordable housing in the County, and the best practices for funding new affordable housing. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing.
Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022	Association of Bay Area Governments	This plan analyzes the total regional housing need for the County and all of the Bay Area. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing.

Name of Plan	Lead Organization	How Do the Goals of Your Strategic Plan Overlap With the Goals of Each Plan?
Community Plan to End Homelessness in Santa Clara County 2015-2020	Destination: Home	The Community Plan to End Homelessness in the County is a five-year plan to guide governmental actors, nonprofits, and other community members as they make decisions about funding, programs, priorities and needs. This effort aligns with the Strategic Plan's goal to support activities to end homelessness.
Palo Alto's Infrastructure: Catching Up, Keeping Up, and Moving Ahead (2011)	City of Palo Alto's Infrastructure Blue Ribbon Commission	This plan details recommendations for infrastructure maintenance and replace, as well as identifies potential sources of funding. This effort aligns with the Strategic Plan's goal to support activities that strengthen neighborhoods through the provision of community services and public improvements.
City of Palo Alto Comprehensive Plan (1998)	City of Palo Alto	This plan is the City's primary tool for guiding future development. It provides a guide for long-term choices and goals for the City's future. This effort aligns with the Strategic Plan's goal to support activities that strengthen neighborhoods through the provision of community services and public improvements.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan. (91.215[1])

As mentioned previously, the Entitlement Jurisdictions are collaborating on preparation of their 2015-2020 Consolidated Plans. The outreach and the regional needs assessment for these jurisdictions was a coordinated effort. The CoC and the County were involved in the formation of the Consolidated Plan and will be integral in its implementation.

As standard practice, CDBG entitlement jurisdictions from throughout the County hold quarterly meetings known as the CDBG Coordinators Group. These meetings are often attended by HUD representatives and their purpose is to share information, best practices, new developments, and federal policy and appropriations updates among the local grantee staff, as well as to offer a convenient forum for HUD to provide ad-hoc technical assistance related to federal grant management. Meeting agendas cover such topics as projects receiving multi-jurisdictional funding,

performance levels and costs for contracted public services, proposed annual funding plans, HUD program administration requirements, and other topics of mutual concern.

These quarterly meetings provide the opportunity for the City to consult with other jurisdictions on its proposed use of federal funds for the upcoming Program Year. The CDBG Coordinators Group meetings are often followed by a Regional Housing Working Group meeting, which is open to staff of entitlement and non-entitlement jurisdictions. The Working Group provides a forum for jurisdictions to develop coordinated responses to regional housing challenges.

PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The following is an overview of the efforts made to enhance and broaden citizen participation. A comprehensive summary of the citizen participation process and how it impacted goal-setting is provided in Appendix A: Citizen Participation Summary.

Regional and Community Forums

- Results: 209 individuals participated in the forums including residents, service providers, community advocates and interested stakeholders.
- Hardcopy Engagement: 1,225 hardcopy surveys distributed to: libraries, and community meetings, organizations benefiting LMI residents and area.
- Location: A total of 11 regional and community forums were held in the following locations: Gilroy, Los Gatos, Morgan Hill, San José, Saratoga, and Mountain View from September 2014 to November 2014.
- Newspaper Advertisements: Eight multi-lingual display ads were posted in local news media outlets in the County reaching a joint circulation across the County of over 1,575,000.

Regional Needs Survey

- Results: 1,472 responses
- Outreach: 4,847 entities, organizations, persons directly engaged via email; outreach flyer and survey links posted on websites of the Entitlement Jurisdictions of the County.
- Social Media: Approximately 25,000 persons on Facebook and 11,000 persons on Twitter were engaged.

Overall Community Needs

- **Need for Affordable Rental Housing**
The majority of community forum participants and survey respondents identified increasing affordable rental housing inventory as the highest priority need within the County. More than 63 percent of survey respondents indicated affordable rental housing as a “high level” of need. Several community forum participants noted that LMI households cannot afford average rental rates in the County.
- **Need to Increase Services for the Homeless**
Emergency and transitional housing, comprehensive services at homeless encampments (e.g., basic shelter facilities, health care referrals), and rental assistance programs for the homeless were frequently identified by participants as critical needs.
- **Need for Senior Housing**

The need to address the housing crisis facing seniors in the County was a common discussion topic. Forum participants noted that elderly renter households experience numerous housing issues, including cost burden and rental units in disrepair.

- Need for Increase in Community Services

Survey respondents and forum participants called attention to the need for expanded support of a wide range of community services to meet the basic needs of vulnerable populations. Programs to meet basic needs such as food, clothing, health, and shelter of low income and special needs populations were frequently highlighted during community forums. Due to the increased demand for these basic assistance programs, service providers noted that they were struggling to meet clients' needs with limited resources and staff capacity.

- Need for Support Services for Seniors

Local service providers who attended the community forums stressed the importance of increasing safety net programs for seniors. Nutrition and food assistance programs, transportation services, recreational programs to reduce senior isolation, and general case management services are needed to address challenges faced by the County's growing senior population.

- Need for Transportation Services

Local service providers at each of the Consolidated Plan forums highlighted the lack of affordable and accessible transportation services in the County. Programs to augment public transit, paratransit, and senior transit services were cited as necessities.

- Need for Fair Housing Education and Legal Services

Several service providers noted the need to expand the provision of free or low-cost legal services to protect fair housing rights and to mediate tenant / landlord issues. Education for tenants and landlords was identified as a vital need to prevent illegal evictions and address housing discrimination.

- Need for Economic Development and Job Training Programs

Many forum participants emphasized the need for job training programs for youth, low-skilled workers, homeless individuals and undocumented workers. Small business assistance, including micro-enterprise loans and services to support minority-owned businesses, were also highlighted as important tools to spur job creation and to retain small business owners in the County.

- Need for Infrastructure and Neighborhood Improvement Services

The need to create pedestrian-friendly neighborhoods and cities that support "Complete Streets" guidance was frequently noted by forum participants. Addressing bicycle/pedestrian conflicts with vehicular traffic was a key issue of concern for vulnerable populations, including school-age children and seniors. Other participants expressed the need to expand ADA improvements such as curb cuts, sidewalk repairs and crosswalk enhancements. Expanding access to open space and recreational amenities was also noted by several service providers as a pressing need to encourage healthy lifestyles and active living among the County's residents.

Consolidated Plan Public Comment Period

The Consolidated Plan was released February 17, 2015 for a 30 day public review and comment period. An updated version of the Plan was released on February 24, 2015 and the comment period was extended an additional seven days. The Plan was available electronically on the City's CDBG website at <http://www.cityofpaloalto.org/gov/depts/pln/cdbg.asp>. Hardcopies were made available at City Hall and at the Development Services Center located at 285 Hamilton Avenue, Palo Alto, CA 94301. The electronic version was sent to distribution lists totaling approximately nine entities, organizations, agencies and citizens or groups. In addition, public comment was encouraged at the hearings listed below, or could be submitted in writing to: City of Palo Alto Department of Planning and Community Environment 250 Hamilton Avenue, Palo Alto, CA 94301 Attn: Consuelo Hernandez, Senior Planner. A summary of all public comments is included in the final Consolidated Plan, along with the City's response to the comments, if any.

Public Hearings

Locations and dates:

- Human Relations Commission Public Hearing
City Council Chambers
250 Hamilton Avenue
Palo Alto, CA 94301
February 12, 2015 – 7:00PM

- Human Relations Commission Public Hearing
City Council Conference Room
250 Hamilton Avenue
Palo alto, CA 94301
March 12, 2015 – 7:00PM

- Palo Alto City Council Finance Committee Public Hearing
Council Conference Room
250 Hamilton Avenue
Palo Alto, CA 94301
March 17, 2015 – 6:00PM

- City Council Public Hearing
City Council Chambers
250 Hamilton Avenue
Palo Alto, Ca 94301
May 4, 2015 – 7:00PM

In addition to the mass distribution of the draft Plan and notice of the public comment period described above, notice of the public hearings was published in advance in the Palo Alto Weekly.

Table 4 - Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
Public Forums	Broad community outreach to all members of the public and targeted outreach to service providers, beneficiaries and grant recipients	A total of 209 individuals attended the 11 regional/community forums held in the fall of 2014.	See PR-15	All comments were accepted.	
Online Survey	Broad community outreach to members of the public and interested stakeholders	<p>A total of 1,078 Regional Needs Surveys were collected during the open period from September 19, 2014 through November 15, 2014.</p> <p>The online survey was available in Spanish and English.</p> <p>The online survey link was distributed to over 4,847 entities, organizations, agencies, and persons.</p>	See PR-15	All comments were accepted.	<p>English: https://www.surveymonkey.com/s/SCC_Regional_Survey</p> <p>Spanish: https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish</p>

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
Print Survey	<p>Targeted non-English Speaking communities through surveys in English, Spanish, simplified Chinese, Tagalog and Vietnamese.</p> <p>Over 3,160 print surveys were distributed at community centers, libraries, City Halls, senior centers and other high-traffic community hubs.</p>	<p>A total of 394 Regional Needs Surveys were collected during the open period from September 19, 2014 through November 15, 2014.</p> <p>The print survey was available in five languages.</p>	See PR-15	All comments were accepted.	

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
Website	Broad outreach to Santa Clara County stakeholders with computer and internet access	Announcements posted to the websites of the Entitlement Jurisdictions to promote regional survey links (English and Spanish) and regional/ community forums	See PR-15	Not Applicable	<p>County of Santa Clara/ Urban County: http://www.sccgov.org/sites/oah/Pages/Office-of-Affordable-Housing.aspx</p> <p>City of Palo Alto: http://www.cityofpaloalto.org/gov/depts/pln/cdbg.asp</p> <p>City of Sunnyvale: http://sunnyvale.ca.gov/Departments/CommunityDevelopment/HousingandCommunityAssistance.aspx</p> <p>City of Mountain View: http://www.mountainview.gov/depts/comdev/preservation/details.asp?NewsID=899&TargetID=35 http://www.mountainview.gov/events/default.asp</p> <p>City of San Jose: http://www.sanjoseca.gov/HousingConPlan</p> <p>City of Cupertino: http://www.cupertino.org/index.aspx?page=976</p> <p>City of Santa Clara: http://santaclaraca.gov/index.aspx?page=41&recordid=13579</p> <p>City of Gilroy: http://www.cityofgilroy.org/cityofgilroy/ http://www.cityofgilroy.org/cityofgilroy/city_hall/community_development/planning/housing/default.aspx</p>

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
Advertisements in News Media Outlets	Multi-lingual advertisements printed in the following media outlets: El Observador (Spanish,)Mountain View Voice (English), San Jose Mercury News (English), Gilroy Dispatch (English), La Oferta (Spanish), Thoi Bao (Vietnamese), Philippine News (Tagalog) and World Journal (Chinese)	Eight, multi-lingual display ads were posted in local news media outlets in the County; One online advertisement was placed in the San Jose Mercury News. Joint circulation (e.g. number of copies distributed on an average day) of over 1,575,000.	See PR-15	Not Applicable	
Social Media	Broad outreach to Santa Clara County residents and stakeholders with computer access	Announcements posted to Facebook and Twitter accounts of Entitlement Jurisdictions and community partners. A potential of 25,000 persons on Facebook and 11,000 persons on Twitter were engaged in this process.	See PR-15	All comments were accepted.	

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
E-blasts	Mass emails to new and established distribution lists of Entitlement Jurisdictions and community partners	Approximately 4,847 entities, organizations, agencies, and persons have been engaged through e-blasts outreach efforts. E-blasts included links to an electronic outreach flyer.	See PR-15	All comments were accepted.	
Personalized emails from staff of Entitlement Jurisdictions	Service providers, beneficiaries and grant recipients across the County.	Targeted emails promoting regional survey links (English and Spanish) sent to over 560 stakeholders.	See PR-15	All comments were accepted.	
Print Outreach Flyers	Print surveys were distributed at community centers, libraries, City Halls, senior centers and other high-traffic community hubs.	Over 1,225 print flyers were printed and distributed at community hubs across the County.	See PR-15	All comments were accepted.	

Needs Assessment

NA-05 Overview

The County of Santa Clara (County) encompasses Silicon Valley, an area known for its technological enterprise, wealth and proximity to the San Francisco Bay Area. It is a region of distinct socio-economic stratification, containing many of the wealthiest households in the nation. It is also one of the least affordable places to live, with 42 percent of residents experiencing housing cost burden.¹⁰ The region boasts the highest national median household income at \$90,737¹¹. It is also the third-most expensive rental market in the U.S.,¹² the seventh-least affordable for-sale market of any metropolitan area¹³, and home to the fourth-largest population of homeless individuals¹⁴ with the highest percentage of unsheltered homeless of any major city.¹⁵

These statistics point to a widening gap between the highest earners and the middle and lower income population. Over 45 percent of households earn \$100,000 or more yearly, but only 13 percent earn between \$50,000 and \$75,000 and 15 percent earn between \$25,000 and \$49,999¹⁶, making the region the second-least equitable metropolitan area in the nation.¹⁷ Many lower income residents struggle with severe housing costs driven by a tight and competitive housing market that responds to the demands of the highest earning households, driving up the cost of for-sale and rental housing. In order to maintain housing affordability and meet the needs of a diverse and growing population, the jurisdictions within the County must work to preserve and expand the supply of housing for all income levels. This will be critical to maintaining the wellbeing and economic prosperity of the region.

The City of Palo Alto (City) is part of the San Francisco Metropolitan Bay Area, located 35 miles south of San Francisco and 14 miles north of San Jose. The City is located within the County, borders San Mateo County, and encompasses an area of approximately 26 square miles, one-third of which consists of open space. According to 2008-2012 American Community Survey (ACS) 5-Year Estimates, the City's total resident population is 63,475. The City has the most educated residents in the country and is one of the most expensive cities to live in.¹⁸ In Silicon Valley, the City is considered a central economic focal point and is home to over 7,000 businesses while providing jobs to more than 98,000 people.¹⁹

¹⁰ 2007-2011 CHAS

¹¹ The United States Conference of Mayors and The Council on Metro Economies and the New American City. "U.S. Metro Economies: Income and Wage Gaps Across the US." August 2014. <http://usmayors.org/metroeconomies/2014/08/report.pdf>

¹² National Low Income Housing Coalition. "Out of Reach." 2014. <http://nlihc.org/sites/default/files/oor/2014OOR.pdf>

¹³ Trulia. "Where is Homeownership Within Reach of the Middle Class and Millennials." November 2014. <http://www.trulia.com/trends/2014/11/middle-class-millennials-report/>

¹⁴ The U.S. Department of Housing and Urban Development. "2014 Annual Homeless Assessment Report (AHAR) to Congress." October 2014. <https://www.hudexchange.info/resources/documents/AHAR-2014-Part1.pdf>

¹⁵ Ibid

¹⁶ The United States Conference of Mayors and The Council on Metro Economies and the New American City. "U.S. Metro Economies: Income and Wage Gaps Across the US." August 2014. <http://usmayors.org/metroeconomies/2014/08/report.pdf>

¹⁷ Ibid

¹⁸ Huffington Post. "California's Most Educated Cities: Palo Alto, Los Altos Top the List." January 2012. <http://www.huffingtonpost.com/news/california-most-educated-towns/>

¹⁹ Bedbury Realtors. "Palo Alto." <http://www.bedburyrealtors.com/Communities/Palo-Alto>

Methodology

The majority of data utilized is provided by HUD for the purpose of preparing the Consolidated Plan. HUD periodically receives custom tabulations of data from the U.S. Census Bureau that are largely not available through standard Census products. Known as the Comprehensive Housing Affordability Strategy (CHAS) data, it demonstrates the extent of housing problems and housing needs, particularly for low income households. The CHAS data is used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.²⁰

When CHAS data is not available or appropriate, other data is utilized, including 2000 and 2010 U.S. Census data and American Community Survey (ACS) 2008-2012 five-year estimates. While ACS one-year estimates provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and are considered more reliable and precise.²¹

Federal funds provided under the Community Development Block Grant (CDBG) entitlement program are primarily concerned with activities that benefit low-and moderate-income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for smaller or larger families.²² HUD utilizes three income levels to define LMI households:

- Extremely low income: Households earning 30 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Very low income: Households earning 50 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Low and moderate income: Households earning 80 percent or less than the AMI (subject to adjustments for areas with unusually high or low incomes or housing costs)

Overview

Within Palo Alto, almost one-quarter (23 percent) of City households (5,845 households) are LMI, with incomes ranging from 0-80% AMI:

- 10 percent (2,560 households) at 0-30% AMI
- 6 percent (1,675 households) at 30-50% AMI
- 6 percent (1,610 households) at 50-80% AMI

The following provides a brief summary of the results of the Needs Assessment, which will be discussed in more detail in each corresponding section of this chapter.

²⁰ U.S. Department of Housing and Urban Development. "Consolidated Planning/CHAS Data." <http://www.huduser.org/portal/datasets/cp.html>

²¹ United States Census Bureau. "American Community Survey: When to Use 1-year, 3-year, or 5-year Estimates." http://www.census.gov/acs/www/guidance_for_data_users/estimates/

²² U.S. Department of Housing and Urban Development. "Glossary of CPD Terms." http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/library/glossary

NA -10 Housing Needs

- Twenty-nine percent of households in the City are paying more than 30 percent of their income toward housing costs.
- Thirteen percent of households are severely cost burdened and paying more than 50 percent of their income toward housing.

NA-15 Disproportionately Greater Need: Housing Problems

- Eighty-nine percent of Asian households in the 30-50% AMI category experience housing problems, compared to 71 percent of the jurisdiction as a whole.
- Ninety-three percent of Asian households in the 50-80% AMI category experience housing problems, compared to 71 percent of the jurisdiction as a whole.
- More than three-quarters of Hispanic households (78 percent) in the 80-100% AMI category experience housing problems, compared to a nearly half (54 percent) of the jurisdiction as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems

- More than half of Asian households in the 30-50% AMI income category experience severe housing problems in the City, compared to 43 percent of the jurisdiction as a whole.
- More than three-quarters of Asian households (77 percent) in the 50-80% AMI category experience a disproportionate amount of severe housing problems, compared to 40 percent of the jurisdiction as a whole.
- Forty-five percent of Hispanic households in the 80-100% AMI category experience a disproportionate amount of severe housing problems, compared to 23 percent of the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

- Hispanic households experience a disproportionate cost burden, with 27 percent of households experiencing cost burden, compared to 16 percent of the City as a whole.
- American Indian, Alaska Native households experience a disproportionate severe cost burden, with 33 percent of households experiencing cost burden, compared to 13 percent of the City as a whole.

NA-35 Public Housing

- The Housing Authority of the County of Santa Clara (HACSC) assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program (Section 8).
- The Section 8 waiting list contains 21,256 households – this is estimated to be a 10-year wait.

NA-40 Homeless Needs

- The Santa Clara region is home to the fourth-largest population of homeless individuals and the highest percentage of unsheltered homeless of any major city.
- As of the 2013 Point in Time Homeless Survey, Palo Alto had 157 homeless residents, and over 90 percent were unsheltered and living in a place not fit for human habitation.
- Palo Alto clients – those who report that their last permanent zip code was in Palo Alto – represent approximately one percent of the County’s homeless clients.

NA-45 Non-Homeless Special Needs

- Individuals 65 years of age and older represent 17 percent of the total population of the City.
- Thirty-three percent of households in the City contain at least one person 62 years or older.
- More than one-quarter of individuals (27 percent) age 65 or older have a disability compared to four percent of the population age 18 to 64, or seven percent of the population as a whole.

NA-50 Non-Housing Community Development Needs

- Residents and stakeholders who participated in the community outreach for the Consolidated Plan identified the following community development needs as high priorities within these three categories:
 - **Public Facilities:** increased homeless facilities, youth centers, rehabilitation of senior centers, and recreational facilities throughout the County
 - **Public Improvements:** complete streets that accommodate multiple transportation modes, pedestrian safety, ADA curb improvements, and increased access to parks and open space amenities
 - **Public Services:** food assistance and nutrition programs for vulnerable populations, year-round activities for youth, health care services for seniors and low income families, and services for homeless persons

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, c)

Introduction

This section provides an overview of the housing needs present in the City, including the degree and distribution of housing problems within multiple income brackets. Within the Comprehensive Housing Affordability Strategy (CHAS) data, HUD identifies four housing problems:

- 1) Housing unit lacking complete kitchen facilities
- 2) Housing unit lacking complete plumbing facilities
- 3) Household being overcrowded
- 4) Housing being cost burdened

In addition, HUD defines severe housing problems as:

- Severely overcrowded, with more than 1.5 persons per room
- Severely cost burdened families paying more than 50 percent of income toward housing costs (including utilities)

A household is considered to be overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 people per room.

A household is considered to be cost burdened if the household is spending more than 30 percent of its monthly income on housing costs (including utilities) and severely cost burdened if the household is spending more than 50 percent of its monthly income on housing costs (including utilities).

Table 5 - Housing Needs Assessment Demographics (City)

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	58,598	64,514	10%
Households	25,216	26,244	<1%
Median Income	\$90,377	\$122,482	36%

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Table 6 - Total Households (City)

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
Total Households *	2,565	1,674	1,610	1,495	18,460
Small Family Households *	395	390	580	525	9,150
Large Family Households *	95	70	30	10	1,345
Household Contains at Least One Person 62-74 Years of Age	550	405	360	320	3,035
Household Contains at Least One Person Age 75 or Older	860	449	325	285	1,875
Households With One or More Children 6 Years Old or Younger *	90	165	200	120	2,150

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
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* The highest income category for these family types is >80% AMI

Data Source: 2007-2011 CHAS

Table 7 - Housing Problems (City)

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking Complete Plumbing or Kitchen Facilities	130	50	0	35	215	45	10	0	0	55
Severely Overcrowded - With >1.51 People Per Room (and Complete Kitchen and Plumbing)	55	0	35	25	115	0	0	0	0	0
Overcrowded - With 1.01--1.5 People Per Room (and None of the Above Problems)	30	15	40	20	105	0	50	0	0	50
Housing Cost Burden Greater Than 50 Percent of Income (and None of the Above Problems)	715	395	225	145	1,480	625	154	265	125	1,169
Housing Cost Burden Greater Than 30 Percent of Income (and None of the Above Problems)	175	415	450	330	1,370	65	105	85	70	325
Zero/Negative Income (and None of the Above Problems)	115	0	0	0	115	80	0	0	0	80

Data Source: 2007-2011 CHAS

Table 8 - Severe Housing Problems (City)

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having One or More of Four Housing Problems	925	460	300	230	1,915	670	219	265	125	1,279
Having None of Four Housing Problems	610	520	540	600	2,270	165	475	505	540	1,685
Household Has Negative Income, but None of the Other Housing Problems	115	0	0	0	115	80	0	0	0	80

Data Source: 2007-2011 CHAS

Table 9 - Cost Burden > 30% (City)

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	145	320	250	715	150	55	150	355
Large Related	50	10	20	80	45	0	0	45
Elderly	500	200	140	840	370	159	160	689
Other	340	340	300	980	175	40	35	250
Total Need by Income	1,035	870	710	2,615	740	254	345	1,339

Data Source: 2007-2011 CHAS

Table 10 - Cost Burden > 50% (City)

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	105	195	60	360	140	35	120	295
Large Related	50	0	0	50	45	0	0	45
Elderly	345	120	50	515	315	89	120	524
Other	310	105	120	535	175	30	20	225
Total Need by Income	810	420	230	1,460	675	154	260	1,089

Data Source: 2007-2011 CHAS

Table 11 - Crowding Information (City)

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single-Family Households	100	15	75	55	245	0	0	0	0	0
Multiple, Unrelated Family Households	0	0	0	0	0	0	50	0	0	50

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, Non-Family Households	0	0	0	10	10	0	0	0	0	0
Total Need by Income	100	15	75	65	255	0	50	0	0	50

Data Source: 2007-2011 CHAS

Table 12 - Households with Children Present (City)

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	75	115	165	355	15	50	35	100

Data Source: 2007-2011 CHAS

What are the most common housing problems?

One-third (33 percent) of City households report at least one housing problem, while 17 percent report at least one severe housing problem.

Cost Burden

Cost burden is the most common housing problem:

- Twenty-nine percent of households (6,870 households) in the City are paying more than 30 percent of their income toward housing costs.

Severe Cost Burden

Severe housing cost burden is the second most common housing problem:

- Thirteen percent of households (3,095 households) are severely cost burdened and paying more than 50 percent of their income toward housing.

Overcrowding

The third most common housing problem is overcrowding:

- One percent of households (305 households) are overcrowded, with more than one person per room.
- Seventy-nine percent of overcrowded households (190 households) are LMI.

Are any populations/household types more affected than others by these problems?

LMI renter households are much more likely to experience cost burden, with 47 percent of LMI renter households (2,375) paying more than 30 percent of their income toward housing costs, compared to 26 percent of LMI owner households (1,299). Additionally, 26 percent of renter

households (1,335) are paying more than 50 percent of their income toward housing costs are LMI, compared to 21 percent of owner households (1,044).

Renter households are more likely to be overcrowded than owner households, with two percent of renter households experiencing overcrowding compared to a negligible amount of owner households (.3 percent or 50 households). Additionally, 75 percent of renter households experiencing overcrowding are LMI.

Describe the characteristics and needs of Low income individuals and families with children (especially extremely low income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Rapid-rehousing

The County is home to several agencies providing rapid-rehousing assistance to households in need. One example is the California Work Opportunity and Responsibility to Kids (CalWORKs) program, which serves over 12,000 families annually in the region (nearly 30,000 men, women, and children). According to the Santa Clara County Social Services Agency, “Twenty-nine percent of CalWORKs families included adults with earned wages, with the median earnings for CalWORKs families at \$2,013 for three months. Taking into account the earned wages, the maximum monthly CalWORKs benefit for a family of four, and other government assistance income (CalFresh, Earned Income Tax Credit, and other unearned income), a CalWORKs family in Santa Clara County would have a monthly income of approximately \$1,928. To afford the area FMR, a CalWORKs family would have to expend 86% of their monthly income on rent.”²³

Additionally, Help Management Information System (HMIS) data indicates that in the last year, homeless and housing service providers assisted 52,805 individuals in families—15,024 of whom were homeless at the time of service (40 percent were under the age of 18).²⁴ Forty-six percent of the families receiving assistance were unemployed and 31 percent were receiving CalWORKs assistance. In Fiscal Year 2013-2014, the number of CalWORKs households receiving HUD services increased by nearly 70 percent since 2011.²⁵

Currently Housed and At Imminent Risk

The numbers below do not reflect any formerly homeless families or individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Table 13 lists the number of extremely low income Section 8 participants at 30% AMI or below. HACSC does not collect information on the specific characteristics of this population.

Table 13 - Section 8 Participants at 0-30% AMI (County)

Income Limit Category	At 30% or Below
-----------------------	-----------------

²³ Santa Clara County Social Services Agency, 2014

²⁴ Ibid

²⁵ Ibid

Income Limit Category	At 30% or Below
1 Person	6,292
2 Persons	3,580
3 Persons	1,813
4 Persons	1,378
5 Persons	829
6 Persons	399
7 Persons	166
8 Persons	50
Total	14,507

Data Source: HACSC

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

At-risk of homelessness is defined as households receiving Section 8 assistance whose gross annual income equals 30% or less than the current Area Median Incomes per family size.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

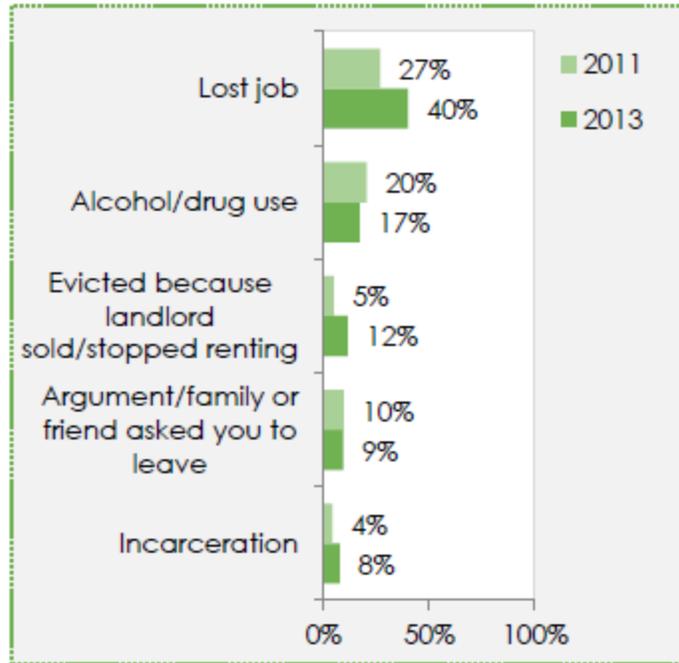
Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50 percent of their income on housing costs or having incomes at or below 50% AMI are at greatest risk of becoming homeless.

- Thirteen percent of households (3,505) in the City are severely cost burdened.
- Ten percent (2,565 households) are severely cost burdened and earning below 30% AMI.
- Sixteen percent (4,240 households) are severely cost burdened and earning below 50% AMI.

Figure 1 displays the primary causes of homelessness cited by respondents to the 2013 homeless census. From the census: “Forty percent (40%) reported job loss, up from 27 percent in 2011. Seventeen percent (17%) reported alcohol and drug use as the primary cause, followed by eviction at 12 percent (up from 5% in 2011). While it was not one of the top five responses, 8 percent of survey respondents reported family/domestic violence as the primary cause of their homelessness.”²⁶ This data suggests that inability to find affordable housing and the need for supportive services, such as drug and alcohol rehabilitation, might be the main indicators of increased risk of homelessness.

Figure 1 – Top Five Causes of Homelessness (County)

²⁶ Applied Survey Research. “Santa Clara County Homeless Census & Survey.” 2013. http://www.appliedsurveyresearch.org/storage/database/homelessness/santaclara_sanjose/2013%20Homeless%20Census%20and%20Survey%20Santa%20Clara%206%2028%2013.pdf



Data Source: 2013 Santa Clara County Homeless Census & Survey

Data Source: 2013 N=818, 2011 N=997

Comments:

Discussion

Please see discussion above.

Describe the number and type of single person households in need of housing assistance.

There are 1,769 single person households in the County on the Section 8 waiting list. The waiting list has been closed since 2006, and is not expected to reopen in the near future.

Within the City, there are approximately 19 single person sheltered homeless on a given night.²⁷ Jurisdiction-specific data is not available for unsheltered homeless in this subpopulation.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

There are 1,241 disabled Head of Households on Section 8 waiting list. HACSC does not keep records of assisted/non-assisted families that are victims of domestic violence, dating violence, sexual assault, or stalking.

Within the City, there is one sheltered homeless individual who is in need of housing assistance on a given night and are victims of domestic violence. Jurisdiction-specific data is not available for unsheltered homeless in this subpopulation.

²⁷ Community Technology Alliance (CTA). Data includes individuals and households who are “Literally Homeless” or “Category 1 Homeless” – those staying in Emergency Shelter, Transitional Housing and Safe Haven. CTA also collects data from agencies that primarily serve people who are at-risk of homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. This section presents the extent of housing problems and identifies populations that have a disproportionately greater need.

Table 14 - Disproportionately Greater Need 0 - 30% AMI (City)

Housing Problems	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	1,670	550	115
White	935	380	45
Black / African American	55	35	10
Asian	445	85	55
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	210	50	0

Data Source: 2007-2011 CHAS

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 15 - Disproportionately Greater Need 30 - 50% AMI (City)

Housing Problems	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	1,140	475	0
White	680	410	0
Black / African American	130	40	0
Asian	195	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	90	0	0

Data Source: 2007-2011 CHAS

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 16 - Disproportionately Greater Need 50 - 80% AMI (City)

Housing Problems	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	590	245	0
White	295	205	0
Black / African American	0	0	0
Asian	200	15	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	40	15	0

Data Source: 2007-2011 CHAS

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 17 - Disproportionately Greater Need 80 - 100% AMI (City)

Housing Problems	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	750	635	0
White	515	435	0
Black / African American	10	55	0
Asian	175	120	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	49	14	0

Data Source: 2007-2011 CHAS

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 18 - Disproportionately Greater Need – Housing Problems (County)

Housing Problems	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI	
	#	%	#	%	#	%	#	%
Jurisdiction as a Whole	1,670	75%	1,140	71%	590	71%	750	54%
White	935	71%	680	62%	295	59%	515	54%
Black / African American	55	61%	130	76%	0	0%	10	15%
Asian	445	84%	195	89%	200	93%	175	59%
American Indian, Alaska Native	20	100%	0	0%	0	0%	0	0%
Pacific Islander	0	0%	0	0%	0	0%	0	0%
Hispanic	210	81%	90	100%	40	73%	49	78%

Data Source: 2007-2011 CHAS

Discussion

The 0-30% AMI income bracket is the only category that does not include a racial/ethnic group that is disproportionately affected by one or more of the four housing problems (although Hispanic households were only one percent away from the 10 percent threshold). The following provides a summary of the racial/ethnic groups disproportionately affected by housing problems in all other income groups:

- Eighty-nine percent of Asian households (195 households) in the 30-50% AMI category experience housing problems, compared to 71 percent of the jurisdiction as a whole.
- Ninety-three percent of Asian households (200 households) in the 50-80% AMI category experience housing problems, compared to 71 percent of the jurisdiction as a whole.
- More than three-quarters of Hispanic households (78 percent or 49 households) in the 80-100% AMI category experience housing problems, compared to a nearly half (54 percent) of the jurisdiction as a whole.

Note: Due to insufficient data, the analysis for the 0-30% AMI income category does not include American Indian, Alaska Native or Pacific Islander households. For households in the 30-50% AMI income category, the analysis does not include American Indian, Alaska Native, Pacific Islander, or Hispanic households. For households in the 50-80% AMI income category, the analysis does not include Black/African American, American Indian, Alaska Native, or Pacific Islander households. Additionally, households with no/negative income are not counted in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered severely overcrowded when there are more than 1.5 persons per room and is severely cost-burdened when paying more than 50 percent of its income toward housing costs, including utilities. This section analyzes the extent of severe housing problems and identifies populations that have a disproportionately greater need.

Table 19 - Severe Housing Problems 0 - 30% AMI (City)

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	1,410	810	115
White	805	500	45
Black / African American	45	40	10
Asian	355	175	55
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	165	90	0

Data Source: 2007-2011 CHAS

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 20 - Severe Housing Problems 30 - 50% AMI (City)

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	700	910	0
White	440	650	0
Black / African American	80	90	0
Asian	125	90	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	60	0

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 21 - Severe Housing Problems 50 - 80% AMI (City)

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	335	500	0
White	120	380	0
Black / African American	0	0	0
Asian	165	50	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	25	30	0

Data Source: 2007-2011 CHAS

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 22 - Severe Housing Problems 80 - 100% AMI (City)

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	315	1,070	0
White	205	735	0
Black / African American	0	65	0
Asian	85	210	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	29	35	0

Data Source: 2007-2011 CHAS

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 23 - Disproportionately Greater Need – Severe Housing Problems (City)

Severe Housing Problems	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI	
	#	%	#	%	#	%	#	%
Jurisdiction as a Whole	1,410	64%	700	43%	335	40%	315	23%
White	805	62%	440	40%	120	24%	205	22%
Black / African American	45	53%	80	47%	0	0%	0	0%
Asian	355	67%	125	58%	165	77%	85	29%
American Indian, Alaska Native	20	100%	0	0%	0	0%	0%	0%
Pacific Islander	0	0%	0	0%	0	0%	0%	0%
Hispanic	165	65%	30	33%	25	45%	29	45%

Data Source: 2007-2011 CHAS

Discussion:

The 0-30% AMI income bracket does not include any racial/ethnic groups that are disproportionately affected by one or more of the four severe housing problems. The following provides a summary of the racial/ethnic groups that experience disproportionate need in the 30-50% AMI, 50-80% AMI, and 80-100% income categories:

- More than half of Asian households (58 percent) in the 30-50% AMI income category experience severe housing problems in the City, compared to 43 percent of the jurisdiction as a whole.
- More than three-quarters of Asian households (77 percent or 165 households) in the 50-80% AMI category experience a disproportionate amount of severe housing problems, compared to 40 percent of the jurisdiction as a whole.
- Forty-five percent of Hispanic households (29 households) in the 80-100% AMI category experience a disproportionate amount of severe housing problems, compared to 23 percent of the jurisdiction as a whole.

Note: Due to insufficient data, the analysis for the 0-30% AMI and 30-50% AMI income categories does not include American Indian, Alaska Native or Pacific Islander households. For households in the 50-80% and 80-100% AMI income categories, the analysis does not include Black/African American, American Indian, Alaska Native, or Pacific Islander households. Additionally, households with no/negative income are not counted in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered cost burdened when paying more than 30 percent of its income toward housing costs, including utilities, and is severely cost burdened when paying more than 50 percent of its income toward housing costs. This section analyzes the extent of cost burden and identifies populations that have a disproportionately greater cost burden.

Table 24 - Greater Need: Housing Cost Burden (City)

Housing Cost Burden	<30%	30-50%	>50%	No / Negative Income (Not Computed)
Jurisdiction as a Whole	16,170	3,775	3,095	130
White	12,000	2,395	1,865	60
Black / African American	405	105	125	10
Asian	2,965	895	815	55
American Indian, Alaska Native	40	0	20	0
Pacific Islander	20	0	0	0
Hispanic	580	295	205	0

Data Source: 2007-2011 CHAS

Table 25 - Disproportionately Greater Cost Burden (City)

Housing Cost Burden	<30%		30-50%		>50%	
	#	%	#	%	#	%
Jurisdiction as a Whole	16,170	70%	3,775	16%	3,095	13%
White	12,000	74%	2,395	15%	1,865	11%
Black / African American	405	64%	105	17%	125	20%
Asian	2,965	63%	895	19%	815	17%
American Indian, Alaska Native	40	67%	0	0%	20	33%
Pacific Islander	20	100%	0	0%	0	0%
Hispanic	580	54%	295	27%	205	19%

Data Source: 2007-2011 CHAS

Discussion

The data indicates that, as a whole, 29 percent of households in the City are cost burdened and paying greater than 30 percent of their income toward housing costs, while 13 percent are severely cost burdened and paying more than 50 percent of their income on housing costs.

Among cost burdened households paying more than 30 to 50 percent of their income toward housing costs, Hispanic households experience a disproportionate need, with 27 percent (297 households) experiencing cost burden, compared to 16 percent of the City as a whole.

Among severely cost burdened households paying more than 50 percent of their income toward housing costs, American Indian, Alaska Native households experience a disproportionate need, with 33 percent (20 households) experiencing cost burden, compared to 13 percent of the City as a whole.

Note: Due to insufficient data, the analysis for households paying more than 30 to 50 percent of their income toward housing costs does not include Pacific Islander or American Indian, Alaska Native households. For households paying more than 50 percent of their income toward housing costs, the analysis does not include Pacific Islander households. Additionally, households with no/negative income are not counted in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b) (2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Please see the discussion for NA-15, NA-20, and NA-25. In summary;

- For 50-80% AMI households: 60 percent of Asian households experience severe housing problems, compared to 32 percent of the jurisdiction as a whole.

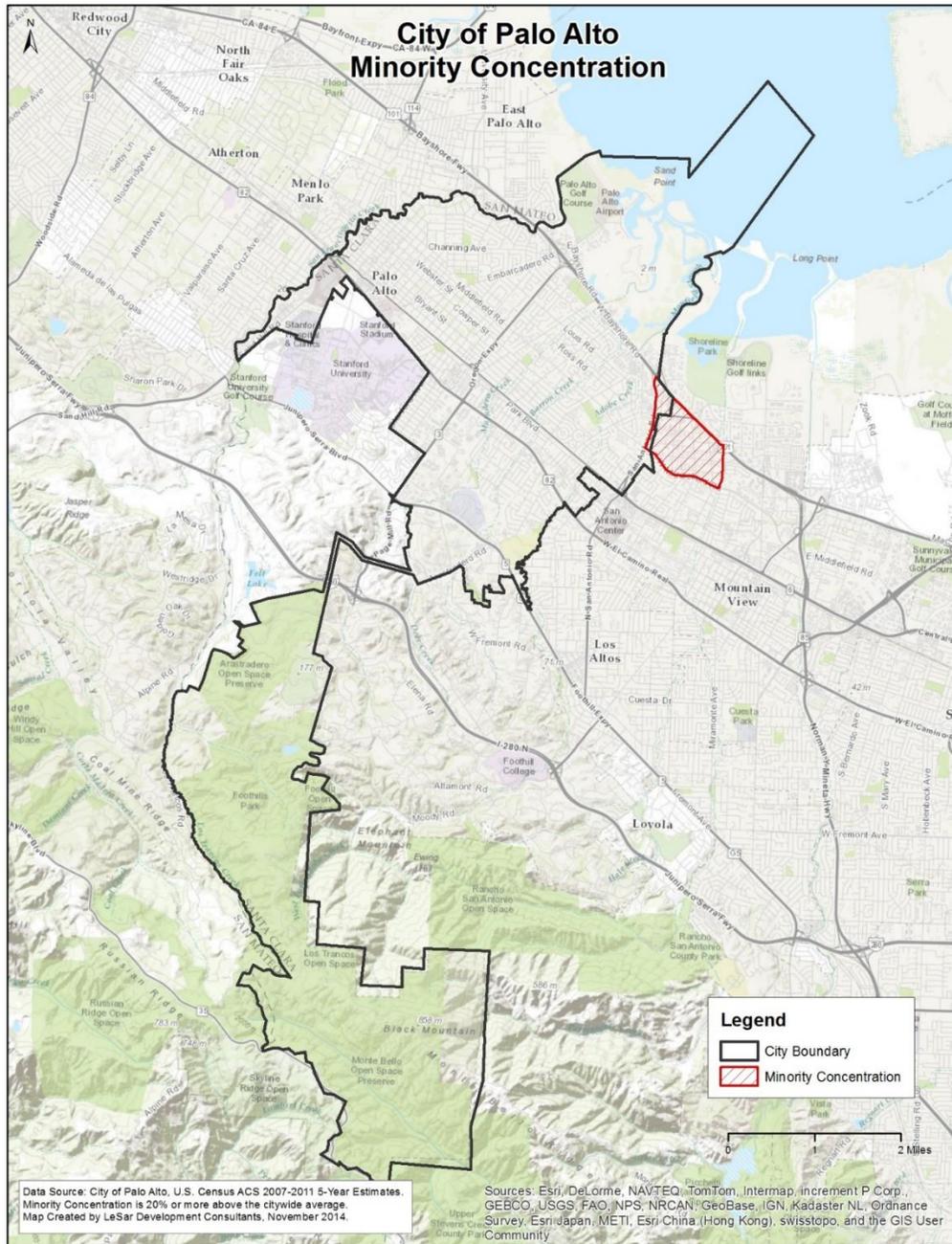
If they have needs not identified above, what are those needs?

Needs have been previously identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Map 1 illustrates the areas of the City that have minority concentration.

Map 1 - Areas of Minority Concentration (City)



Data Source: ACS 2007-2011
Data Source Comment: Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. Minority refers to all ethnic groups other than non-Hispanic white.

NA-35 Public Housing – 91.205(b)

Introduction

HACSC assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program. The Section 8 waiting list contains 21,256 households, estimated to be a 10-year wait. HACSC also develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County. HACSC’s programs are targeted toward LMI households, and more than 80 percent of its client households are extremely low income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.²⁸

In 2008 HACSC entered into a ten-year agreement with HUD to become a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.²⁹ Additionally, HACSC has used Low Income Housing Tax Credit financing to transform and rehabilitate 535 units of public housing into HACSC-controlled properties. The agency is an active developer of affordable housing and has either constructed, rehabilitated, or assisted with the development of more than 30 housing developments that service a variety of households, including special needs households.³⁰

The following tables display the public housing inventory and housing vouchers maintained by HACSC. HACSC has four two-bedroom family public housing units in its portfolio; they are located in the City of Santa Clara. Approximately 16,387 housing vouchers are in use countywide.

Table 26 - Public Housing by Program Type (City)

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of Units Vouchers in Use	0	38	0	252	54	179	18	0	1

* Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition
Data Source: HACSC

²⁸ Housing Authority of the County of Santa Clara. “Welcome to HACSC.” <http://www.hacsc.org/>

²⁹ HACSC. “Moving to Work (MTW) 2014 Annual Report.” September 2014.

³⁰ Housing Authority of the County of Santa Clara. “HACSC.” <http://www.hacsc.org/>

Table 27 - Characteristics of Public Housing Residents by Program Type (City)

Palo Alto	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	\$23,491	0	\$14,092	\$11,738	\$14,703	\$15,272	0
Average Length of Stay (Years)	0	9	0	9	6	11	2	0
Average Household Size	0	2	0	2	1	2	2	0
# Homeless at Admission	0	0	0	44	14	12	18	0
# of Elderly Program Participants (>62)	0	12	0	158	37	114	7	0
# of Disabled Families	0	13	0	166	28	130	8	0
# of Families Requesting Accessibility Features	-	-	-	-	-	-	-	-
# of HIV/AIDS Program Participants	-	-	-	-	-	-	-	-
# of DV Victims	-	-	-	-	-	-	-	-

Data Source: HACSC

Data Source Comment: HACSC does not collect information on HIV/AIDS or Domestic Violence households or the number of families requesting accessibility features.

Table 28 - Race of Public Housing Residents by Program Type (City)

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	167	28	126	12	0	1
Black/African American	0	0	0	40	9	26	5	0	0
Asian	0	0	0	46	21	24	1	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander	0	0	0	1	0	0	1	0	0
Other	0	0	0	0	0	0	0	0	0

* Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: HACSC

Table 29 - Ethnicity of Public Housing Residents by Program Type (City)

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	8	0	33	6	17	5	0	5
Not Hispanic	0	31	0	220	49	142	14	0	15

* Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: HACSC

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

None of the four public housing units owned and managed by HACSC are accessible, and information about the need for accessible units is not collected for waiting list applicants.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

In January 2013, HACSC randomly sampled 1,500 of its Section 8 participants to better understand the types of services and/or resources needed to increase their self-sufficiency. Approximately 400 participants responded. **Table 30** below identified the services requested and the number of

participants that requested that service. Affordable healthcare, job training, basic computer skills, English as a second language, and job placement resources were among the top most-identified services. The majority of these services are related to workforce training, showing the need for economic development among Section 8 participants. The selection of affordable healthcare as the highest need indicates the need for additional health-related services.

Table 30 - Resources Requested by Section 8 Participants (County)

Rank	Services/Resources	# Participants Requesting Service	% Participants Requesting Service
1	Affordable Healthcare	122	11%
2	Job Training	114	10%
3	Basic Computer Skills	113	10%
4	Nothing	102	9%
5	English as a Second	96	8%
6	Job Placement	94	8%
7	Post-Secondary Education	79	7%
8	Transportation Assistance	79	7%
9	Job Search Skills	68	6%
10	Legal Assistance	61	5%
11	HS Diploma/GED	53	5%
12	Affordable Childcare	53	5%
13	Financial Planning	53	5%
14	Credit Repair/Credit	50	4%
15	Substance Abuse/Mental	21	2%
Total		1,137	100%

Data Source: HACSC

Data Source

Comment: Totals may not add to 100% due to rounding. N= 400, multiple resources could be selected by each respondent.

Discussion

Please see discussions above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

As was previously discussed, the Santa Clara region is home to the fourth-largest population of homeless individuals (6,681 single individuals),³¹ and the highest percentage of unsheltered homeless of any major city (75 percent of homeless people sleep in places unfit for human habitation). The homeless assistance program planning network is governed by the Santa Clara Continuum of Care (CoC), governed by the Destination: Home Leadership Board, who serves as the Continuum of Care (CoC) Board of Directors. The membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, the Housing Authority of Santa Clara, governmental departments, health service agencies, homeless advocates, consumers, the faith

³¹ The U.S. Department of Housing and Urban Development. “2014 Annual Homeless Assessment Report (AHAR) to Congress.” October 2014. <https://www.hudexchange.info/resources/documents/AHAR-2014-Part1.pdf>

community, and research, policy and planning groups. The homeless services system utilized by the CoC is referred to as the Homeless Management Information System (HMIS). The HMIS monitors outcomes and performance measures for all the homeless services agencies funded by the County.

HMIS Methodology

Data provided in this section is for Fiscal Year 2014 (July 1, 2013 – June 30, 2014). CTA reports jurisdictional data based on clients' self-reported last permanent zip codes. The last permanent zip code is the zip code area that the client lived in when s/he last lived in permanent housing (e.g. rental house/apartment, own home, living with friends/relatives with permanent tenure). This reporting method was adopted by CDBG program coordinators from the various jurisdictions within the County and was preferred over reporting the clients served by service providers within each jurisdiction, as shelter and transitional housing services are largely centralized within San Jose and not equitably distributed throughout the County. Numbers reported are based on actual HMIS data yet are still considered estimates as they are averages and/or include proportional representations of clients for whom no last permanent zip code was recorded (15% of all clients served 7/1/2013 – 6/30/2014 report no last permanent zip code). Palo Alto clients – those who report that their last permanent zip code was in Palo Alto – represent approximately one percent of the County's homeless clients.

Homeless Point-in-Time Census and Survey³²

The Santa Clara County CoC's Homeless Census and Survey is conducted every two years and consists of data collected on the sheltered and unsheltered homeless population. Sheltered homeless include those occupying shelter beds on the night of the count. Data describing the number of sheltered homeless persons are obtained from HMIS where possible, and collected directly from providers not using HMIS as needed. Unsheltered homeless are counted by direct observation, and community volunteers partnered with homeless guides canvas the regions by car and on foot during the early morning hours of the chosen nights. A large subset of the sheltered and unsheltered population is subsequently surveyed, providing data that is then used to estimate demographic details of the homeless population as a whole at a single point-in-time.

³² Applied Survey Research. "Santa Clara County Homeless Census & Survey." 2013.
http://www.appliedsurveyresearch.org/storage/database/homelessness/santaclara_sanjose/2013%20Homeless%20Census%20and%20Survey%20Santa%20Clara%206%2028%2013.pdf

Figure 2 – Homeless by Jurisdiction

HOMELESS CENSUS POPULATION BY JURISDICTION

Jurisdiction	Unsheltered			Sheltered			Total		
	'11	'13	Net Change	'11	'13	Net Change	'11	'13	Net Change
Total Incorporated	4,283	4,944	661	1,772	1,816	44	6,055	6,760	705
City of Campbell	103	91	-12	0	0	0	103	91	-12
City of Cupertino	34	92	58	15	20	5	49	112	63
City of Gilroy	265	125	-140	255	254	-1	520	379	-141
City of Los Altos	5	4	-1	0	0	0	5	4	-1
Town of Los Altos Hills	0	2	2	0	0	0	0	2	2
City of Los Gatos	18	11	-7	0	0	0	18	11	-7
City of Milpitas	139	95	-44	0	0	0	139	95	-44
City of Monte Sereno	11	1	-10	0	0	0	11	1	-10
City of Morgan Hill	176	61	-115	35	0	-35	211	61	-150
City of Mountain View	17	136	119	20	3	-17	37	139	102
City of Palo Alto	106	145	39	45	12	-33	151	157	6
City of San Jose	3,057	3,660	603	977	1,110	133	4,034	4,770	736
City of Santa Clara	132	203	71	264	275	11	396	478	82
City of Saratoga	7	35	28	0	0	0	7	35	28
City of Sunnyvale	213	283	70	161	142	-19	374	425	51
Total Unincorporated	886	730	-156	99	106	7	985	836	-149
San Martin	170	53	-117	99	106	7	269	159	-110
Other	716	677	-39	0	0	0	716	677	-39
Confidential Locations	NA	NA	NA	27	35	8	27	35	8
Total	5,169	5,674	505	1,898	1,957	59	7,067	7,631	564

Note: Changes in the shelter count may reflect changes in shelter designations and listed shelters rather than capacity or usage.

Data Source: 2013 Santa Clara County Homeless Census & Survey
Data Source Comments: Jurisdiction determined geographic distribution, not last permanent zip code.

The Santa Clara 2013 Homeless Point-in-Time Census and Survey was performed using HUD recommended practices for counting and surveying homeless individuals. This study included a field enumeration of homeless individuals residing in Santa Clara County on January 29 and January 30, 2013. On January 29, the cities of Gilroy and Organ Hill, portions of the cities of Campbell, Los Gatos, Milpitas, San Jose, and the unincorporated areas in the eastern and southwestern parts of the county were enumerated. The following morning, January 30, remaining portions of the cities of Campbell, Milpitas, Los Gatos, and San Jose; the cities of Cupertino, Monte Sereno, Mountain View, Los Gatos Hills, Palo Alto, Saratoga, Sunnyvale, Santa Clara, and the unincorporated areas in the northwestern part of the county were enumerated. **Figure 2** shows the geographic distribution of sheltered and unsheltered homeless persons in Santa Clara County.³³

³³ Applied Survey Research. "Santa Clara County Homeless Census & Survey." 2013. http://www.appliedsurveyresearch.org/storage/database/homelessness/santaclara_sanjose/2013%20Homeless%20Census%20and%20Survey%20Santa%20Clara%206%2028%2013.pdf

The following definitions below provide the methodology for **Table 31**:

Definitions

- # Experiencing Homelessness Each Year – unduplicated count of all persons enrolled during the program year
- # Becoming Homeless Each Year – unduplicated count of persons appearing in HMIS for the first time during the year
- # Exiting Homelessness Each Year – unduplicated count of persons exiting programs to a permanent destination as defined by HUD
- # of Days Persons Experience Homelessness – average of the sums of the lengths of stay for each person

Table 31 - Homeless Needs Assessment (City/County)

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered (Palo Alto)	*Unsheltered (Countywide)				
Persons in Households with Adult(s) and Child(ren)	1	956	9	3	*	*
Persons in Households with Only Children	0	183	2	1	*	*
Persons in Households with Only Adults	19	5,435	85	20	*	*
Chronically Homeless Individuals (Persons)	4	2,250	20	2	*	*
Chronically	0	9	1	1	*	*

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered (Palo Alto)	*Unsheltered (Countywide)				
Homeless Families (Households)						
Veterans	6	579	20	5	*	*
Unaccompanied Child	0	203	2	1	*	*
Persons with HIV	0	93	2	0	*	*
Severely Mentally Ill	4	2,872	30	7	*	*
Chronically Substance Abuse	1	1,010	12	2	*	*
Victims of Domestic Violence	1	431	7	1	*	*

Data Source: HMIS Santa Clara County

Data Source This data reflects reports for all HMIS clients who self-declared that their last permanent zip code was in Palo Alto, and a proportional inclusion of clients who did not declare a last permanent zip code. “Given Night” estimates derived by taking average from four points in time. *For unsheltered populations, the data presented is aggregate for the County – current methodologies do not break down subpopulation data by jurisdiction.
Comment: **Data is not available on “Estimate the # exiting homelessness each year” and “Estimate the # of days persons experience homelessness” is not available for multiple populations, please refer to **Table 32** and **Table 33**.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

While data for each specific homeless subpopulation is not available, as shown in **Table 32** and **Table 33**, there is data for the number exiting homelessness and the average days to obtain housing.

Table 32 - Exited Homelessness (City)

Project Type	# Of Clients Who Obtained Permanent Housing
Emergency Shelter	5
Transitional Housing	2
Rapid Re-Housing	1

Data HMIS Santa Clara County
Source:

Table 33 - Days to Housing (County)

Project Type	Average Days to Housing
Emergency Shelter	61.6
Transitional Housing	319.9
Rapid Re-Housing	84

Data HMIS Santa Clara County
Source:

Nature and Extent of Homelessness: (Optional)

Table 34 - Race and Ethnic Group of Homeless (City)

Race	Sheltered
White	33
Black or African American	28
Asian	4
American Indian or Alaska Native	2
Native Hawaii or Pacific Islander	0
Multiple Races	0
Ethnicity	Sheltered
Hispanic	19
Non-Hispanic	65

Data Source: HMIS Santa Clara County
Data Source: HMIS data filtered for clients reporting a Palo Alto zip code as their last permanent zip code. Race/Ethnicity for four points in time were averaged. Ethnicity data includes clients for whom race data is not known.
Comment:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Between 2013 and 2014 one veteran household with children were served by Santa Clara County HMIS Partner Agencies.³⁴ A total of four households with children (including the one veteran household) were served.

Discussion

Please see discussions above.

³⁴ CTA 2013-2014. Includes households who reported their last permanent zip code as Palo Alto.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)

Introduction

The following section addresses the needs of special populations and the special housing and service needs they might require. The special needs populations considered in this section include:

- Elderly households
- Persons with disabilities
- Large households
- Female-headed households
- Persons living with AIDS/HIV and their families

Describe the characteristics of special needs populations in your community:

Elderly Households

HUD defines elderly as age 62 and older, and frail elderly as persons who require assistance with three or more activities of daily living such as eating, bathing, walking, and performing light housework. The U.S. Census commonly defines older adults as those aged 65 and older. For the purposes of this analysis, the term elderly refers to those over the age of 62.

Elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. Unit sizes and access to transit, health care, and other services are important housing concerns for this population. Housing affordability represents a key issue for seniors, many of whom are living on fixed incomes. The demand for senior housing serving various income levels is expected to increase as the baby boom generation ages.³⁵

Seventeen percent of City residents (10,794 individuals) are over the age of 65,³⁶ and 33 percent of households (8,464) in the City contain at least one person 62 years or older.³⁷ These households are more likely to be LMI, with 35 percent of households containing at least one person age 62 or older (2,949 households) having incomes below 80% AMI, compared to 23 percent for the City. Additionally, 43 percent of elderly households in the City are cost burdened and paying more than 30 percent of their income on housing costs, while 29 percent are severely cost burdened and paying more than 50 percent of their income on housing costs.³⁸

³⁵ Joint Center for Housing Studies. "Housing America's Older Adults: Meeting the Needs of an Aging Population." 2014. http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/jchs-housing_americas_older_adults_2014.pdf

³⁶ 2008-2012 ACS

³⁷ 2007-2011 CHAS

³⁸ Ibid

Table 35 - Elderly Population (City)

Income	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
Total Households	2,565	1,674	1,610	1,495	18,460
Household Contains at Least One Person 62-74 Years of Age	550	405	360	320	3,035
Household Contains at Least One Person Age 75 or Older	860	449	325	285	1,875

Data Source: 2007-2011 CHAS

Persons with Disabilities

HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual.

Persons with disabilities can face unique barriers to securing affordable housing that provides them with the accommodations they need. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Access to transit, health care, services, and shopping also are important factors for this population.³⁹

As shown in **Table 36** below, more than one-quarter of individuals (27 percent) age 65 or older have a disability compared to four percent of the population age 18 to 64, or seven percent of the population as a whole. Of the disabled population 65 years and older, eight percent (803 individuals) have a self-care difficulty and 16 percent (1,685 individuals) have an independent living difficulty, resulting in over 2,400 elderly individuals who may require supportive housing accommodations.

Table 36 - Disability Status of Population (City)

	Number	Percent
Population 18 To 64 Years	38,748	
With a Hearing Difficulty	319	1%
With a Vision Difficulty	193	1%
With a Cognitive Difficulty	514	1%
With an Ambulatory Difficulty	518	1%
With a Self-Care Difficulty	338	1%
With an Independent Living Difficulty	524	1%
Total with a Disability (18 to 64 Years Old)	1,441	4%
Population 65 Years and Over	10,505	
With a Hearing Difficulty	1,085	10%
With a Vision Difficulty	504	5%
With a Cognitive Difficulty	826	8%
With an Ambulatory Difficulty	1,700	16%

³⁹ National Council on Disability. "The State of Housing in America in the 21st Century: A Disability Perspective." January 2010. <http://www.ncd.gov/publications/2010/Jan192010>

	Number	Percent
With a Self-Care Difficulty	803	8%
With an Independent Living Difficulty	1,685	16%
Total with a Disability (65+ Years Old)	2,789	27%
Total Population	4,525	7%

Data Source: 2013 ACS

Data Source Totals may not add to 100% due to rounding

Comment:

Large Households

The U.S. Census Bureau defines large households as those with five or more persons. Large households may face challenges finding adequately-sized affordable housing. This may cause larger families to live in overcrowded conditions and/or overpay for housing. Census data for 2010 shows that the average household size in the City is 2.44 people. **Table 37** below demonstrates that five percent of all households are large households.

Table 37 - Household Size (City)

	Number	Percent
1 Person	7982	30%
2 Persons	8386	32%
3 Persons	4091	15%
4 Persons	4106	15%
5 or More Persons	1392	5%
Total Households	26,493	100%

Data Source: 2007-2011 CHAS

Data Source Totals may not add to 100% due to rounding

Comment:

Female-Headed Families

Single mothers may have a greater risk of poverty than single fathers due to factors such as the wage gap between men and women, insufficient training and education for higher earning jobs, and inadequate or expensive child support services.⁴⁰ Female-headed families with children may have unique housing needs such as ease of access to child care, health care, and other supportive services. Single parent, female-headed households with children under the age of 18 account for approximately seven percent of all City households. This equates to roughly 1,762 single-mother families.⁴¹

Persons Living with AIDS/HIV and their Families

Stable and affordable housing that is available to persons living with HIV/AIDS and their families helps assure they have consistent access to the level of medical care and supportive services that are essential to their health and welfare. Stable and affordable housing can also result in fewer

⁴⁰ U.C. Berkeley. "Serving Low income Families in Poverty Neighborhoods Using Promising Programs and Practices." September 2004. <http://csr.berkeley.edu/pdfs/lowIncomeFam.pdf>

⁴¹ 2008-2012 ACS

hospitalizations and decreased emergency room care. In addition, housing assistance, such as short-term help with rent or mortgage payments, may prevent homelessness among persons with HIV/AIDS and their families.⁴²

In Santa Clara County, from April 2006 through June 2014, a total of 1,119 cases of HIV were reported; of these, 1,080 individuals are still living (3% deceased). During the same time period, a total of 4,655 cases of AIDS was reported; 2,327 are still living (50% deceased).⁴³ According to a 2011 Santa Clara County HIV/AIDS needs assessment survey, the majority of respondents living with HIV/AIDS represented renters households (71 percent), and 30 percent reported experiencing difficulty getting housing in the six months prior to the survey.⁴⁴

What are the housing and supportive service needs of these populations and how are these needs determined?

Please see discussions above.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.

HIV

Countywide, males represent 85 percent of reported HIV cases. This includes White (45 percent), Hispanic/Latino (32 percent), African American (12 percent), and Asian/Pacific Islander (9 percent) males. Thirty-five percent of the 75 newly reported cases in 2010 were of individuals between 20 and 29 years of age, compared with only 14 percent of existing (total living) cases in that age group.⁴⁵

AIDS

Overall, those living with AIDS are older, with 43 percent age 50 and older, compared to 28 percent age 50 and older for those with HIV. Additionally, AIDS incidence is most likely seen among Hispanic/Latino persons (42 percent), followed by Whites (36 percent), Asian Pacific Islanders (11 percent), and African Americans (10 percent).⁴⁶

Discussion:

Please see discussions above.

⁴² National AIDS Housing Coalition. "HOPWA." <http://nationalaidshousing.org/legisadvocacy/hopwa/>

⁴³ California Office of AIDS. "HIV/AIDS Surveillance in California." June 2014.

⁴⁴ Santa Clara County HIV Planning Council for Prevention and Care. "2012-2014 Comprehensive HIV Prevention & Care Plan for San José." 2011.

⁴⁵ Ibid.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities.

The City's Infrastructure Blue Ribbon Commission's Final Report makes the following findings:⁴⁷

1. The current Public Safety Building (PSB) is not designed to facilitate the efficient flow of police activities. It is overcrowded and lacks the capacity to accommodate increased use of technology or future service demands. Additionally, it falls short of Occupational Safety and Health Administration and other legal specifications.
2. Fire Stations 3 and 4 were built near the midpoint of the last century and are poorly designed and too small for their current uses.
3. The current PSB and Fire Stations 3 and 4 are vulnerable to damage in a severe earthquake that could render them inoperable for an extended period.

In order to close the gap between the Palo Alto Police Department's operating budget and its total revenues and to aid in the construction of a new public safety building, a ballot measure was approved in November 2014 to increase taxes to provide for these resources.⁴⁸

Regional and Community Forums

Regional and community forums were conducted in order to engage the community and highlight what participants felt were areas that were in need of funding. Participants in these engagement activities identified the following needs for public facilities:

- Increase the number of homeless facilities across the County.
- Build youth centers and recreational facilities in different locations throughout the County.
- Support modernization and rehabilitation of senior centers.
- Coordinate information services to promote and leverage access to community facilities.

Regional Needs Survey

To gain additional insight on high-priority needs a regional survey was conducted. Respondents rated the level of need for 14 public facility types in their neighborhoods. The six highest priorities in this category were:

1. Homeless facilities
2. Facilities for abused, abandoned and/or neglected children
3. Educational facilities
4. Mental health care facilities
5. Youth centers

⁴⁷ "Palo Alto's Infrastructure: Catching Up, Keeping Up, and Moving Ahead." December 2011.

⁴⁸ City of Palo Alto. "City of Palo Alto Comprehensive Plan Update Public Services Draft Existing Conditions Report." August 2014.

6. Drop-in day center for the homeless

How were these needs determined?

In October 2010, the Palo Alto City Council appointed a 17-member Infrastructure Blue Ribbon Commission (IBRC) to look out 25 years and tackle a four-part challenge. Their conclusions and findings are included in their final report.

Additionally, the City has reviewed and profiled existing public services (such as police protection, fire protection, schools, libraries, and parks and recreation services) in its Comprehensive Plan Update Public Services Draft Existing Conditions Report,⁴⁹ which was released in August 2014. This report discusses the regulatory framework and existing conditions related to public services in the City in order to provide context for its upcoming Comprehensive Plan Update and Environmental Impact Report (EIR).

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input community needs. Please see Appendix A: Citizen Participation Summary for more detail.

Describe the jurisdiction's need for Public Improvements:

For a number of years the City has needed to underfund maintenance costs, causing a considerable backlog of deferred maintenance to accumulate. Among the facilities earmarked for significant maintenance are the Cubberley Community Center: \$7.0 million, streets: \$6.1 million, parks: \$5.6 million, sidewalks: \$3.7 million, and the Baylands Nature Preserve: \$3.0 million. The total cost of maintenance accrued over time is \$41.5 million.⁵⁰

Specifically for parks, residents prioritized the addition or improvement of loop trails, off-leash dog parks and community gardens. Other improvements, such as enhanced wildlife habitat, restored waterways, and improved trails received lower prioritization.⁵¹

Regional and Community Forums

Stakeholders at each of the Consolidated Plan forums highlighted the lack of affordable and accessible transportation services in the County. Programs to augment public transit were cited as necessities. Participants in the forums also emphasized the need for the jurisdictions to:

- Promote complete streets to accommodate multiple transportation modes.
- Focus on pedestrian safety by improving crosswalk visibility and enhancing sidewalks.
- Expand ADA curb improvements.
- Increase access to parks and open space amenities in low income neighborhoods.

⁴⁹ City of Palo Alto. "Comprehensive Plan Update PUBLIC SERVICES Draft Existing Conditions Report." August 2014.

⁵⁰ Ibid

⁵¹ City of Palo Alto. "Parks, Trails, Open Space & Recreation Intercept Survey Summer Draft." 2014.

Regional Needs Survey

Survey respondents rated the level of need for 15 infrastructure and neighborhood improvements within their neighborhoods. The five highest priorities in this area that they identified were:

1. Cleanup of contaminated sites
2. Street improvements
3. Lighting improvement
4. Sidewalk improvements
5. Water/sewer improvements

How were these needs determined?

Overall public improvements needs were examined by the same IBRC discussed above. Park priorities were assessed during an intercept survey of park visitors in the summer of 2014. The purpose of the surveys was to identify community needs and issues as they relate to parks.

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input community needs. Please see Appendix A: Citizen Participation Summary for more detail.

Describe the jurisdiction's need for Public Services:

Regional and Community Forums

During the forums, participants emphasized the need to support a broad range of community services. The need to increase services for the homeless was a key concern identified by community members. Emergency and transitional housing, comprehensive services at homeless encampments (e.g., basic shelter facilities, health care referrals), and rental assistance programs for the homeless were frequently identified by participants as critical needs. Another common topic was the need to address the housing crisis facing seniors in the County. Forum participants noted that elderly renters experience numerous housing issues, including cost burden. The primary needs that were identified include:

- Address the needs for accessible and affordable transportation services throughout Santa Clara County
- Support food assistance and nutrition programs for low income families, seniors and disabled individuals
- Provide health care services to seniors and low income families
- Develop free, year-round programs and activities for youth (e.g., recreation programming, sports)
- Offer comprehensive services at homeless encampments (e.g., outreach, health, referrals)
- Provide mental health care services for homeless and veterans
- Support services to reduce senior isolation
- Assist service providers in meeting the needs of vulnerable populations through increased funding and information sharing

Regional Needs Survey

Survey respondents rated the level of need for 23 public service improvements in their neighborhoods. The five highest priorities in this area were:

1. Emergency housing assistance to prevent homelessness
2. Access to fresh and nutritious foods
3. Homeless services
4. Abused, abandoned and/or neglected children services
5. Transportation services

How were these needs determined?

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input community needs. Please see Appendix A: Citizen Participation Summary for more detail.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

As was discussed in the Needs Assessment, in the San José-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), the 3rd most expensive rental market in the nation, renters must earn at least \$31.70 an hour to afford the average two-bedroom apartment.⁵² Rental housing throughout Santa Clara County (County) is becoming increasingly more expensive and the affordability gap is widening. According to the Cities Association of Santa Clara County and Housing Trust Silicon Valley, “the Association of Bay Area Governments (ABAG) projects that over the next 25 years 57 percent of all household growth in the Bay Area will consist of very-low and low income households. The State’s Employment Development Department projects that more than half of the jobs created in the next five years in Santa Clara County will pay \$11.00 per hour or less. In addition, much of the growth is expected to be with senior households”.⁵³

Rising home prices are a response to an imbalance between supply and demand. An adequate housing supply is critical to keeping housing affordable, and affordable housing is among the most important contributors to household welfare. When considering the large difference between income and housing costs, the need for more affordable housing, not just for the lowest income residents, but also for a large number of low and moderate income working families, becomes clear. Overall, there is a strong need for a diverse mixture of new housing stock to serve the needs of the region’s current and future population.

The large percentage of single-family units reflects a more suburban land development pattern. From 2000-2012, median home values increased 222 percent and rents increased 313 percent. Median household income increased only 36 percent.

With wages not keeping pace with the housing market and the increasing cost of living in Palo Alto, future investments in affordable housing development and workforce development, are more important than ever to maintain a self-sufficient population.

The following gives a brief overview of the market analysis results, with more detail included in each corresponding section:

MA-10 Number of Housing Units

- The City contains 27,268 housing units – 57 percent of which are owner-occupied households, while 43 percent are renter-occupied households.
- The majority of housing units (57 percent) in the City are single-family units (1-unit detached structures) and 38 percent are multi-family attached units.
- Two housing developments totaling 168 units are at risk of conversion during the term of this Consolidated Plan (2015-2019).

⁵² National Low Income Housing Coalition. “Out of Reach.” 2014. <http://nlihc.org/sites/default/files/oor/2014OOR.pdf>

⁵³ Cities Association of Santa Clara County and Housing Trust Silicon Valley. “Affordable Housing Landscape & Local Best Practices.” December 2013.

MA-15 Housing Market Analysis: Cost of Housing

- Cost burden is the most common housing problem within the City of Palo Alto, 30 percent of households in the City paying more than 30 percent of their income toward housing costs, and 14 percent of households paying more than 50 percent of their income toward housing costs.
- The greatest need for affordable units is for the extremely low income households (0-30% AMI), with a gap of 1,780 units.

MA-20 Housing Market Analysis: Condition of Housing

- Seventy-nine percent of housing units were constructed before 1980 and are at risk of a lead based paint hazard. It is estimated that 23 percent of units at risk of a LBP hazard are occupied by LMI households.

MA-25 Public and Assisted Housing

- The Housing Authority of the County of Santa Clara (HASCSC) develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County.
- HACSC has been a Moving to Work (MTW) agency since 2008. In this time the agency has developed 31 MTW activities. The vast majority of their successful initiatives have been aimed at reducing administrative inefficiencies, which in turn opens up more resources for programs aimed at LMI families.

MA-30 Homeless Facilities

- As per the 2014 Housing Inventory Count (HIC) 6,320 beds are available for homeless individuals and families in the County. 358 beds are under development.
- Housing facilities for homeless individuals and families include emergency shelters, transitional housing, permanent supportive housing, and safe havens.

MA-35 Special Needs Facilities

- The City has a total of 420 licensed community care facility beds available for persons with health-related conditions.

MA-40 Barriers to Affordable Housing

- The City identified multiple barriers to affordable housing, including income and wages that are consistent with the rising cost of housing, a competitive rental and home market, and diminishing public funds.

MA-45 Non-Housing Community Development Assets

- Overall, 98 percent of Palo Alto residents have at least a high school diploma or higher, and more than half (57 percent) have a bachelor's degree or higher.
- Holders of bachelor's degrees have approximately 75 percent higher median income than those with only an associate's, and those with a graduate degree or professional degree have a 140 percent higher median income.

- Between September 2013 and September 2014, total employment in the San José- Sunnyvale- Santa Clara Metropolitan Statistical Area (MSA) expanded by 34,400 jobs.

MA-10 Number of Housing Units – 91.210(a) & (b) (2)

Introduction

The City is primarily comprised of single-family owner-occupied units. The City contains 27,268 housing units, 57 percent of which are owner-occupied households, while 43 percent are renter households. Additionally, 62 percent of housing units (16,857 units) are single-family detached and attached housing. Multi-family dwelling units represent 39 percent (10,333 units) of the City’s total housing stock.

Table 38 - Residential Properties by Unit Number (City)

Property Type	Number	%
1-Unit Detached Structure	15,506	57%
1-Unit, Attached Structure	1,351	5%
2-4 Units	1,784	7%
5-19 Units	3,430	13%
20 or More Units	5,119	19%
Mobile Home, Boat, RV, Van, etc.	78	0%
Total	27,268	100%

Data Source: 2007-2011 ACS

Data source: Totals may not add to 100% due to rounding

Comment:

Table 39 - Unit Size by Tenure (City)

	Owner Households		Renter Households	
	Number	%	Number	%
No Bedroom	29	0%	947	9%
1 Bedroom	333	2%	4,060	37%
2 Bedrooms	2,465	17%	3,987	36%
3 or More Bedrooms	11,989	81%	1,987	18%
Total	14,816	100%	10,981	100%

Data Source: 2007-2011 ACS

Data source: Totals may not add to 100% due to rounding

Comment:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In 2014, 17 affordable rental housing projects were located in the City, providing 1,332 affordable housing units to LMI households.⁵⁴

The Housing Authority of the County of Santa Clara (HASCs) Section 8 Housing Choice Voucher program and other voucher programs target assistance as follows: 75 percent entering the program must be at 0-30% AMI and the remaining 25 percent must be no higher than 50% AMI.

HASCs’s housing properties have income limits as follows:

⁵⁴ City of Palo Alto. “2015-2023 Housing Element.” 2014.

Table 40 - HASC Housing Properties (County)

Project Name	City	Income Limit	Number of Units	Housing Type
El Parador	Campbell	50% AMI	125	Senior Tax Credit Housing
Rincon Gardens*†	Campbell	50% AMI	200	Family Tax Credit Housing
Sunset Gardens*†	Gilroy	50% AMI	75	Senior Tax Credit Housing
San Pedro Gardens	Morgan Hill	50% or 60% AMI	20	Family Tax Credit Housing
Opportunity Center†	Palo Alto	50% AMI	89	Senior Tax Credit Housing
Avenida Espana Gardens	San José	50% AMI	84	Public and Other HUD Assisted Housing
Blossom River Apts.	San José	50% or 60% AMI	144	Senior Tax Credit Housing
Clarendon Street	San José	50% or 60% AMI	80	Family Tax Credit Housing
Cypress Gardens*†	San José	50% or 60% AMI	125	Family Tax Credit Housing
DeRose Gardens	San José	60% AMI	76	Senior Tax Credit Housing
Helzer Courts	San José	30%, 50% or 60% AMI	155	Family Tax Credit Housing
Huff Gardens	San José	60% AMI	72	Family Tax Credit Housing
Julian Gardens†	San José	50% AMI	9	Senior Tax Credit Housing
Lenzen Gardens*†	San José	50% AMI	94	Family Tax Credit Housing
Lucretia Gardens†	San José	50% AMI	16	Family Tax Credit Housing
Morrone Gardens	San José	50% AMI	102	Senior Tax Credit Housing
Pinmore Gardens	San José	60% AMI	51	Family Tax Credit Housing
Poco Way Apartments†	San José	50% or 60% AMI	129	Family Tax Credit Housing
Seifert House†	San José	50% AMI	3	Senior Tax Credit Housing
The Willows	San José	30% or 60% AMI	47	Family Tax Credit Housing

Project Name	City	Income Limit	Number of Units	Housing Type
Villa Hermosa	San José	40% AMI	100	Family Tax Credit Housing
Villa San Pedro	San José	50% or 60% AMI	100	Family Tax Credit Housing
Bracher Senior Apartments	Santa Clara	50% AMI	72	Senior Tax Credit Housing
Deborah Drive**	Santa Clara	40% of new admissions must have income below 30% AMI, the remaining 60% are below 80% AMI	4	Family Tax Credit Housing
Eklund I Apartments†	Santa Clara	50% AMI	10	Family Tax Credit Housing
Eklund II Apartments†	Santa Clara	50% AMI	6	Public and Other HUD Assisted Housing
John Burns Gardens	Santa Clara	50% AMI	100	Senior Tax Credit Housing
Klamath Gardens	Santa Clara	50% AMI	17	Family Tax Credit Housing
Miramart†	Santa Clara	50% AMI	16	Senior Tax Credit Housing
RiverTown Apartments	Santa Clara	20%, 35% or 60% AMI	100	Public and Other HUD Assisted Housing

Data Source: HACSC

Data Source Comments: *These properties also include non-elderly disabled. **Theses properties are Public Housing units until final disposition and will then have Project-Based Vouchers. †These properties include Project-Based Vouchers or Project Based Assistance.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Palo Alto Housing Corporation (PAHC) owns and manages three Section 8 Moderate Rehabilitation projects in Palo Alto: the Curtner Apartments, Emerson South Apartments, and Oak Manor Townhouses. The original Housing Assistance Payments (HAP) contracts of these properties have expired, but they are renewed annually.⁵⁵

Two housing developments, totaling 168 units, are at risk of conversion during the term of this Consolidated Plan (2015-2019).

⁵⁵ Ibid.

Describe the need for specific types of housing:

As discussed in the Needs Assessment, several special needs populations require affordable housing, including the homeless or at-risk of homelessness; large households; female-headed households with children; seniors; and disabled individuals. As shown in **Table 41**, the vast majority of HACSC clients fall into one of these special needs categories.⁵⁶ HACSC reports that smaller unit sizes and accessibility to transit, health care, and other services are housing needs for the senior population. The same often holds true for disabled individuals.

Table 41 - HACSC Special Needs Populations

GROUP	NUMBER OF HACSC PARTICIPANT HOUSEHOLDS	PERCENTAGE OF HACSC PARTICIPANT HOUSEHOLDS ¹	NUMBER OF TOTAL COUNTY HOUSEHOLDS	PERCENTAGE OF TOTAL COUNTY HOUSEHOLDS
Seniors (excludes disabled)	1,532	10%	129,728	21.7%
Disabled (includes seniors)	6,626	44%	48,336 ²	8% ^{2,3}
Female HOH w/ children	10,622	71%	31,895	5%
Large Families	1,988	13%	90,630	15%
Homeless	1,072	7%	7,067 ²	<1% ²
Chronically Homeless	181	1%	2,520 ²	<1% ²

¹Please note that the total percentage of HACSC Participant Households is greater than 100% because participants may fall into more than one category.

²These numbers are estimates. The U.S. Census and Homeless Survey track the number of homeless and disabled individuals, not households.

³Individuals with disabilities comprise 8% of the County’s population. The chart assumes that 8% of all the County’s households have a member with a disability. The actual number of disabled households in the County is difficult to accurately track as the U.S. Census does not specifically track the number of disabled households. It is likely that the number of disabled households in the County is higher than 8% since it is more likely that one disabled individual lives in a household as opposed to multiple disabled individuals living a household.

Data Source: HACSC

Discussion

Please see discussions above.

⁵⁶ Housing authority of the County of Santa Clara, Housing Needs Assessment, 2013

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems relate directly to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30 percent of their gross income toward housing costs, including utilities. This section provides an overview of the overall cost of housing in the City.

Among owner households, over one-fourth (26 percent) are cost burdened and 12 percent are severely cost burdened. For renter households, over one-third (35 percent) are cost burdened and 15 percent are severely cost burdened. Taken together, nearly one-third (29 percent) of owner and renter households (7,690 households) in the City are paying more than 30 percent of their income toward housing costs, and 13 percent of owner and renter households (3,505 households) are paying more than 50 percent of their gross income toward housing costs.

As was discussed in MA-05, the San José-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), which includes the City, renter households must earn at least \$31.70 an hour to afford a market-rate two bedroom apartment; this causes the area to be the third most expensive rental market in the nation.⁵⁷

Table 42 - Cost of Housing (City)

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	776,000	\$1,720,000	222%
Median Contract Rent	1,308	\$4,096	313%

Data Source: 2000 Census (Base Year), DQNews 2013/ City of Palo Alto Housing Element 2015-2023 (Most Recent Year)

Table 43 - Rent Paid (City)

Rent Paid	Number	%
Less than \$500	1,066	9.7%
\$500-999	1,027	9.4%
\$1,000-1,499	2,359	21.5%
\$1,500-1,999	2,673	24.3%
\$2,000 or More	3,856	35.1%
Total	10,981	100.0%

Data Source: 2007-2011 ACS

⁵⁷ National Low Income Housing Coalition. "Out of Reach." 2014. <http://nlihc.org/sites/default/files/oor/2014OOR.pdf>

Table 44 - Housing Affordability (City)

Percentage of Units Affordable to Households Earning:	Renter Households	Owner Households
30% AMI	780	No Data
50% AMI	1,260	89
80% AMI	2,015	124
100% AMI	No Data	218
Total	4,055	431

Data Source: 2007-2011 CHAS

Table 45 - Monthly Rent (City)

Monthly Rent (\$)	Efficiency (No Bedroom)	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Fair Market Rent	1,079	1,262	1,610	2,270	2,574
High HOME Rent	1,079	1,199	1,441	1,656	1,828
Low HOME Rent	918	985	1,183	1,369	1,528

Data Source: HUD FMR and HOME Rents

Table 46 - Affordable Housing Supply Versus Need (City)

Household Income Range	Total Units Available (Renter and Owner Units)	Total Households	Gap
30% AMI	780	2560	-1,780
50% AMI	1,349	1675	-326
80% AMI	2,139	1610	529
Total	4,268	5,845	-1,577

Data Source: 2007-2011 CHAS

Is there sufficient housing for households at all income levels?

There is a disparity between need and availability of affordable housing in the City. The greatest disparity is seen with 0-30% AMI renter households. Approximately 2,560 households earn between 0-30% AMI, yet there are only 780 rental units available that are affordable to these households. Overall, there are 5,845 LMI households in the City and 4,268 units available that are affordable to that income range.

How is affordability of housing likely to change considering changes to home values and/or rents?

Overall, income in the City is not keeping pace with the rising housing costs and high cost of living. **Table 42** shows the median home value and contract rent for housing units. This data demonstrates that from 2000 to 2013 there has been a 222 percent increase in median home values and a 313 percent change in median contract rent. Within the same time period there was a 36 percent increase in the household median income (\$90,377 to \$122,482).⁵⁸ With 2013 median rent prices at almost three times 2000 rates, families seeking rental units might experience a greater difficulty

⁵⁸ 2013 ACS.

affording housing. This is a conservative estimate, as multiple 2014 studies have indicated Silicon Valley is currently the most expensive housing market in the country.^{59 60 61}

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The HOME and Fair Market Rent (FMR) limits are considerably lower than the overall median rent of households in the City. At \$4,096, the average rent is higher than the HOME and FMR limits for all unit sizes.

Within high-priced markets, strategies which produce affordable housing do more to preserve long-term affordability for low income households. In contrast, programs that provide tenant-based rental assistance, such as Section 8 vouchers, might not be feasible due to market economics, especially in the areas with higher rents. Strategies that work to produce housing multiply the impact of available funds by increasing the number of households that can be served over a time period, especially when HOME rents are considerably lower than those found throughout most of the City.

Discussion

Please see discussions above.

⁵⁹ Silicon Valley Business Journal. “When the Median Home Price is \$4.6 million: Silicon Valley Claims 3 of Nation’s 10 most Expensive Housing Markets.” <http://www.bizjournals.com/sanjose/news/2014/07/07/when-the-median-home-price-is-4-6-million-silicon.html>

⁶⁰ Forbes. “Silicon Valley Dominates 2013 List of America’s Most Expensive ZIP Codes.” <http://www.forbes.com/sites/morganbrennan/2013/10/16/silicon-valley-tech-enclaves-top-our-list-of-americas-most-expensive-zip-codes/>

⁶¹ Huffington Post. “10 Most Affordable Housing Markets in America.” http://www.huffingtonpost.com/2014/11/15/most-affordable-homes-in-the-us_n_6147890.html

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

HUD defines housing “conditions” similarly to the definition of housing problems previously discussed in the Needs Assessment. These conditions are:

1. More than one person per room
2. Cost burden greater than 30 percent
3. Lack of complete plumbing
4. Lack of complete kitchen facilities

Definitions

Within the City, a "substandard residential building" is defined as any residential building in which any of the following conditions exist to an extent that it endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof.⁶²

Table 47 - Condition of Units (City)

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With One Selected Condition	3,951	27%	3,983	36%
With Two Selected Conditions	45	0%	344	3%
With Three Selected Conditions	43	0%	23	0%
With Four Selected Conditions	0	0%	0	0%
No Selected Conditions	10,777	73%	6,631	60%
Total	14,816	100%	10,981	99%

Data Source: 2007-2011 ACS

Data Totals may not add to 100% due to rounding

Comment:

Table 48 - Year Unit Built (City)

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or Later	1,327	9%	938	9%
1980-1999	1,292	9%	1,975	18%
1950-1979	7,499	51%	6,526	59%
Before 1950	4,698	32%	1,542	14%
Total	14,816	101%	10,981	100%

Data Source: 2007-2011 CHAS

Data Source Totals may not add to 100% due to rounding

Comment:

⁶² City of Palo Alto Municipal Code. 16.40. Unsafe Buildings

Table 49 - Risk of Lead-Based Paint (City)

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	12,197	82%	8,068	73%
Housing Units build before 1980 with children present	615	4%	525	5%

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Table 50 - Vacant Units (City)

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	-	-	-
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

Data Source: Data on vacant units or suitability for rehabilitation is not collected by the City

Comments:

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Building age is used to estimate the number of homes with lead-based paint (LBP), which was prohibited on residential units after 1978. For the purposes of this plan, units built before 1980 are used as a baseline for units that contain LBP. Seventy-seven percent of all units (21,455 units) in the City were built before 1980 and provide potential exposure to LBP. As discussed in the Needs Assessment, 23 percent of households within the City have incomes ranging from 0-80% AMI. Using this percentage as a baseline, we can estimate that 4,934 LBP units are occupied by LMI families.

Discussion

Please see discussions above.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

As was discussed in the Needs Assessment, HACSC assists approximately 17,000 households through Section 8. The Section 8 waiting list contains 21,256 households – this is estimated to be a 10-year wait. HACSC also develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County. HACSC’s programs are targeted toward LMI households, and more than 80 percent of their client households are extremely low income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.⁶³

As referenced in the Need Assessment, in 2008 HACSC entered into a ten-year agreement with HUD to become a Moving to Work agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.⁶⁴ Additionally, HACSC has used Low Income Housing Tax Credit financing to transform and rehabilitate 535 units of public housing into HACSC-controlled properties. The agency is an active developer of affordable housing and has either constructed, rehabilitated, or assisted with the development of more than 30 housing developments that service a variety of households, including special needs households.⁶⁵

The tables below display the public housing inventory and housing vouchers maintained by HACSC. HACSC has four two-bedroom family public housing units in its portfolio; they are located in the City of Santa Clara. Approximately 16,387 housing vouchers are in use countywide.

Specific HACSC data on the number of units or vouchers available is only available for the City of San Jose (through the Housing Authority of the City of San José, administered by HACSC) and the County as a whole.

Table 51 - Total Number of Units by Program Type (County)

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of Units/Vouchers Available	0	42	0	10,931	666	9,362	740	100	63
# of Accessible Units	-	-	-	-	-	-	-	-	-

***Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: HACSC

Data Source: HACSC does not collect data on whether or not households use a voucher for an accessible unit.

Comment:

⁶³ Housing Authority of the County of Santa Clara. “Welcome to HACSC.” <http://www.hacsc.org/>

⁶⁴ HACSC. “Moving to Work (MTW) 2014 Annual Report.” September 2014.

⁶⁵ Housing Authority of the County of Santa Clara. “Welcome to HACSC.” <http://www.hacsc.org/>

Describe the supply of public housing developments.

Not applicable. There are no public housing developments located in the jurisdiction.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan.

Not applicable.

Table 52 - Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Describe the restoration and revitalization needs of public housing units in the jurisdiction.

Not applicable.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.

As referenced in the Needs Assessment, HACSC has been a Moving to Work agency since 2008. In this time the agency has developed 31 MTW activities. The vast majority of their successful initiatives have been aimed at reducing administrative inefficiencies, which in turn opens up more resources for programs aimed at LMI families.⁶⁶ The following is excerpted from HACSC’s August 2014 Board of Commissioner’s report:

“HACSC’s Family Self Sufficiency (FSS) Program is designed to provide assistance to current HACSC Section 8 families to achieve self-sufficiency. When a family enrolls in the five-year program, HPD’s FSS Coordinator and LIFESteps service provider helps the family develop self-sufficiency goals and a training plan, and coordinates access to job training and other services, including childcare and transportation. Program participants are required to seek and maintain employment or attend school or job training. As participants increase their earned income and pay a larger share of the rent, HACSC holds the amount of the tenant’s rent increases in an escrow account, which is then awarded to participants who successfully complete the program. HACSC is currently in the initial stages of creating a pilot successor program to FSS under the auspices of its MTW flexibility called Focus Forward.”

Every year, HACSC provides a report to HUD on the previous year’s activities in its FSS program. The following chart represents a summary of what was reported to HUD for the County of Santa Clara’s and the City of San Jose’s FSS programs.”⁶⁷

⁶⁶ HACSC. “Moving to Work (MTW) 2014 Annual Report.” September 2014.

⁶⁷ HACSC. “Housing Programs Department (HPD) Monthly Board Report.” August 2014.

Table 53 - HACSC Family Self Sufficiency Report (County)
CY2013 Family Self Sufficiency Report

How many households were actively case-managed?	266
How many individuals received services?	266
How many households successfully completed their Contract of Participation?	28
What is the cost per family to coordinate services?	\$1,899
How many FSS households increased their income?	80
What was the average dollar increase in annual household income?	\$12,431
How many households experienced a reduction in cash welfare assistance?	19
How many households ceased receiving cash welfare assistance as a result of increased household income?	11
How many new FSS escrow accounts were established with positive balances?	22
What was the total value of FSS escrow accounts disbursed to graduating households?	\$300,190
How many households were able to move to non-subsidized housing?	5

Data Source: HACSC Board Report August 2013

Discussion:

Please see discussions above.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Various organizations within the County provide housing facilities and services for the homeless. Housing opportunities for homeless individuals and families include emergency shelters, transitional housing, permanent supportive housing, rapid re-housing, and safe havens. Housing opportunities are provided at facilities or through scattered-site housing models. Housing services available include outreach and engagement, housing location assistance, medical services, employment assistance, substance abuse recovery, legal aid, mental health care, veteran services, public assistance benefits advocacy and referrals, family crisis shelters and childcare, domestic violence support, personal good storage, and personal care/hygiene services.

Table 54 - Facilities and Housing Targeted to Homeless Households (County)

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	257	70	619	1602	6
Households with Only Adults	314	271	522	2081	309
Chronically Homeless Households	0	0	0	979	310
Veterans	30	0	152	809	0
Unaccompanied Youth	22	0	0	0	0

Data Source: HMIS Santa Clara County

Data Source: List includes DV Shelters. Numbers are duplicate for Unaccompanied Youth and Unaccompanied Children. Data includes entire continuum capacity and is aggregate for the

Comment: County.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Regional programs that highlight and demonstrate mainstream service connections for the homeless population include:⁶⁸

- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Health and Hospital system and provides a variety of services for homeless people, including primary care, urgent care, and backpack medicine for people in encampments, medically focused outreach, and connection to an SSI advocate through the County's Social Services Agency. VHHP also connects people to the public behavioral health system and connects people with or enrolls people in Affordable Care Act benefits. VHHP also manages a Medical Respite program for homeless who are being discharged from hospitalizations, including from the County hospital.
- The Social Services Agency has an expedited review process for SNAP (food stamps) applications for homeless people such that they can be approved for benefits within three days.
- The Social Services Agency and the Workforce Investment Board (work2future) in San Jose are piloting an employment program for recipients of General Assistance who are homeless.
- The County's Behavioral Health Services Department (BHS) has several programs that connect homeless people to housing or shelter assistance, as well as several programs in which homeless people are connected to BHS for treatment.
- BHS and the County's Office of Reentry Services, as well as Social Services and VHHP, have partnered on services through the County's Reentry Resource Center (RRC) to provide services to people who have a history of incarceration, including those who were recently released and who are homeless. Through the RRC, clients can get expedited connections/referrals to treatment services, housing, and other mainstream benefits.
- BHS is dedicating a significant portion of its State Mental Health Services Act funds to housing. Since 2007, \$21 million has been dedicated to housing in the form of construction assistance or operational subsidies. This investment will result in at least 150 new housing units for mentally ill households who are homeless, chronically homeless or at risk of homelessness (depending on the housing project). Of these units, 109 units are currently occupied, five are under construction and 36 are in the planning stages.
- The County's Office of Supportive Housing's (OSH) mission is to increase the supply of housing and supportive housing that is affordable and available to extremely low income and/or special needs households. OSH supports the County's mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.

⁶⁸ County of Santa Clara Office of Supportive Housing

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following is a list of facilities that provide a total of 6,320 beds (358 beds are under development) for homeless individuals and families in the County. The number of beds provided to Target Populations of individuals and families is:⁶⁹

- Households with children (HC): 1,124
- Single females (SF): 85
- Single females and households with children (SFHC): 304
- Single males (SM): 346
- Single males and females (SMF): 1,052
- Single males and females and households with children (SMF+HC): 3,031
- Unaccompanied youth males and females (YMF): 20
- Domestic violence (DV): 50
- HIV/AIDs program (HIV): 167

Table 55 - Homeless Housing Inventory Chart (County)

Organization Name	Project Name	Target Pop.	Total Beds
Abode Services	Abode Place-Based Rapid Re-Housing Program	SMF+HC	100
Abode Services	Encampments	SMF+HC	20
Abode Services	SCC Rental Assistance Program	SMF+HC	90
Abode Services	SCC Rental Assistance Program	SMF+HC	70
Abode Services	SJ Mental Health TH	SMF+HC	24
Abode Services	SJ Mental Health TH	SMF+HC	13
Abode Services	St. James Park (Dept. of Drug & Alcohol Services)	SMF+HC	21
Abode Services	Sunnyvale TH	SMF+HC	9
Abode Services	Sunnyvale TH	SMF+HC	30
Abode Services	Sunset Leasing	SMF+HC	21
Asian Americans for Community Involvement	Asian Women's Home	SFHC	14
Bill Wilson Center	8th Street/Keyes (formerly Leigh)	SMF	4
Bill Wilson Center	Bill Wilson RRH	SMF+HC	44
Bill Wilson Center	High Glen (formerly Villa Street)	HC	9
Bill Wilson Center	Jackson St.	HC	17

⁶⁹ Santa Clara County Continuum of Care. "2014 SCC Housing Inventory Chart." <http://www.sccgov.org/sites/oaah/Pages/Office-of-Affordable-Housing.aspx>

Organization Name	Project Name	Target Pop.	Total Beds
Bill Wilson Center	Lafayette Street	SMF	6
Bill Wilson Center	Norman Drive (North County)	HC	11
Bill Wilson Center	PeaCoCk Commons	SMF+HC	34
Bill Wilson Center	PeaCoCk Commons LI	SMF+HC	11
Bill Wilson Center	PeaCoCk Commons MHSA	SMF+HC	11
Bill Wilson Center	Rockefeller Drive (North County)	SMF	8
Bill Wilson Center	Runaway and Homeless Youth Shelter	YMF	20
Bill Wilson Center	Via Anacapa	HC	8
Catholic Charities of Santa Clara County	Family Housing	HC	56
Catholic Charities of Santa Clara County	Navigator Project	SMF	29
Catholic Charities of Santa Clara County	New Directions	SMF	25
Catholic Charities of Santa Clara County	New Directions Expansion - Medical Respite	SMF	22
Charities Housing	San Antonio Place and Scattered Sites	SMF	10
City Team Ministries	City Team Rescue Mission	SM	48
City Team Ministries	Heritage Home	SF	23
City Team Ministries	House of Grace	SF	30
City Team Ministries	Men's Recovery/Discipleship	SM	56
City Team Ministries	Rescue Mission TH	SM	11
Community Solutions	El Invierno TH Gilroy	SM	12
Community Solutions	Glenview Dr.	SM	6
Community Solutions	La Isla Pacifica	HC DV	14
Community Solutions	Maria Way	SM	6
Community Solutions	Walnut Lane	SM	6
Community Working Group/Housing Authority	Opportunity Center - HUD	SMF	6
Community Working Group/Housing Authority	Opportunity Center - NON-HUD	SMF+HC	82
Downtown Streets Team	Workforce Supportive Housing Program	SMF	9
Family Supportive Housing	Glen Art - Transitional Housing Program #1	HC	21
Family Supportive Housing	San Jose Family Shelter	HC	123
Family Supportive Housing	Transitional Housing Program #2	HC	23
Family Supportive Housing	Transitional Housing Program #3	HC	13
Family Supportive Housing	Transitional Housing Program #4	HC	8
Goodwill Institute for Career Development	Goodwill SSVF	SMF+HC	30
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin 2 year Transitional Program	HC	63
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin Family Wellness Court Units	HC	15
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin Farmworkers Housing	HC	0

Organization Name	Project Name	Target Pop.	Total Beds
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin Short Term Transitional	HC	48
HomeFirst (formerly EHC Lifebuilders)	BRC Nightly Shelter	SMF	167
HomeFirst (formerly EHC Lifebuilders)	BRC Supportive Transitional Housing (Mental Health)	SMF	18
HomeFirst (formerly EHC Lifebuilders)	EHC Lifebuilders - SSVF	SMF+HC	20
HomeFirst (formerly EHC Lifebuilders)	GPD BRC Veterans Per Diem	SMF	20
HomeFirst (formerly EHC Lifebuilders)	Housing 1000 Care Coordination Project	SMF	14
HomeFirst (formerly EHC Lifebuilders)	Housing for Homeless Addicted to Alcohol	SMF	42
HomeFirst (formerly EHC Lifebuilders)	Nightly CWSP Gilroy	SMF+HC	101
HomeFirst (formerly EHC Lifebuilders)	Nightly CWSP Sunnyvale	SMF	125
HomeFirst (formerly EHC Lifebuilders)	Scattered Site TH Program #1	HC	45
HomeFirst (formerly EHC Lifebuilders)	Scattered Site TH Program #2	HC	15
HomeFirst (formerly EHC Lifebuilders)	Sobrato Family Living Center ELI	HC	40
HomeFirst (formerly EHC Lifebuilders)	Sobrato Family Living Center PSH	HC	32
HomeFirst (formerly EHC Lifebuilders)	Sobrato Family Living Center VLI	HC	99
HomeFirst (formerly EHC Lifebuilders)	Sobrato House Youth Shelter	SMF	10
Homeless Veterans Emergency Housing Facility	HVEHF - Aging	SMF	71
Homeless Veterans Emergency Housing Facility	HVEHF - Men's	SM	38
Homeless Veterans Emergency Housing Facility	HVEHF - Women's	SF	11
Housing Authority of the County of Santa Clara	CHDR 2010 (formerly known as Section 8 Vouchers - Housing First)	SMF+HC	267
Housing Authority of the County of Santa Clara	CHDR 2013	SMF	75
Housing Authority of the County of Santa Clara	CHDR 2013	SMF	25
Housing Authority of the County of Santa Clara	King's Crossing	SMF+HC	59
Housing Authority of the County of Santa Clara	Section 8 Voucher - MTW	SMF+HC	750
Housing Authority of the County of Santa Clara	Shelter Plus Care 5022	SMF+HC	409
Housing Authority of the County of Santa Clara	Shelter Plus Care 5320	SMF	24
Housing Authority of the County of Santa Clara	Tully Gardens	SMF	10
Housing Authority of the County of Santa Clara	VASH - HUD-VASH	SMF+HC	809
InnVision (with Community Services Agency)	Graduate House	SMF	5
InnVision Shelter Network	Alexander House	SF	6
InnVision Shelter Network	Commercial Street Inn	SFHC	51

Organization Name	Project Name	Target Pop.	Total Beds
InnVision Shelter Network	CSI Cold Weather Inn	HC	3
InnVision Shelter Network	Highlander Terrace (formerly known as North Santa Clara County Permanent Housing for Families)	HC	23
InnVision Shelter Network	Hotel de Zink	SMF	15
InnVision Shelter Network	InnVision Villa	SFHC	54
InnVision Shelter Network	JSI 24-Hour Care	SMF	12
InnVision Shelter Network	JSI Cold Weather Inn	SMF	5
InnVision Shelter Network	JSI DADS	SMF	8
InnVision Shelter Network	JSI DADS/AB 109 THU	SMF	2
InnVision Shelter Network	JSI Full Service Provider (FSP)	SMF	8
InnVision Shelter Network	JSI Mental Health	SMF	21
InnVision Shelter Network	Julian Street Inn	SMF	10
InnVision Shelter Network	MSI AB 109/DADS THU	SM	4
InnVision Shelter Network	MSI Cold Weather Inn	SF	5
InnVision Shelter Network	MSI Emergency Shelter	SM	46
InnVision Shelter Network	MSI HUD THU	SM	10
InnVision Shelter Network	MSI THU AB 109	SM	5
InnVision Shelter Network	MSI Transitional Housing Unit	SM	8
InnVision Shelter Network	MSI VA PD THU Beds	SM	12
InnVision Shelter Network	North County Inns	SMF	18
InnVision Shelter Network	Rolison Inns (formerly known as North Santa Clara County Supportive Housing Coalition)	SMF	8
InnVision Shelter Network	Safe Haven Permanent Housing for Women (Hester Project)	SF	10
InnVision Shelter Network	Samaritan Inns	SMF+HC	25
InnVision Shelter Network	Stevens House	SMF	7
InnVision Shelter Network	Sunset Square	HC	39
InnVision Shelter Network/Next Door Solutions to Domestic Violence	Home Safe San Jose	SFHC DV	70
InnVision Shelter Network/Next Door Solutions to Domestic Violence	Home Safe Santa Clara	SFHC DV	72
Next Door Solutions to Domestic Violence	Residential Emergency Shelter	SFHC DV	20
Salvation Army	Emmanuel House (Overnighter)	SM	22
Salvation Army	Hospitality House-Working Man's Program	SM	50
Salvation Army	Volunteer Recovery	SM	6
Santa Clara County Mental Health Department	AB 109	SMF	30
Santa Clara County Mental Health Department	Abode - Rental Assistance Project (RAP) #1	SMF	55
Santa Clara County Mental Health Department	Abode - Rental Assistance Project (RAP) #2	SMF	8
Santa Clara County Mental Health	Community Reintegration - Central	SMF	10

Organization Name	Project Name	Target Pop.	Total Beds
Department	County		
Santa Clara County Mental Health Department	Community Reintegration - North County	SMF	10
Santa Clara County Mental Health Department	Community Reintegration - South County	SMF	10
Santa Clara County Mental Health Department	CSJ and MHD/CC - TBRA	SMF+HC	13
Santa Clara County Mental Health Department	CSJ and MHD/MMH - TBRA	SMF+HC	2
Santa Clara County Mental Health Department	Custody Health High Users	SMF	15
Santa Clara County Mental Health Department	Mental Health Permanent Supportive Housing Project	SMF	20
Santa Clara County Mental Health Department	MHSA 4th Street Apartments	SMF	6
Santa Clara County Mental Health Department	MHSA Archer Street Apartments	SMF	6
Santa Clara County Mental Health Department	MHSA Armory Family Housing	SMF	10
Santa Clara County Mental Health Department	MHSA Bella Terra Senior Apartments	SMF	5
Santa Clara County Mental Health Department	MHSA Belovida Santa Clara	SMF	3
Santa Clara County Mental Health Department	MHSA Curtner Studio	SMF	27
Santa Clara County Mental Health Department	MHSA Donner Lofts	SMF	15
Santa Clara County Mental Health Department	MHSA Fair Oak Plaza	SMF	18
Santa Clara County Mental Health Department	MHSA Ford and Monterey Family Apartments	SMF	5
Santa Clara County Mental Health Department	MHSA Gilroy Sobrato Apartments	SMF	17
Santa Clara County Mental Health Department	MHSA King's Crossing	SMF+HC	10
Santa Clara County Mental Health Department	MHSA Parkside Studio	SMF	11
Santa Clara County Mental Health Department	MHSA Paseo Senter I (1896 Senter)	SMF+HC	17
Santa Clara County Mental Health Department	MHSA Paseo Senter II (1900 Senter Rd.)	SMF	5
Santa Clara County Mental Health Department	Pay For Success	SMF	120
Santa Clara County Mental Health Department	Scattered Site Rental Assistance	SMF	14
South County Housing	Royal Court Apartments	SMF+HC	34
South County Housing	Sobrato Gilroy Permanent Housing	HC	52
South County Housing	Sobrato Transitional (HUD)	HC	61

Organization Name	Project Name	Target Pop.	Total Beds
South County Housing	Sobrato Transitional (non-HUD)	HC	83
St. Joseph's Family Center	Gilroy Place	SMF	12
St. Joseph's Family Center	Gilroy Sobrato Apartments - HUD	SMF	8
St. Joseph's Family Center	Our New Place	HC DV	36
The Health Trust	Housing for Health Program	HC HIV	167
Valley Homeless Health Care Program	Valley Health Medical Respite Center	SMF	18
West Valley Community Services	Transitional Housing Program	SMF+HC	18
YWCA of Silicon Valley	Support Network for Battered Women	SFHC DV	23
Total			6,320

Data Source: 2014 HIC

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Table 56 - Licensed Community Care Facilities (City)

Facility Type	Facilities	Bed
Adult Residential	-	-
Residential Care for the Elderly	6	420
Group Homes	-	-
Small Family Home	-	-
Social Rehabilitation	-	-
Total	6	420

Data Source: California Community Care Licensing Division, 2014

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, describe their supportive housing needs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

The City has a total of 420 Residential Care facility beds available for elderly persons.

Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, nursing homes, and board and care homes. The facilities can range in size from fewer than six beds to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision.⁷⁰

The City spends part of its CDBG funds and local funds toward a variety of public services to address the supportive housing needs of homeless and very low income persons. For example, the City provides funding to Momentum for Mental Health for their homeless outreach program. Momentum provides a wide range of specialized and culturally competent services and programs that include:⁷¹

- Residential treatment programs that provide an alternative to admission to or continued care in a hospital

⁷⁰ Community Care Licensing Division. "Glossary." <http://www.cclid.ca.gov/res/html/glossary.htm>

⁷¹ Momentum for Mental Health. "Momentum for Mental Health Home Page."

<http://www.momentumformentalhealth.org/>

- Supportive housing programs to assist individuals in achieving and maintaining independent living
- Day rehabilitation programs
- Outpatient mental health and psychiatric treatment, case management and rehabilitation services provided by multidisciplinary teams
- Employment preparation, search and support
- Services and support to family members

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

As shown in **Table 57**, there are 12 housing developments in Palo Alto that include 985 units specifically designed for elderly households.⁷²

Table 57 - Independent Living Facilities for Elderly Residents in Palo Alto, 2014 (City)

Development	Total Units	Senior Units	Income Level Served
Alta Torre	56	55	Very Low Income
Arastradero Park	66	13	Low Income
Colorado Park	60	8	Low income
Fabian Way Senior Housing	56	56	Low income
Lytton I and II	268	268	Low income
Lytton Courtyard	51	51	Extremely Low- and Low income
Moldaw (Taube-Koret Campus	170	170	Low income
Palo Alto Gardens	156	128	Very Low income
Sheridan Apartments	57	57	Low income
Stevenson House	128	128	Low income
Terman Apartments	92	24	Very Low income
Webster Wood Apartments	68	4	Low income
Total	1251	985	

Data Source: City of Palo Alto 2015-2023 Housing Element

In addition, there are other housing types, appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, and residential care facilities.⁷³

The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration may also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

⁷² City of Palo Alto. “2015-2023 Housing Element.” 2014.

⁷³ Ibid.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City will continue to provide funding to various non-profit agencies that provide supportive services to people who are not homeless but have other special needs. Below is a sample list of these services, which in total is budgeted at \$1 million in General Fund dollars every year.

Figure 3 – Human Services Resource Allocation Process Budget

2013-2015 HSRAP BUDGET			
No	Agencies	Program Descriptions	Program Funding
1	Avenidas	Senior Services	\$ 442,395.00
2	Palo Alto Community Child Care	Childcare Subsidy Program for low-income families	\$ 448,188.00
3	Abilities United	Disability Services	\$ 41,401.00
4	Adolescent Counseling Services	On Campus Counseling Services	\$ 109,123.00
5	Community Technology Alliance	Shared Technical Infrastructure	\$ 8,136.00
6	Downtown Streets Team, Inc.	Downtown Streets Team	\$ 37,028.00
7	Dreamcatchers	Tutor & Mentoring Program for low-income youth	\$ 12,608.00
8	InnVision Shelter Network	Opportunity Services Center	\$ 32,661.00
9	La Comida de California	Hot Meals for the Elderly	\$ 33,394.00
10	MayView Health Center	Health Care for Low Income & Homeless	\$ 29,013.00
11	Momentum Mental Health	Homeless Outreach Program	\$ 32,167.00
12	Palo Alto Housing Corporation	Provides low-income students academic support	\$ 18,528.00
13	Peninsula HealthCare Connection	Project Downtown Connect	\$ 27,497.00
14	Senior Adults Legal Assistance	Legal Assistance for Elders	\$ 13,340.00
15	Vista Center for the Blind or Visually Impaired	Outreach to Seniors with vision loss or blindness	\$ 10,630.00
16	Youth Community Sv. (YCS)	Youth Services and Leadership	\$ 20,068.00
			\$ 1,316,177.00

Data Source: City of Palo Alto

Through the CDBG program the City will continue to support activities for the special needs population, which will be specified in the CDBG Notice of Funding Availability (NOFA) when it is complete. A NOFA for the creation of new affordable housing will also be released in 2015. Additionally, the City is one of three jurisdictions that has joined the County of Santa Clara in establishing a HOME consortium.

MA-40 Barriers to Affordable Housing – 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

The incorporated and unincorporated jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. High on the list is the lack of developable land, which increases the cost of available lands and increases housing development costs. Local opposition is another common obstacle as many neighbors have strong reactions to infill and affordable housing developments. Their opposition is often based on misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools.⁷⁴ However, to ensure a healthy economy the region must focus on strategies and investment that provide housing for much of the region's workforce – for example, sales clerks, secretaries, firefighters, police, teachers, and health service workers – whose incomes significantly limit their housing choices.⁷⁵

Even when developments produce relatively affordable housing, in a constrained housing supply market, higher income buyers and renters generally outbid lower income households and a home's final sale or rental price will generally far exceed the projected sales or rental costs. Public subsidies are often needed to guarantee affordable homes for LMI households.

The City identified several constraints to the maintenance, development and improvement of housing and affordable housing in its 2015-2023 Housing Element update:⁷⁶

- Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing
- Land use controls
- Site improvement requirements
- Fees and exactions
- Permit processing procedures

⁷⁴ Association of Bay Area Governments. "Affordable Housing in the Bay Area." 2014.

⁷⁵ Association of Bay Area Governments. "Jobs-Housing Connection Strategy." 2012.

⁷⁶ City of Palo Alto. "2015-2023 Housing Element." 2014.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Strategies for increasing the housing supply must take into account a jurisdiction’s job/housing balance, which is defined as the ratio of number of jobs to number of housing units in a given area. A more precise ratio is between the number of jobs and the number of employed residents, as some households have no workers, while others have multiple workers). There should not only be a sufficient amount of housing at a range of prices, but also a variety of housing types appropriate for a range of needs and in locations that allow for access to transportation and employment opportunities. If there is an imbalance of appropriate housing for the number of employees in an area, the result can be longer commutes and greater traffic congestion as employees must then commute to places of employment.

Jobs and housing are considered to be balanced when there are an equal number of employed residents and jobs within a given area, with a ratio of approximately 1.0. A more balanced jobs/housing ratio can ease traffic congestion and the burden it imposes on residents, businesses, and local infrastructure. That burden is particularly evident in California. Researchers ranked four California metropolitan areas among the nation’s ten most-congested areas in terms of time lost per year: 1) Los Angeles/Long Beach/ Santa Ana, 2) San Francisco/Oakland, and tied for 8th) San Jose.⁷⁷ The table below shows the Job/Housing ratios for the jurisdictions in the County as determined by the ABAG.⁷⁸

Table 58 -Jobs / Employed Residents Ratio (County)

Jurisdiction	Jobs/Employed Residents Ratio
Campbell	1.3
Cupertino	1.0
Los Gatos	1.8
Milpitas	1.5
Mountain View	1.2
Palo Alto	2.9
San Jose	0.8
Santa Clara	1.9
Sunnyvale	1.0
Santa Clara County	1.1

Data Source:

ABAG Projections 2013

The Bay Area region has taken a step to reduce the jobs/housing imbalance with the adoption of Plan Bay Area, the region's implementation of the Sustainable Communities Strategy required by SB 375 of 2008.⁷⁹ Plan Bay Area focuses growth in urban areas near transit and employment. This strategy will allow for an increase in the housing supply that narrows the affordability gap. Higher density

⁷⁷ California Planning Roundtable. “Deconstructing Jobs-Housing Balance.” 2008. http://www.cproundtable.org/media/uploads/pub_files/CPR-Jobs-Housing.pdf

⁷⁸ Association of Bay Area Governments. “Jobs/Housing Balance.” http://www.abag.ca.gov/planning/housingneeds/notes/10-19-06_Agenda_Item_2_-_Jobs-Housing_Balance.pdf

⁷⁹ California Environmental Protection Agency. “Sustainable Communities.” <http://www.arb.ca.gov/cc/sb375/sb375.htm>

housing located near transit can be more affordable than detached more suburban-style housing. Lower housing costs and lower commuting costs can significantly reduce the overall cost of living for households.

Table 59 - Jobs by Business Activity (City)

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	44	39	0	0	0
Arts, Entertainment, Accommodations	1,459	5,822	7	7	0
Construction	491	805	2	1	-1
Education and Health Care Services	4,112	29,352	19	34	15
Finance, Insurance, and Real Estate	1,266	3,631	6	4	-2
Information	1,550	6,719	7	8	1
Manufacturing	3,024	8,181	14	10	-5
Other Services	916	2,905	4	3	-1
Professional, Scientific, Management Services	5,326	18,807	25	22	-3
Public Administration	0	1	0	0	0
Retail Trade	1,110	5,153	5	6	1
Transportation and Warehousing	200	69	1	0	-1
Wholesale Trade	786	1,323	4	2	-2
Total	20,284	82,807	--	--	--

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Data Source: HUD data for Public Administration sector not available.

Comment:

Table 60 - Labor Force (City)

Total Population in the Civilian Labor Force	32,360
Civilian Employed Population 16 years and Over	30,713
Unemployment Rate	5.09%
Unemployment Rate for Ages 16-24	16.08%
Unemployment Rate for Ages 25-65	3.47%

Data Source: 2007-2011 ACS

Table 61 - Occupations by Sector (City)

Occupations by Sector	Number of People
Management, Business and Financial	17,137
Farming, Fisheries and Forestry Occupations	659
Service	1,238
Sales and Office	3,574
Construction, Extraction, Maintenance and Repair	507
Production, Transportation and Material Moving	502

Data Source: 2007-2011 ACS

Table 62 - Travel Time (City)

Travel Time	Number	Percentage
< 30 Minutes	20,458	75%
30-59 Minutes	5,261	19%
60 or More Minutes	1,449	5%
Total	27,168	100%

Data Source: 2007-2011 ACS

Data Source: Totals may not add to 100% due to rounding

Comment:

Table 63 - Educational Attainment by Employment Status - Population Age 16 and Older (City)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less Than High School Graduate	456	2	207
High School Graduate (Includes Equivalency)	804	108	379
Some College or Associate's Degree	2,503	248	1,166
Bachelor's Degree or Higher	22,924	847	5,086

Data Source: 2007-2011 ACS

Table 64 - Educational Attainment by Age (City)

	Age				
	18-24 Years	25-34 Years	35-44 Years	45-65 Years	65+ Years
Less Than 9th Grade	7	54	115	241	194
9th to 12th Grade, No Diploma	175	59	65	131	258
High School Graduate, GED, or Alternative	624	419	121	751	998
Some College, No Degree	1,435	843	529	1,368	1,429
Associate's Degree	136	272	152	753	526
Bachelor's Degree	1,039	2,787	2,466	4,913	2,956
Graduate or Professional Degree	253	4,181	5,678	8,845	3,941

Data Source: 2007-2011 ACS

As shown in **Table 64**, the educational attainment for residents 25 years of age and older is as follows:

- Two percent have not graduated high school
- Five percent have graduated high school (including equivalency), but no further education
- Nine percent have some college but no degree
- Four percent have an associate's degree
- Twenty-nine percent have a bachelor's degree
- Fifty percent have a graduate or professional degree

Overall, 98 percent of Palo Alto residents have at least a high school diploma or higher, and more than half have a bachelor's degree or higher (57 percent). Meanwhile, less than one third of the

entire population of California has a bachelor’s degree or higher and 11 percent have a graduate or professional degree.⁸⁰

Table 65 - Educational Attainment by Age - 25 and Older (City)

	Age				Total	% of Total
	25-34 Years	35-44 Years	45-65 Years	65+ Years		
Less Than 9th Grade	54	115	241	194	604	1%
9th To 12th Grade, No Diploma	59	65	131	258	513	1%
High School Graduate, GED, or Alternative	419	121	751	998	2289	5%
Some College, No Degree	843	529	1,368	1,429	4169	9%
Associate's Degree	272	152	753	526	1703	4%
Bachelor's Degree	2,787	2,466	4,913	2,956	13122	29%
Graduate or Professional Degree	4,181	5,678	8,845	3,941	22645	50%
Total:	8615	9126	17002	10302	45045	100%

Data Source: 2007-2011 CHAS

Data Source: Totals may not add up to 100% due to rounding

Comment:

Table 65 shows that residents with advanced and professional degrees have significantly higher median incomes, with holders of bachelor’s degrees having approximately 75 percent higher median income than those with only an associate’s, and those with a graduate degree or professional degree having a 140 percent higher median income.

Table 66 - Median Earnings in the Past 12 Months (City)

Educational Attainment	Median Earnings in the Past 12 Months
Less Than High School Graduate	22,500
High School Graduate (Includes Equivalency)	28,889
Some College or Associate's Degree	43,145
Bachelor's Degree	75,709
Graduate or Professional Degree	103,860

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top employer in Palo Alto is Hewlett-Packard, with approximately 317,000 employees as of April, 2014. Other notable employers in the City include: VMware, Varian Medical Systems, Tesla Motors, Tobxo Software, and Jive Software. Together, these five companies employ over 31,000 people.⁸¹

⁸⁰ 2008-2012 ACS

⁸¹ Silicon Valley. “Searchable database of Silicon Valley’s top 150 companies for 2014.” <http://www.siliconvalley.com/>

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

As of 2014, the City Council has adopted a new business registration program that monitors how many people are working in the City and for what types of businesses. The purpose of this registry is to maintain an accurate record of businesses in the City in order to develop recommendations on land uses, better coordinate transportation programs, assist in zoning compliance, and gather statistical information for other purposes. There is a fee included with the registration of a business.⁸²

In March 2014, the Palo Alto City Council approved a two percentage point increase in the transient occupancy tax rate to raise \$116.8 million, via debt financing in the form of Certificates of Participation, for General Fund infrastructure and City services, such as earthquake safe fire stations; pedestrian and bike improvements, including safe routes to school, streets, sidewalks, paths, and bridges; and maintaining parks and recreation facilities.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Workforce Development Program will provide a transition from unemployment and homelessness to regular employment and housing through case management, job training, mentoring, housing, and transportation assistance.

Downtown Streets Team is a nonprofit in Palo Alto that worked to reduce homelessness through a “work first” model. Downtown Streets Team uses their community connections to provide training and job opportunities to homeless people, specifically in the downtown area. The Downtown Streets Team has helped 282 people find housing and 291 find jobs since its inception in 2005. The Downtown Streets Team has initiatives in Palo Alto, Sunnyvale, San Jose, and San Rafael.⁸³

NOVA is directed by the NOVA Workforce Board which works on behalf of Cupertino, Los Altos, Milpitas, Mountain View, Palo Alto, Santa Clara, and Sunnyvale. To support workforce mobility, NOVA provides:

- Real-time labor market information about in-demand skills
- Skill-building and enhancements to match market demand
- Navigation tools for the ever-changing and entrepreneurial new labor market
- Advocacy for necessary infrastructure to support workers between opportunities, such as unemployment insurance for all and portable benefits
- Interconnected support system for multiple career pathways for youth⁸⁴

To prepare potential employees for the technology-driven industries in the Silicon Valley, NOVA provides necessary digital literacy training along with its other services.

⁸² City of Palo Alto Economic Development Department.

⁸³ Downtown Streets Team. “Our Impact.” <http://streetsteam.org/thenumbers/>

⁸⁴ NOVA. “Purpose Statement.” <http://www.novaworks.org/>

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City's Economic Development Department (EDD) established a Council policy in 2013 that sets the goals and principles for a more proactive economic strategy. The purpose of the policy is to create an environment that attracts, retains, and encourages business growth in the City. The EDD is supporting the attraction of new business to Palo Alto, while helping to retain and grow existing enterprises. Department focus will be on understanding and striving to meet the needs of revenue-generating companies (i.e., retail, hotel, business-to-business, etc.) that help to fund vital city services. Also, by serving as an advocate with other City departments, such as the Development Services, Planning, Fire, and Utilities, EDD staff will facilitate the appropriate growth of companies in Palo Alto by making development and location processes as transparent and predictable as possible.⁸⁵

In May 2013 the Palo Alto City Council approved the allocation of \$150,000 in CDBG funds toward a Microenterprise Assistance Program (MAP). The purpose of the program is to provide access to new opportunities to improve the economic self-sufficiency of LMI families and individuals. This program builds on the foundation of entrepreneurship and empowers clients by increasing their economic literacy, business skills, self-esteem, and personal behavior appropriate to the workplace. The MAP program seeks to accomplish the following:⁸⁶

- Provide an innovative path out of poverty
- Create self-sufficiency
- Improve the survival rate of microenterprise businesses
- Improve employment skills
- Promote community economic development

Discussion

Please see discussion above.

⁸⁵ City of Palo Alto. "Office of Economic Development Policy." January 2013.

⁸⁶ City of Palo Alto. "Pilot Microenterprise Assistance Program (MAP).
<http://www.cityofpaloalto.org/news/displaynews.asp?NewsID=2480&TargetID=268>

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration.")

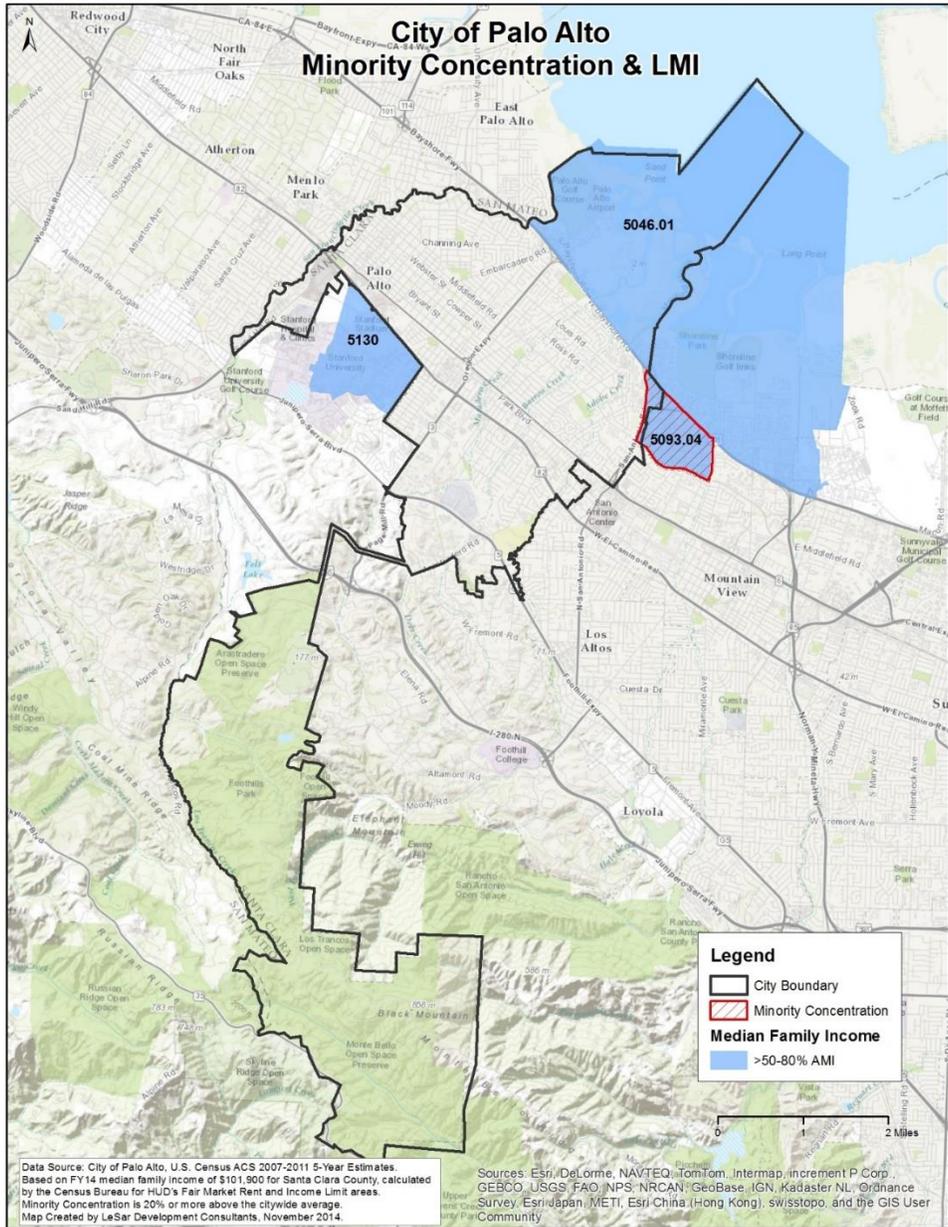
Housing problems disproportionately affect low income and minority populations. For the disproportionate needs by racial/ethnic group, please see the discussion for NA-15, NA-20, and NA-25. In summary:

- For 0-30% AMI households: 89 percent of Black/African American households experience severe housing problems, compared to 75 percent of the jurisdiction as a whole.
- For 30-50 % AMI households: 88 percent of Black/African American Housing and 91 percent of Hispanic households experience housing problems, compared to 77 percent of the jurisdiction as a whole. Sixty-three percent of Hispanic households in the experience severe housing problems, compared to 50 percent of the jurisdiction as a whole.
- For 50-80 % AMI households: 75 percent of Black/African American households, 72 percent of Asian households, and 86 percent of Hispanic households experience housing problems, compared to 62 percent of the jurisdiction as a whole. Fifty-three percent of Hispanic households experience severe housing problems, compared to 29 percent of the jurisdiction as a whole.

Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average.

Map 2 below illustrates areas of the jurisdiction that have a minority or LMI concentration.

Map 2 – Areas of Minority and LMI Concentration



Data Source: ACS 2007-2011
Data Source Comment: Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. LMI concentration is defined as census tracts where the median household income is below 80% AMI. Based on FY 14 median family income for Santa Clara County, calculated by the Census Bureau for HUD's Fair Market Rent and Income Limit areas.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Please see discussion above.

What are the characteristics of the market in these areas/neighborhoods?

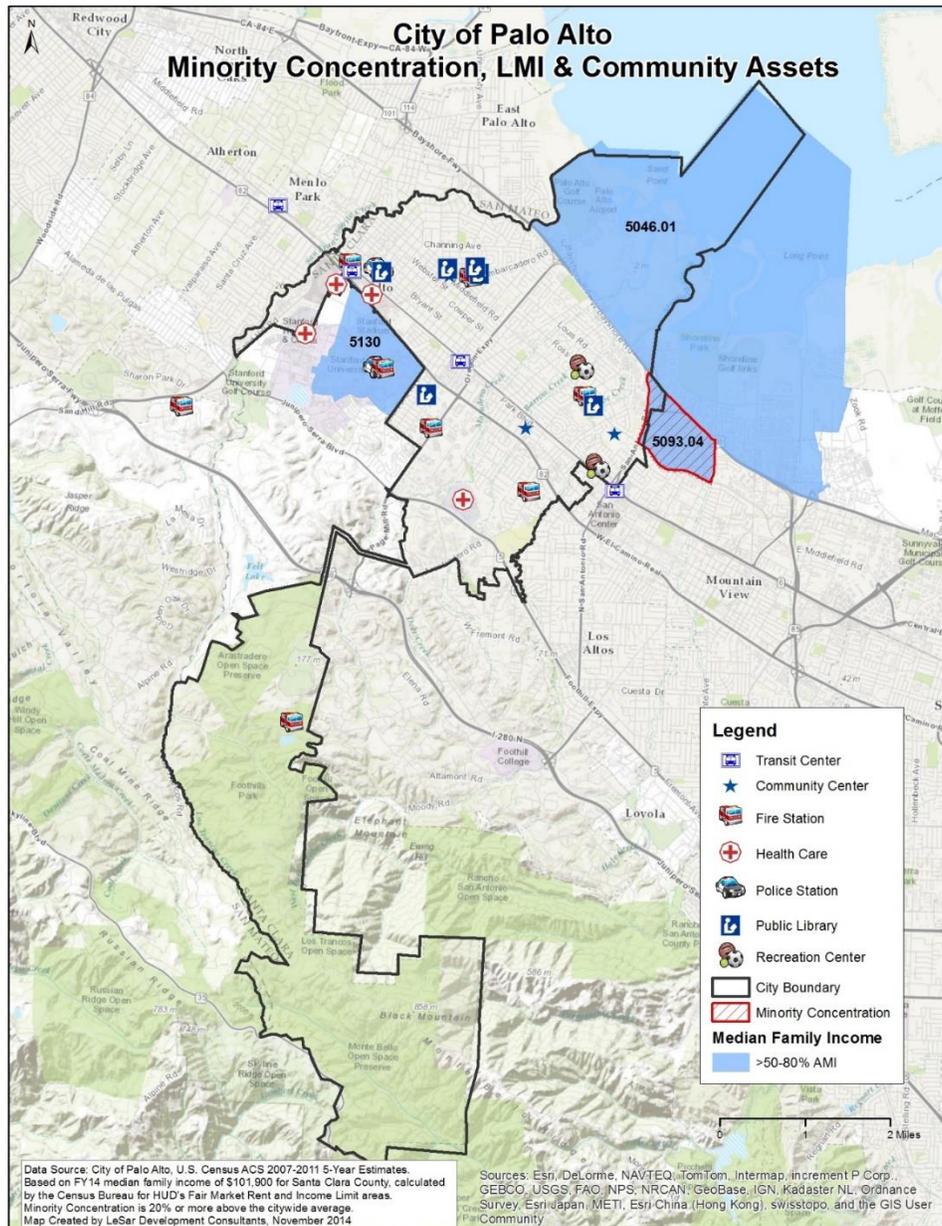
The City's housing costs are among the highest in the nation, with the median home value and median contract rent increasing exponentially in the last decade. Home values increased by 222 percent and median rents grew by 313 percent. Currently, the City would need approximately 1,780 additional affordable housing units to match the housing needs of the population earning below 80% AMI.

Are there any community assets in these areas/neighborhoods?

Map 3 displays a sample of community assets and amenities that may represent strategic investment opportunities for these areas, including:

1. Transit Centers
2. Community Centers
3. Fire Stations
4. Health Care Centers
5. Police Stations
6. Public Libraries
7. Recreation Centers

Map 3 – Minority Concentration, LMI, and Community Assets



Data Source: ACS 2007-2011

Data Source Comment: Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. LMI concentration is defined as census tracts where the median household income is below 80% AMI. Based on FY 14 median family income for Santa Clara County, calculated by the Census Bureau for HUD's Fair Market Rent and Income Limit areas.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consolidated Plan goals below represent high priority needs for the City of Palo Alto (City) and serve as the basis for the strategic actions the City will use to meet these needs. The goals, listed in no particular order, are:

1. Assist in the creation and preservation of affordable housing for low income and special needs households.
2. Support activities to end homelessness.
3. Support activities that strengthen neighborhoods through the provision of community services and public improvements to benefit low income and special needs households.
4. Promote fair housing choice.
5. Expand economic opportunities for low income households.

The City's Consolidated Plan update coincides with the development of the first year Action Plan and the biennial Request for Proposals (RFP) process. The City awards Community Development Block Grant (CDBG) funding to non-profit agencies to provide public services and housing for low income and special needs households. The City operates on a two-year grant funding cycle for CDBG grants.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Not applicable. The City has not established specific target areas to focus the investment of CDBG funds. The City attempts to support affordable housing and services to low income and/or special needs persons throughout the City.

General Allocation Priorities

The City allocates federal entitlement dollars to benefit low-and moderately-low income (LMI) persons without target areas.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Based on the Needs Assessment, Market Analysis, and community outreach conducted for the current Consolidated Plan cycle, the goals were established to meet the priority needs. Projects will only be considered for funding within the Consolidated Plan period if they address these high priority needs, summarized in the table below.

Table 67 - Priority Needs Summary

Sort Order	Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
1	Affordable Housing	High	<p>Almost a quarter of households (23 percent or 5,845) in the City are LMI, with incomes ranging from 0-80% area median income (AMI).</p> <p>As stated in the Needs Assessment, burden is the most common housing problem within the City of Palo Alto, 30 percent of households in the City paying more than 30 percent of their income toward housing costs, and 14 percent of households paying more than 50 percent of their income toward housing costs.</p> <p>The Housing Authority of the County of Santa Clara (HACSC) assists approximately 17,000 households through the federal Section 8 Housing</p>	<p>Income Level:</p> <ul style="list-style-type: none"> Extremely Low Low Moderate Middle <p>Family Types:</p> <ul style="list-style-type: none"> Large Families Families with Children Elderly <p>Homeless:</p> <ul style="list-style-type: none"> Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/Aids Victims of Domestic Violence Unaccompanied Youth <p>Non-homeless Special Needs:</p> <ul style="list-style-type: none"> Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities 	Assist in the creation and preservation of affordable housing for low income and special needs households	<p>Qualitative feedback collected through the regional forums and regional needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.</p> <p>Energy efficiency, water conservation, and greenhouse gas reduction are all growing policy concerns for the City. The City will continue to support environmentally-sustainable residential development, particularly for affordable housing</p>

Sort Order	Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
			Choice Voucher program (Section 8). The Section 8 waiting list contains 21,256 households — an estimated 10-year wait.	<ul style="list-style-type: none"> • Persons with Alcohol or Other Addictions • Persons with HIV/AIDS and their Families • Victims of Domestic Violence 		stock.
2	Homelessness	High	The Santa Clara region is home to the fourth-largest population of homeless individuals (6,681 single individuals), ⁸⁷ and the highest percentage of unsheltered homeless of any major city (75 percent of homeless people sleep in places unfit for human habitation).	<p>Homeless:</p> <ul style="list-style-type: none"> • Chronic Homelessness • Individuals • Families with Children • Mentally Ill • Chronic Substance Abuse • Veterans • Persons with HIV/Aids • Victims of Domestic Violence • Unaccompanied Youth 	Support activities to end homelessness	Qualitative feedback collected through the regional forums and regional needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.
3	Community Services and Public Improvements	High	Consolidated Plan forum and survey participants emphasized the need to support a broad range of community services. Low income households and special needs populations require a multifaceted network to address basic needs such as food, clothing, health, and	<p>Income Level:</p> <ul style="list-style-type: none"> • Extremely Low • Low • Moderate • Middle <p>Family Types:</p> <ul style="list-style-type: none"> • Large Families • Families with Children • Elderly 	Strengthen neighborhoods through the provision of community services and public improvements	Qualitative feedback collected through the regional forums and regional needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis

⁸⁷ The U.S. Department of Housing and Urban Development. “2014 Annual Homeless Assessment Report (AHAR) to Congress.” October 2014. <https://www.hudexchange.info/resources/documents/AHAR-2014-Part1.pdf>

Sort Order	Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
			shelter, as well as other services outlined in NA-50 Non-Housing Community Development Needs.	Non-homeless Special Needs: <ul style="list-style-type: none"> • Elderly • Frail Elderly • Persons with Mental Disabilities • Persons with Physical Disabilities • Persons with Alcohol or Other Addictions • Persons with HIV/AIDS and their Families • Victims of Domestic Violence • Non-housing Community Development 		for prioritization.
4	Fair Housing	High	Fair housing represents an ongoing concern in the County. Of the 1,472 total survey respondents, 192 (16 percent) said they have experienced some form of housing discrimination. The majority of respondents (29 percent) who experienced discrimination indicated that race was the primary factor for that discrimination. Additionally, 66 percent indicated they were discriminated against by a landlord or property manager. Interviews with local service providers indicate that many home seekers and landlords are unaware of federal and	Income Level: <ul style="list-style-type: none"> • Extremely Low • Low • Moderate Family Types: <ul style="list-style-type: none"> • Large Families • Families with Children • Elderly • Public Housing Residents Homeless: <ul style="list-style-type: none"> • Chronic Homelessness • Individuals • Families with Children • Mentally Ill • Chronic Substance Abuse • Veterans • Persons with HIV/Aids • Victims of Domestic Violence • Unaccompanied Youth 	Promote fair housing choice	Qualitative feedback collected through the regional forums and regional needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.

Sort Order	Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
			state fair housing laws.	Non-homeless Special Needs: <ul style="list-style-type: none"> • Elderly • Frail Elderly • Persons with Mental Disabilities • Persons with Physical Disabilities • Persons with Alcohol or Other Addictions • Persons with HIV/AIDS and their Families • Victims of Domestic Violence 		
5	Economic Development	High	<p>LMI households with elderly members are more likely to experience cost burden, with 54 percent paying more than 30 percent of their income towards housing costs, compared to 34 percent of the jurisdiction as a whole.</p> <p>Almost one-third of households (32 percent or 10,155) in the City are extremely low income, low income, or moderate income, with incomes ranging from 0-80% AMI.</p> <p>As discussed in the Needs Assessment and Market Analysis, services that benefit low income households and special needs populations are</p>	Income Level: <ul style="list-style-type: none"> • Extremely Low • Low • Moderate Family Types: <ul style="list-style-type: none"> • Large Families • Families with Children • Elderly Homeless: <ul style="list-style-type: none"> • Chronic Homelessness • Individuals • Families with Children • Mentally Ill • Chronic Substance Abuse • Veterans • Persons with HIV/Aids • Victims of Domestic Violence • Unaccompanied Youth Non-homeless Special Needs: <ul style="list-style-type: none"> • Elderly • Frail Elderly 	Expand economic opportunities for low income households	Qualitative feedback collected through the regional forums and regional needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.

Sort Order	Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
			necessary to help these groups take advantage of the overall economic growth of the City. Greater access to transit centers, public services, job training and workforce development, are key.	<ul style="list-style-type: none"> • Persons with Mental Disabilities • Persons with Physical Disabilities • Persons with Alcohol or Other Addictions • Persons with HIV/AIDS and their Families • Victims of Domestic Violence 		

Narrative

As previously discussed, the City is in one of the wealthiest regions of the nation and the income gap between the richest and the poorest populations is growing significantly. The City is tasked with determining how to maintain economic growth while assisting the most vulnerable populations.

The Needs Assessment and Market Analysis, in concert with the qualitative data collected through the community outreach, highlight the City's continued need for investment in economic development, affordable housing, and services for low income households, the homeless and other special need groups.

SP-30 Influence of Market Conditions – 91.215 (b)

Table 68 - Influence of Market Conditions

Affordable Housing Type	Market Characteristics that Will Influence the Use of Funds Available for Housing Type
Tenant Based Rental Assistance (TBRA)	As per the Needs Assessment, 13 percent of households in the City are severely cost burdened and paying more than 50 percent of their income toward housing costs. Sixteen percent of households in the City have incomes at or below 50% AMI.
TBRA for Non-Homeless Special Needs	As discussed in the Needs Assessment and Market Analysis, special needs populations generally face unique housing needs, such as physical limitations, low household incomes, and rising costs of healthcare and/or childcare. Housing affordability may be a key issue for those living on fixed incomes. High housing costs within the City can make it difficult to transition from Community Care Facilities into the private rental market without rental subsidies. This may put those special needs groups at a higher risk of becoming homeless.
New Unit Production	As per the Needs Assessment and Market Analysis, 35 percent of renters are cost burdened and paying more than 30 percent of their income toward housing costs. Forty-seven percent of those cost burdened renter households are LMI households. The HACSC currently has 21,000 households on its waitlist for Section 8, and the waitlist has been closed since 2006.
Rehabilitation	As per the Needs Assessment and Market Analysis, 77 percent of the City’s housing stock is over 40 years old and may require maintenance and repair.
Acquisition, Including Preservation	There are currently 4,268 units in the City that are affordable for households earning below 80% AMI, yet there are 5,845 households within this income bracket in need of affordable housing. This reflects a total deficit of 1,780 units for LMI households. With a lack of vacant land for new development, acquisition and preservation are important tools for growing the affordable housing stock.

SP-35 Anticipated Resources - 91.215(a) (4), 91.220(c) (1, 2)

Introduction

The amount of federal entitlement funding has seen an overall decrease of approximately 41 percent in the five year period from Fiscal Years (FY) 2010-2014. For the purposes of the Strategic Plan the City anticipates an annual five percent entitlement reduction per year, with the addition of approximately \$136,049 in Program Income annually.

Table 69 - City Entitlement Funding Received FY 2010 – FY 2014

	FY 10	FY 11	FY 12	FY 13	FY 14	Total
CDBG	\$731,566	\$606,566	\$429,304	\$467,192	\$433,933	\$2,668,561

Figure 4 - City Entitlement Funding Received FY 2010 - FY 2014

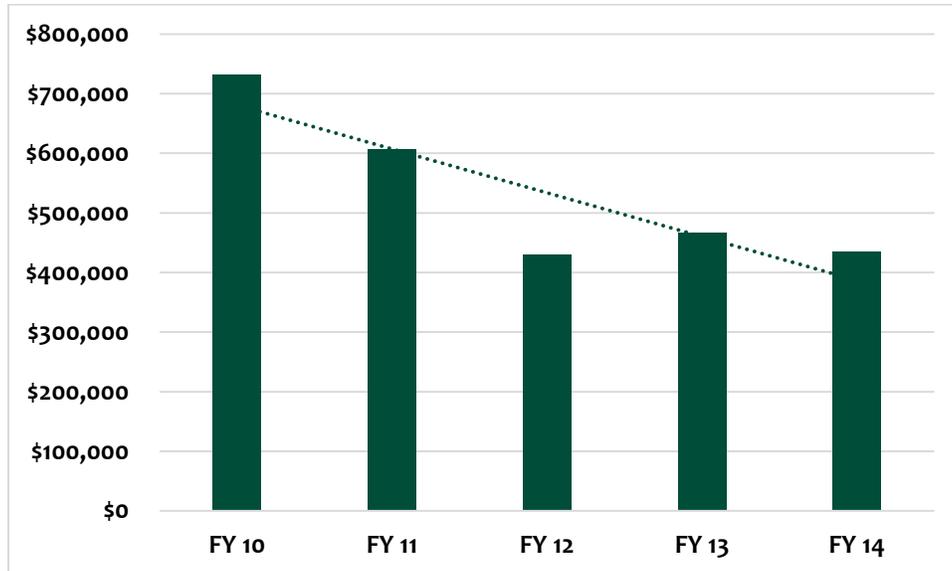


Table 70 - Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	<ul style="list-style-type: none"> • Admin and Planning • Acquisition • Economic Development • Housing • Public Improvements • Public Service 	\$442,460	\$136,049	\$303,164	\$881,673	\$2,103,594	CDBG funds will be used for the creation and preservation of affordable rental units, improvements in lower income neighborhoods, and public services that benefit low income and special needs households.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Entitlement Funds

Leverage, in the context of the CDBG and HOME, means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the costs of a project from a source other than the originating HUD program are documented.

Additionally, the City has recently been approved to join Santa Clara County's HOME Consortium. HOME funds can be used to fund eligible affordable housing projects for acquisition, construction and rehabilitation. Starting in FY 2015-2016 developers of affordable housing projects will be eligible to competitively apply through an annual RFP process directly to the County for HOME funds to help subsidize affordable housing projects in Palo Alto. If the City receives HOME dollars from its participation in the HOME consortium, the required 25 percent matching funds will be provided from the City's Affordable Housing Fund, which is comprised of two sub-funds: the Commercial Housing Fund and the Residential Housing Fund. As of August 25, 2014 the Commercial Housing Fund had an available balance of approximately \$6,600,000 and the Residential Housing Fund had an available balance of \$1,400,000.

Other Federal Grant Programs

In addition to the entitlement dollars listed above, the federal government has several other funding programs for community development and affordable housing activities. These include: the Section 8 Housing Choice Voucher Program, Section 202, Section 811, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. It should be noted that, in most cases, the City would not be the applicant for these funding sources as many of these programs offer assistance to affordable housing developers rather than local jurisdictions.

State Housing and Community Development Sources

In California, the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) administer a variety of statewide public affordable housing programs that offer assistance to nonprofit affordable housing developers. Examples of HCD's programs include the Multifamily Housing Program (MHP), Affordable Housing Innovation Fund (AHIF), Building Equity and Growth in Neighborhoods Program (BEGIN), and CalHOME. Many HCD programs have historically been funded by one-time State bond issuances and, as such, are subject to limited availability of funding. CalHFA offers multiple mortgage loan programs, down payment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. The State also administers the federal Low Income Housing Tax Credit (LIHTC) program, a widely used financing source for affordable housing projects. As with the other federal grant programs discussed above, the City would not apply for these funding sources. Rather, local affordable housing developers could apply for funding through these programs for particular developments in the City.

Additionally, the County also receives Mental Health Services Act (MHSA) funds from the State for housing.

County and Local Housing and Community Development Sources

There are a variety of countywide and local resources that support housing and community development programs. Some of these programs offer assistance to local affordable housing developers and community organizations while others provide assistance directly to individuals. These resources are discussed below:

- **Human Service Resource Allocation Process**
In addition to the CDBG public service funds, the City will provide \$1,099,347 million dollars from the General Fund in support of human services through HSRAP. The HSRAP funds, in conjunction with the CDBG public service funds, are distributed to local nonprofit agencies.
- **Palo Alto Commercial Housing Fund**
The Commercial Housing fund is used primarily to increase the number of new affordable housing units for Palo Alto's work force. It is funded with mitigation fees required from developers of commercial and industrial projects. As of August 25, 2014 the Commercial Housing Fund had an available balance of approximately \$6,600,000.
- **Palo Alto Residential Housing Fund**
The Residential Housing Fund is funded with mitigation fees provided under Palo Alto's Below Market Rate (BMR) housing program from residential developers and money from other miscellaneous sources, such as proceeds from the sale or lease of City property. As of August 25, 2014 the Residential Housing Fund had an available balance of \$1,400,000.
- **Below Market Rate Emergency Fund**
This fund was authorized by City Council in September 2002 in order to provide funding on an ongoing basis for loans to BMR owners for special assessment loans and for rehabilitation and preservation of the City's stock of BMR ownership units. As of March 13, 2014 the BMR Emergency Fund had a balance of approximately \$450,000.
- **The Housing Trust Silicon Valley**
This nonprofit organization combines private and public funds to support affordable housing activities in the County, including assistance to developers and homebuyers. Housing Trust Silicon Valley is among the largest housing trusts in the nation building special needs and affordable housing and assisting first-time homebuyers. Since HTSV began distributing funds in 2001, the trust has invested over \$75 million and leveraged over \$1.88 billion to create more than 9,953 housing opportunities
- **Mortgage Credit Certificates (MCC) Program**
The MCC program provides assistance to first-time homebuyers by allowing an eligible purchaser to take 20 percent of their annual mortgage interest payment as a tax credit against federal income taxes. The County administers the MCC Program on behalf of the jurisdictions, including Palo Alto. The program does establish maximum sales price limits on units assisted in this program and, due to the high housing costs in Cupertino, there have been few households assisted in Cupertino in recent years.

- **Santa Clara County Affordable Housing Fund (AHF)**
The County Board of Supervisors established the Affordable Housing Fund with initial funding of \$18.6 million in 2002. The main purpose of the AHF was to assist in the development of affordable housing especially for extremely low income and special needs people throughout the County. The County has awarded over \$10 million from the AHF to date. \$960,000 was awarded to the Tree House project developed by the Palo Alto Housing Corporation.
- **Stanford Affordable Housing Fund**
The County maintains this affordable housing fund intended to benefit low income households. The County distributes the funds through a Notice of Funding Availability (NOFA) process and has assisted developers in creating 91 units regionally.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City has no surplus vacant land that would be available for the development of housing or services. Sixty-five percent of land in the City is open space.

Discussion

Please see discussions above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its Consolidated Plan, including private industry, non-profit organizations, and public institutions.

Table 71 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Palo Alto, Planning and Community Environment	Government agency	<ul style="list-style-type: none"> • Affordable housing – ownership • Affordable housing – rental • Public housing • Homelessness • Non-homeless special needs • Community development: public facilities • Community development: neighborhood improvements • Community development: public services • Community development: economic development • Planning 	Jurisdiction
City of Palo Alto, Human Services Division	Government agency	<ul style="list-style-type: none"> • Planning 	Jurisdiction
County of Santa Clara – Office of Supportive Housing	Continuum of Care	<ul style="list-style-type: none"> • Homelessness 	Region
Housing Authority of the County of Santa Clara	PHA	<ul style="list-style-type: none"> • Affordable housing – rental • Affordable housing – ownership • Public housing 	Region

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

The City manages the institutional delivery structure surrounding the acceptance and allocation of federal grant funds for Consolidated Plan programs. The goals and objectives of the Strategic Plan could not have been formulated without residents’ informed assistance. Public presentation and participation is a vital component in the formulation and development of the City’s public policy documents, such as its Comprehensive Plan, Housing Element, and Specific and Precise Plans. These are just a few of the policy documents that the City has in place to influence and guide the economic, housing, and social service developments in the City.

The City’s Planning and Community Environment Department is responsible for the review of development and building activity to ensure compliance with zoning and building codes, the achievement of economic development goals, Comprehensive Plan policies, housing policies, and community values. The department assists the community in establishing land use and neighborhood plans and ensures the quality of new projects through the design and development review process.

Implementation of CDBG funds is overseen by the Department of Planning and Community Environment. Human Services and social service delivery in Palo Alto by non-profit agencies is

coordinated through the Human Services Resource Allocation Program (HSRAP). The City Council approves projects and programs that meet the City's goals. Collectively, the programs funded under CDBG and HSRAP provide essential services to the community. Applications are received and reviewed congruently which allows for internal administrative efficiencies, creates a visible public forum for the CDBG program, and provides a more coordinated and effective approach at addressing the City's human service needs.

The City benefits from a strong jurisdictional and regional network of housing and community development partners. For example, the HACSC improves neighborhoods by assisting low income residents, increasing the supply of affordable safe housing, and rehabilitating residential properties in many jurisdictions in the County. HACSC assists approximately 17,000 households countywide through federal rental housing assistance, and developing and managing affordable rental housing properties. Working closely with landlords, housing developers, charities and local governments, the HACSC provides housing and support services to as many eligible families as possible.

In addition, the Santa Clara Fair Housing Task Force includes representatives from the City and the other entitlement jurisdictions, fair housing providers, legal service providers, and other community service providers. Since its inception, the Task Force has implemented a calendar of countywide fair housing events and sponsors public information meetings, including Accessibility Training, First-Time Homebuyer training, and Predatory Lending training.⁸⁸

As standard practice, CDBG entitlement jurisdictions from throughout the County hold quarterly meetings to discuss issues of common interest. Meeting agendas cover such topics as projects receiving multi-jurisdictional funding, performance levels and costs for contracted public services, proposed annual funding plans, HUD program administration requirements, and other topics of mutual concern. These quarterly meetings provide an opportunity for the City to consult with other jurisdictions on its proposed use of federal funds for the upcoming Program Year. They have helped participants better understand the County and nonprofit social service structure within the County, and provide input to the Santa Clara County Office of Affordable Housing. Finally, the meeting serves as a forum for HUD representatives to share information and answer questions from entitlement jurisdictions regarding issues of mutual importance.

These quarterly meetings provide the opportunity for the City to consult with other jurisdictions on its proposed use of federal funds for the upcoming Program Year. The CDBG Coordinators Group meetings are often followed by a Regional Housing Working Group meeting, which is open to staff of entitlement and non-entitlement jurisdictions. The Working Group provides a forum for jurisdictions to develop coordinated responses to regional housing challenges.

Gaps

Nonprofit affordable housing developers and service providers play an important role in promoting community development within the City. However, they are often at a disadvantage in the housing development arena, as they compete with developers in the private sector for the limited land available for the development of housing. Affordable housing developers must adhere to noticing,

⁸⁸ City of Palo Alto. "Fiscal Year 2015 Annual Action Plan. 2014.
https://www.google.com/url?q=http://www.cityofpaloalto.org/civicax/filebank/documents/39839&sa=U&ei=AHyQVOHpl8ffoATsg4KgAg&ved=oCAGQFJAB&client=internal-uds-cse&usg=AFQjCNE_XnDk4Zbw8fKMZf7TrMDdbPAgpg

outreach and evaluation processes associated with the use of public funds. Private market rate developers do not have such requirements and are able to purchase sites quickly. Many market rate developers have funds available to purchase properties rather than needing to seek financing, which saves time. The market realities of increased value due to scarcity of land and the ability to acquire sites quickly provide advantages to market rate developers, while posing challenging constraints to affordable housing developers.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table 72 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training		X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling		X	
Transportation	X		

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

As part of the institutional delivery system, the City participates in the Santa Clara County CoC, a multi-sector group of stakeholders dedicated to ending and preventing homelessness in the County. The CoC’s primary responsibilities are to coordinate large-scale implementation of efforts to prevent and end homelessness. The CoC is governed by the CoC Board, which stands as the driving force committed to supporting and promoting a systems change approach to preventing and ending homelessness in the County.⁸⁹

⁸⁹ County of Santa Clara. “Housing Element 2015-2022.” 2014. http://www.sccgov.org/sites/planning/PlansPrograms/GeneralPlan/Housing/Documents/HE_2015_Adopted_Final.pdf

Destination: Home, a public-private partnership committed to collective impact strategies to end chronic homelessness, serves as the backbone organization for the CoC and is responsible for implementing by-laws and protocols that govern the operations of the CoC. Destination: Home is also responsible for ensuring that the CoC meets the requirements outlined under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).⁹⁰

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

In fall 2014, the CoC released a Draft Community Plan to End Homelessness in Santa Clara County, which outlines a roadmap for community-wide efforts to end homelessness in the County by 2020. The strategies and action steps included in the plan were informed by members who participated in a series of community summits designed to address the needs of homeless populations from April to August 2014. The Plan identifies strategies to address the needs of homeless persons in the County, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. Additionally, it also intended to address the needs of persons at risk of homelessness.

To address the needs of homeless individuals and individuals at risk of homelessness, the Plan aims to implement the following three action steps:⁹¹

1. Disrupt systems: Develop disruptive strategies and innovative prototypes that transform the systems related to housing homeless people.
2. Build the solution: Secure the right amount of funding needed to provide housing and services to those who are homeless and those at risk of homelessness.
3. Serve the person: Adopt an approach that recognizes the need for client-centered strategies with different responses for different levels of need and different groups, targeting resources to the specific individual or household.

Over the next five years, the Plan seeks to house 2,518 homeless individuals, 718 homeless veterans, and more than 2,333 children, unaccompanied youth, and homeless individuals living in families.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City is striving to improve intergovernmental and private sector cooperation to synergize efforts and resources, and develop new revenues for community service needs and the production of affordable housing.

Collaborative efforts include:

- Regular quarterly meetings between entitlement jurisdictions
- Joint jurisdiction Request for Proposals and project review committees

⁹⁰ Santa Clara County. "Continuum of Care Governance Charter." 2013.

⁹¹ Destination: Home. "Community Plan to End Homelessness in Santa Clara County 2015-2012." 2014.

- Coordination on project management for projects funded by multiple jurisdictions.

Recent examples include the effort by the County to create a regional affordable housing fund, using former redevelopment funds that could be returned to the County to use for affordable housing. Another effort underway involves the possible use of former redevelopment funds to create a countywide pool for homeless shelters and transitional housing. These interactions among agencies generate cohesive discussion and forums for bridging funding and service gaps on a regional scale.

The City's decision to join the County's HOME Consortium (along with the cities of Gilroy and Cupertino) is another example of a collaborative strategy to improve the institutional delivery structure for address affordable housing needs.

SP- 45 Goals Summary – 91.215(a) (4)

Goals Summary Information

Table 73 - Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	<ul style="list-style-type: none"> Affordable Housing 	N/A	Affordable Housing	CDBG: \$1,018,421	Rental units rehabilitated: 300 Housing Units
2	Homelessness	2015	2020	<ul style="list-style-type: none"> Homeless 	N/A	Homelessness	CDBG: \$254,605	Public service activities other than for low/mod income housing benefit: 2,500 Persons Assisted
3	Strengthen Neighborhoods	2015	2020	<ul style="list-style-type: none"> Non-Housing Community Development Non-Homeless Special Needs 	N/A	Community Services and Public Improvements	CDBG: \$127,302	Public service activities other than for low/mod income housing benefit: 2,500 Persons Assisted Public facility or infrastructure activities other than for low/mod income housing benefit: 500 Persons Assisted
4	Fair Housing	2015	2020	<ul style="list-style-type: none"> Non-Housing Community Development 	N/A	Fair Housing	CDBG: \$152,763.24	Public service activities other than for low/mod income housing benefit: 100 Persons Assisted
5	Economic Development	2015	2020	<ul style="list-style-type: none"> Non-Housing Community Development 	N/A	Economic Development	CDBG: \$992,963	Jobs created/retained: 125 Jobs

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Assist in the creation and preservation of affordable housing for low income and special needs households.
2	Goal Name	Homelessness
	Goal Description	Support activities to end homelessness.
3	Goal Name	Strengthen Neighborhoods
	Goal Description	Support activities that strengthen neighborhoods through the provision of community services and public improvements to benefit low income and special needs households.
4	Goal Name	Fair Housing
	Goal Description	Promote fair housing choice.
5	Goal Name	Economic Development
	Goal Description	Expand economic opportunities for low income households.

Estimate the number of extremely low income, low income, and moderate income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Currently, the City's HUD allocation for entitlement grants does not include funding from the HOME program. In prior fiscal years Palo Alto has funded a number of projects that have resulted in the production of new affordable housing units, rehabilitation of existing multi-family rental units, and acquisition of existing units. During the previous funding cycle the City did not receive any applications for affordable housing supported through the production of new units or rehabilitation of existing units. While future provision of affordable housing will depend on the availability of projects, the City estimates that CDBG funds will be used to provide affordable housing to approximately 300 households over the next five years.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

HACSC is proactive in incorporating resident input into the agency’s policy-making process. An equitable and transparent policy-making process that includes the opinions of public housing residents is achieved through the involvement of two tenant commissioners, one being a senior citizen, on the HACSC board. Furthermore, HACSC has installed a Resident Counsel which is comprised of five residents from all HUD-funded programs (Multifamily Housing, LIHTC, HOME, public housing, and Section 8). The Resident Counsel works with HACSC staff on evaluating the effectiveness and efficiency of the agency’s rental assistance programs. This grants members the opportunity to provide input on necessary program modifications.

As previously noted, HACSC has been a Moving to Work (MTW) agency since 2008. In this time the agency has developed 31 MTW activities. The vast majority of their successful initiatives have been aimed at reducing administrative inefficiencies, which in turn opens up more resources for programs aimed at LMI families.⁹² The following is excerpted from HACSC’s August 2014 Board of Commissioner’s report:

“HACSC’s Family Self Sufficiency (FSS) Program is designed to provide assistance to current HACSC Section 8 families to achieve self-sufficiency. When a family enrolls in the five-year program, HPD’s FSS Coordinator and LIFESteps service provider helps the family develop self-sufficiency goals and a training plan, and coordinates access to job training and other services, including childcare and transportation. Program participants are required to seek and maintain employment or attend school or job training. As participants increase their earned income and pay a larger share of the rent, HACSC holds the amount of the tenant’s rent increases in an escrow account, which is then awarded to participants who successfully complete the program. HACSC is currently in the initial stages of creating a pilot successor program to FSS under the auspices of its MTW flexibility called Focus Forward.”⁹³

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the ‘troubled’ designation

Not applicable.

⁹² HACSC. “Moving to Work (MTW) 2014 Annual Report.” September 2014.

⁹³ HACSC. “Housing Programs Department (HPD) Monthly Board Report.” August 2014.

SP-55 Barriers to Affordable Housing – 91.215(h)

Barriers to Affordable Housing

As previously discussed, the incorporated and unincorporated jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. High on the list is the lack of developable land, which increases the cost of available lands and increases housing development costs. Local opposition is another common obstacle as many neighbors have strong reactions to infill and affordable housing developments. Their opposition is often based on misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools.⁹⁴ However, to ensure a healthy economy, the region must focus on strategies and investment that provide housing for much of the region’s workforce – for example, sales clerks, secretaries, firefighters, police, teachers, and health service workers – whose incomes significantly limit their housing choices.⁹⁵

Even when developments produce relatively affordable housing, in a constrained housing supply market, higher income buyers and renters generally outbid lower income households and a home’s final sale or rental price will generally far exceed the projected sales or rental costs. Public subsidies are often needed to guarantee affordable homes for LMI households.

The City identified several constraints to the maintenance, development and improvement of housing and affordable housing in its 2015-2023 Housing Element update:⁹⁶

- Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing
- Land use controls
- Site improvement requirements
- Fees and exactions
- Permit processing procedures

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As stated in previous chapters, the City is addressing the barriers to affordable housing through the following programs and ordinances:

Context-Based Design Codes

The City adopted form-based codes in 2006 to ensure and encourage residential development by following context-based design guidelines to meet increased density needs. The code encourages the creation of walkable, pedestrian-oriented neighborhoods, following green building design principles, and increasing density along transit corridors and in mixed-use neighborhoods. The Context-Based Design Code allows for increased density and mixed-use buildings in a way that enhances neighborhood character and walkability.

⁹⁴ Association of Bay Area Governments. “Affordable Housing in the Bay Area.” 2014.

⁹⁵ Association of Bay Area Governments. “Jobs-Housing Connection Strategy.” 2012.

⁹⁶ City of Palo Alto. “2015-2023 Housing Element.” 2014. <http://www.cityofpaloalto.org/civicax/filebank/documents/44951>

Density Bonus Ordinance

Density bonus provisions are a tool for attracting and assisting developers in constructing affordable housing. Density bonuses allow a developer to increase the density of a development above that allowed by standard zoning regulations, as well as provide regulatory relief in the form of concessions. In exchange, a developer provides affordable units in the development.

In 2004, the California State Legislature lowered the thresholds required to receive a density bonus and increased the number of concessions a developer can receive. The City adopted a Density Bonus Ordinance in January 2014. The density bonus regulations allow for bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided. As required by state law, the regulations also allow for exceptions to applicable zoning and other development standards, to further encourage development of affordable housing.

Below Market Rate Housing Program

Established in 1974, the City's BMR Housing Program has been instrumental in the production of affordable housing by requiring developers to provide a certain percentage of units as BMR in every approved project of three units or more. The program originally required that for developments on sites of less than five acres, the developer must provide 15 percent of the total housing units as BMR housing units. If the site was larger than five acres, the developer was required to provide 20 percent of the units as BMR housing.

However, recent court cases have drastically changed the BMR, or "inclusionary zoning", environment in California. Two factors have received recent attention by the courts: whether inclusionary housing is considered rent control, and whether inclusionary housing and related housing mitigation fees are considered exactions. As a result of ongoing litigation, many cities have suspended or amended the portions of their inclusionary housing requirements that require affordable units to be included in market-rate rental developments and many cities have turned, instead, to the use of development impact fees charged on new, market-rate housing and/or commercial development. Known as "Housing Impact Fees" and "Commercial Linkage Fees," these fees are based on an assessment of the extent to which the development of new market-rate housing or commercial uses, respectively, generates additional demand for affordable housing.⁹⁷

Commercial Housing Fund

The Commercial Fund is composed solely of housing mitigation fees collected from commercial developers under Chapter 16.47 of the Municipal Code. This ordinance was adopted in 1984. Fee revenue varies greatly from year to year. However, over a ten-year period from 1998 to 2008, over \$5.4 million was collected in fees at an average of \$542,000 per year. During that period the fee rate ranged from about \$3.00 to \$4.00 per square foot. In May 2002, the housing impact fee was increased to \$15.00 per net new square feet of commercial space and, as of May 2008, it had gone up to \$17.06 with annual CPI adjustments. The Commercial Fund monies are used only to assist in the development of new housing units. Since initiation of commercial housing impact fees through June

⁹⁷ California Building Industry Association. "California Supreme Court takes Inclusionary Zoning Case." <http://www.cbia.org/go/government-affairs/cbia-reports1/september-23-2013/california-supreme-court-takes-inclusionary-zoning-case/>

2008, seven new housing projects have been constructed with City financial assistance from the Commercial Fund producing 377 new affordable rental units.

Residential Housing Fund

The Residential Fund is primarily composed of fees received from developers of market-rate residential projects in-lieu of the provision of on-site or off-site below market rate units. These fees are collected pursuant to the City's BMR housing program. Over the ten-year period from 1998 to 2008, almost \$5.8 million in fees were collected, for an average of about \$580,000 per year in revenue. Residential Fund monies may be used to assist new housing development or the acquisition, rehabilitation or the preservation of existing housing for affordable housing. All housing assisted has been rental and most of the units have been affordable to very low and low income households. Through 2008, a total of nine housing projects with 379 units have been acquired, rehabilitated or constructed with City assistance from this Fund.

In all cases, the housing projects assisted by the City have been developed, owned and managed by local nonprofit housing organizations. Many housing types have been developed serving different housing needs. Examples include: senior apartments, SRO units, family apartments, units for persons with disabilities, studio units and large family units. Typically, the developer has also used state or federal housing subsidies such as the housing tax credits in addition to the City's financial assistance.

The City provides its funds through long-term loans with low interest rates and usually deferred payment. All loans must be approved by the City Council and the City restricts the projects under long-term regulatory agreements. Any cost necessary to develop the housing can be funded by the City. Developers are encouraged to apply through the funding cycle for the CDBG program, but may apply at other times if necessary.

Development Impact Fees for Housing

Palo Alto's impact fees are comprised of four categories: housing, traffic, community facilities, and parkland dedication. The housing fee to non-residential development increased from \$18.44 to \$18.89 per square foot, effective May 8, 2013. The fee rate applies to all net new commercial square footage on a site. Full payment is required at building permit issuance with some exemptions including hospitals and convalescent facilities, private education facilities, public facilities and private clubs, lodges and fraternal organizations.

Housing Trust Silicon Valley (HTSV)

This nonprofit organization combines private and public funds to support affordable housing activities in the County, including assistance to developers and homebuyers. The HTSV is among the largest housing trusts in the nation building special needs and affordable housing and assisting first-time homebuyers. Palo Alto was among the contributors during its founding and has continued to allocate funding. A provision was added to ensure the City's funds be used exclusively for qualifying affordable housing projects within Palo Alto. The most recent contribution included \$200,000 from the City's Residential Housing Fund for Fiscal Year 2012. Participation in the Trust has increased the available housing funding for a number of Palo Alto projects. In addition, HTSCC has invested over \$100,000 assisting 16 households to purchase homes in Palo Alto through its first-time homebuyer program.

HOME Investment Partnerships Program (HOME)

Additionally, the City has recently been approved to join the County's HOME Consortium. HOME funds can be used to fund eligible affordable housing projects for acquisition, construction and rehabilitation. Starting in FY 2015-2016, developers of affordable housing projects will be eligible to competitively apply through an annual RFP process directly to the County for HOME funds to help subsidize affordable housing projects in the City.

SP-60 Homelessness Strategy – 91.215(d)

Describe the five-year goals and actions for reducing and ending homelessness including:

Following a six-month planning process, the Santa Clara County Collaborative on Affordable Housing and Homeless Issues recommended the people serving on the Destination: Home Leadership Board should also serve as the Continuum of Care (CoC) Board. The Destination: Home Leadership Board agreed to accept this dual role due to the overwhelming need for a unified and community-wide strategy to end and prevent homelessness, especially chronic homelessness, which is a priority both locally and nationally. The new CoC Board identified the County’s Office of Supportive Housing as the Collaborative Applicant to ensure that the local CoC fully implemented the requirements and intent of The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009.

Lead by Destination: Home, the CoC created a five-year strategic plan entitled the 2015-2020 Community Plan to End Homelessness in Santa Clara County through a series of community summits related to the specific homeless populations and homeless issues in the County.⁹⁸ As previously discussed, the CoC’s target is to house 2,518 chronically homeless individuals, 718 homeless veterans, and more than 2,333 homeless children, youth, and families.

The CoC’s plan includes the following overarching strategies:

1. Disrupt Systems – Develop disruptive strategies and innovative prototypes that transform the systems related to housing a homeless person.
2. Build the Solution – Secure the right amount of funding needed to provide housing and services to those who are homeless and those at risk of homelessness.
3. Serve the Person – Adopt an approach that recognizes the need for client-centered strategies with different responses for different levels of need and different groups, targeting resources to the specific individual or household.

Within each strategy the CoC identifies several tasks:

1. Disrupt Systems
 - a. Transform the Way Government Responds to Homelessness
 - i. Rethink how government organizes to respond to homelessness
 - ii. Ensure people leaving systems do not become homeless
 - iii. Increase access to benefits for people who are homeless or at risk of homelessness
 - b. Include the Private Sector and the Community in the Solution
 - i. Increase awareness
 - ii. Increase and align private resources
 - iii. Provide opportunities for the business sector to address homelessness
 - iv. Collaborate with community organizations
 - v. Engage with the environmental community to reduce the environmental impacts of homelessness
 - c. Create the Best Homeless System of Care
 - i. Coordinate housing and services to connect each individual with the right housing solution

⁹⁸ Santa Clara County CoC. “Community Plan to End Homelessness in Santa Clara County 2015-2020.” 2014.

- ii. Respond to system barriers and service gaps by making the best use of existing assets
 - iii. Partner across public and private sectors to improve systemic coordination
 - iv. Increase provider capacity
- 2. Build the Solution
 - a. Create New Homes and Opportunities to House Homeless Men, Women, and Children
 - i. Create 6,000 Housing Opportunities
 - ii. Fund supportive services for the new housing opportunities
- 3. Serve the Population
 - a. Have Different Responses for Different Levels of Need
 - i. Provide permanent supportive housing to end chronic homelessness
 - ii. Expand rapid rehousing resources to respond to episodic homelessness
 - iii. Prevent homelessness before it happens

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Two formally homeless persons are on the Continuum of Care Board. Homeless outreach primarily occurs in the City of San Jose, although outreach efforts to the rest of the County are expected to increase in the next 12 months.

Addressing the emergency and transitional housing needs of homeless persons

New Directions, on a county-wide basis, provides intensive case management to frequent users of the emergency departments at four area hospitals, many of whom are chronically homeless individuals. Santa Clara Valley Medical Center, O'Connor Hospital, Regional Medical Center and Saint Louise Regional Hospital are served by this project. Health Care for the Homeless provides medical care to homeless people through its clinics and mobile medical van at homeless encampments.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Particularly for chronically homeless, it is preferred that individuals receive intensive case management rather than simple information and referral services. Case managers work to assist homeless individuals find housing, connect with resources, and receive services to maintain housing. The provision of case management is person-based rather than shelter-based with the goal of rapid re-housing. Within the five-year goals of the Community Plan to End Homelessness, the target is to create 6,000 housing opportunities for persons who are homeless. An additional goal is for each of the 6,000 new tenants to have access to the services that will allow them to maintain that housing.⁹⁹

⁹⁹ Santa Clara County CoC. "Community Plan to End Homelessness in Santa Clara County 2015-2020." 2014.

The City spends part of its CDBG funds and local funds toward a variety of public services to address the needs of homeless and very low income persons. Services provided include free food, clothing, medical care, legal assistance, and rental assistance. The City allocates funding to the following homeless service providers:

CDBG Funded

- **InnVision Shelter Network - Opportunity Services Center**
The Opportunity Services Center facility in Palo Alto provides a clean, safe environment and resources for low income or homeless persons including bagged groceries, hot meals, a rotating church shelter program, information and referral, shower and laundry facilities, case management, and money management (payee) programs, clothing and health services. A daily hot meal is provided at a different location each day and bagged groceries are distributed daily at the Downtown Food Closet. The Hotel de Zink rotating church shelter program is housed at a different location each month.
- **Downtown Streets Team – Workforce Development Program**
This economic development program helps motivated graduates of the Downtown Streets Team programs move on to stable employment. The program includes mentoring, counseling, job readiness, job training, and assistance.

HSRAP Funded

- **Abilities United – Disability Services**
This organization provides services and activities for adults and children with mental and physical disabilities.
- **Community Technology Alliance – Shared Technical Infrastructure**
The Community Technology Alliance provides shelter hotline and voicemail services for homeless individuals and families. The voicemail service helps case-managed clients attain individual goals such as securing health care, housing or employment. A countywide housing information and referral website and tracking system is maintained to assist service providers and those seeking shelter.
- **Downtown Streets Team – Downtown Streets**
Downtown Streets Team identifies motivated homeless individuals and provides them with jobs cleaning and beautifying the downtown area in exchange for housing and food vouchers. The program includes counseling, coaching and training to help program participants build self-esteem, confidence and connections in the community.
- **Momentum for Mental Health – Homeless Outreach Program**
Momentum for Mental Health outreach program provide emergency on-call services to assist local mentally ill homeless persons. The agency provides services to City departments, libraries, community centers and local homeless service providers.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City allocates funding to the following service providers:

- Palo Alto Housing Corporation – SRO Tenant Counseling
Palo Alto Housing Corporation provides counseling and case-management services for the low income residents and prospective residents of single room occupancy hotels in Palo Alto. Many SRO residents have a history of homelessness and special needs. The program plays a vital role in helping residents maintain their stability and housing.
- Avenidas – Senior Services
This agency is the main provider of senior services in the Mid-Peninsula area.
- La Comida de California – Hot Meals for the Elderly
La Comida provides a daily hot meal program for the elderly.
- May View Health Center – Health Care for Low Income & Homeless Residents
The Center provides basic primary health care services and health education and referral services for uninsured low income and homeless individuals from the Palo Alto area.
- Peninsula HealthCare Connection – Project Downtown Connect
This is a provider of health care services at the Opportunity Center of Palo Alto. Project Downtown Connect provides Section 8 vouchers to eligible homeless individuals and families.
- SALA – Legal Assistance for the Elderly
Senior Adults Legal Assistance (SALA) provides affordable legal assistance to elderly residents.

Discussion

Please see discussion above.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City's housing and CDBG staff provide information and referral to property owners, developers, and non-profit organizations rehabilitating older housing about lead-based paint (LBP) hazards. Any house to be rehabilitated with City financial assistance is required to be inspected for the existence of LBP and LBP hazards. The City will provide financial assistance for the abatement of such hazards in units rehabilitated with City funding.

How are the actions listed above related to the extent of lead poisoning and hazards?

Building age is used to estimate the number of homes with LBP which was prohibited on residential units after 1978. For the purposes of this plan, units built before 1980 are used as a baseline for units that contain LBP. Seventy-nine percent of all units (20,265 units) in the City were built before 1980 and provide potential exposure to LBP. As discussed in the Needs Assessment, 23 percent of households within the City have incomes ranging from 0-80% AMI. Using this percentage as a baseline, we can estimate that 4,661 LBP units are occupied by LMI families.

How are the actions listed above integrated into housing policies and procedures?

The City requires that contractors are trained and certified in an effort to decrease the risk of potential use of LBP in new units. All development and rehabilitation projects must be evaluated according to HUD's Lead Safe Housing Rule 24 CFR Part 35.

SP-70 Anti-Poverty Strategy – 91.215(j)

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

As stated in the Needs Assessment, almost a quarter of households (23 percent, or 5,845 households) in the City are LMI, with incomes ranging from 0-80% AMI. To address this, the City employs a multi-tiered anti-poverty strategy, with each of the goals and programs described in this plan addressing poverty directly or indirectly. The City provided either CDBG or HSRAP funding to several services for persons within the community who are low income, homeless, or at-risk of becoming homeless. In summary, the goal of all of the services listed in this chapter is to prevent homelessness, help people move out of homelessness, and to reduce the number of persons below the poverty line.

The City's Workforce Development Program, administered by Downtown Streets, Inc., provides a transition from unemployment and homelessness to regular employment and housing through case management, job training, mentoring, housing, and transportation assistance. The City also partners with NOVA, a local nonprofit agency that provides job seekers with resume and job search assistance, assessment, and referrals to specialized training and educational programs.

The City provided \$1,216,177 in General Funds during FY 2013-2014 to address primary human service needs in the community. These funds include multi-year agreements with others allocated by HSRAP and administered by the Office of Human Services in the Community Services Department. Funded projects addressed priority needs in the following categories: early child care and education, youth programs, senior nutrition and social services, homelessness, and basic needs such as health care and mental health.¹⁰⁰

In 2013 the Palo Alto City Council approved the allocation of \$150,000 in CDBG funds toward a Microenterprise Assistance Program (MAP). The purpose of the program is to provide access to new opportunities to improve the economic self-sufficiency of LMI families and individuals. This program builds on the foundation of entrepreneurship and empowers clients by increasing their economic literacy, business skills, self-esteem, and personal behavior appropriate to the workplace. The MAP program seeks to accomplish the following:¹⁰¹

- Provide an innovative path out of poverty
- Create self-sufficiency
- Improve the survival rate of microenterprise businesses
- Improve employment skills
- Promote community economic development

¹⁰⁰ City of Palo Alto. "Consolidated Annual Performance and Evaluation Report FY2013-2014." 2014

¹⁰¹ City of Palo Alto. "Pilot Microenterprise Assistance Program (MAP).
<http://www.cityofpaloalto.org/news/displaynews.asp?NewsID=2480&TargetID=268>

SP-8o Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

A key element of the CDBG Planner’s role in management and oversight responsibilities is the monitoring of program performance. In general, the CDBG Coordinator is responsible for managing the day-to-day operations of the City’s CDBG Program and ensuring that funds are used in keeping with program requirements. Monitoring is a review of program or project performance and compliance.

The City uses a CDBG Monitoring Responsibilities and Plan to provide an internal control mechanism designed to review performance over a period of time and to evaluate compliance of nonprofit sub-recipients funded under CDBG pursuant to 24 CFR 570.502. Applicability of Uniform Administrative Requirements, (a) (14) and with 24 CFR Section 85, Uniform Administrative Requirements for Grants and Cooperative Agreements to States and Local Governments, 24 CFR Section 85.40 “Monitoring and reporting program performance,” and other laws and regulations based on the funding source.¹⁰²

Monitoring allows the City to provide technical assistance to help subrecipients comply with applicable laws and regulations, improve technical skills, increase capacity and stay updated on regulations relevant to CDBG. Additionally, monitoring helps to identify deficiencies, and highlight accomplishments and best practices that can be duplicated.

Monitoring will be conducted in two phases. File review will generally confirm compliance with reporting requirements, financial submittals, and contract provisions and much of it will be completed prior to the onsite visit. On-site reviews will focus more on the beneficiary documentation and services provided, including quantitative performance outcomes to local and federal objectives, and financial processes and documentation only available at the program site.

The City will coordinate its monitoring efforts of Public Service activities funded by other entitlement jurisdictions, in an effort to standardize the process and reduce the burden on the providers. Monitoring checklists will be used to assure regulatory requirements are being met and will adequately be designed to test for client eligibility. Subrecipients who are found to be in noncompliance and receive a finding as a result of their monitoring will be provided with technical assistance towards resolution. Actions taken by the City to achieve compliance may include, but not be limited to, withholding further disbursements of CDBG funds until satisfactory compliance with applicable regulations are achieved.

¹⁰² U.S. Department of Housing & Urban Development. “Monitoring and Reporting Program Performance.” <http://www.gpo.gov/fdsys/pkg/CFR-2000-title24-vol1/pdf/CFR-2000-title24-vol1-sec85-40.pdf>

Minority Outreach (MBE/WBE)

Through the CDBG Program the City works with non-profit affordable housing developers on awarding contractors and subcontractors performing the construction contracts awarded participation by minority businesses in each construction project.

First Year Action Plan

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The City of Palo Alto's (City) Fiscal Year (FY) 2015-2016 Action Plan covers the time period from July 1, 2015 to June 30 2016 (HUD Program Year 2015). The City's FY 2016 entitlement amount is \$442,460. Additionally, the City estimates approximately \$136,049 in program income and an estimated \$303,164 in available uncommitted funds from the prior program year, bringing the total estimated budget for FY 2015-2016 to \$881,673.

While U.S. Department of Housing and Urban Development (HUD) allocations are critical, they are not sufficient to overcome all barriers and address all needs that low income individuals and families face in attaining self-sufficiency. The City will continue to leverage additional resources to successfully provide support and services to the populations in need.

Currently, the City is not eligible to receive direct funding under the HOME Investment Partnership Act (HOME), Emergency Solutions Grant (ESG), or Housing Opportunities for Persons with AIDS (HOPWA) – also programs covered under the Consolidated Plan Regulations.

Within the CDBG funding, Year One allocations are as follows:

Table 74 - CDBG Fiscal Year 2015-2016 Annual Budgetary Priorities

CDBG Fiscal Year 2015 Annual Budgetary Priorities		
FY 2015-2016 Budget ((\$442,460 Allocation + \$136,049 Program Income)	\$578,509	
Administration and Planning (20% Cap = \$115,701)	20%	\$115,702
Public Services (15% Cap = \$82,910)	15%	\$82,880
Affordable Housing Projects	40%	\$231,140
Economic Development Projects	25%	\$148,787
Total	100%	\$578,509
FY 2014-2015 Uncommitted Funds (Affordable Housing & Economic Development Projects)	\$303,164	
Total Available to Allocate	\$881,673	

Table 75 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	<ul style="list-style-type: none"> • Admin and Planning • Acquisition • Economic Development • Housing • Public Improvements • Public Service 	\$442,460	\$136,049	\$303,164	\$881,673	\$2,103,594	CDBG funds will be used for the creation and preservation of affordable rental units, improvements in lower income neighborhoods, and public services that benefit low income and special needs households.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Entitlement Funds

Leverage, in the context of the CDBG and HOME, means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the costs of a project from a source other than the originating HUD program are documented.

Additionally, the City has recently been approved to join the County's HOME Consortium. HOME funds can be used to fund eligible affordable housing projects for acquisition, construction and rehabilitation. Starting in FY 2015-2016 developers of affordable housing projects will be eligible to competitively apply through an annual Request for Proposals (RFP) process directly to the County for HOME funds to help subsidize affordable housing projects in Palo Alto. If the City receives HOME dollars from its participation in the HOME consortium, the required 25 percent matching funds will be provided from the City's Affordable Housing Fund, which is comprised of two sub-funds: the Commercial Housing Fund and the Residential Housing Fund. As of August 25, 2014 the Commercial Housing Fund had an available balance of approximately \$6,600,000 and the Residential Housing Fund had an available balance of \$1,400,000.

Other Federal Grant Programs

In addition to the entitlement dollars listed above, the federal government has several other funding programs for community development and affordable housing activities. These include: the Section 8 Housing Choice Voucher Program, Section 202, Section 811, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. It should be noted that, in most cases, the City would not be the applicant for these funding sources as many of these programs offer assistance to affordable housing developers rather than local jurisdictions.

State Housing and Community Development Sources

In California, the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) administer a variety of statewide public affordable housing programs that offer assistance to nonprofit affordable housing developers. Examples of HCD's programs include the Multifamily Housing Program (MHP), Affordable Housing Innovation Fund (AHIF), Building Equity and Growth in Neighborhoods Program (BEGIN), and CalHOME. Many HCD programs have historically been funded by one-time State bond issuances and, as such, are subject to limited availability of funding. CalHFA offers multiple mortgage loan programs, down payment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. The State also administers the federal Low Income Housing Tax Credit (LIHTC) program, a widely used financing source for affordable housing projects. As with the other federal grant programs discussed above, the City would not apply for these funding sources. Rather, local affordable housing developers could apply for funding through these programs for particular developments in the City.

Additionally, the County also receives Mental Health Services Act (MHSA) funds from the State for housing.

County and Local Housing and Community Development Sources

There are a variety of countywide and local resources that support housing and community development programs. Some of these programs offer assistance to local affordable housing developers and community organizations while others provide assistance directly to individuals. These resources are discussed below:

- **Human Service Resource Allocation Process**
In addition to the CDBG public service funds, the City will provide \$1,099,347 million dollars from the General Fund in support of human services through HSRAP. The HSRAP funds, in conjunction with the CDBG public service funds, are distributed to local nonprofit agencies.
- **Palo Alto Commercial Housing Fund**
The Commercial Housing fund is used primarily to increase the number of new affordable housing units for Palo Alto's work force. It is funded with mitigation fees required from developers of commercial and industrial projects. As of August 25, 2014 the Commercial Housing Fund had an available balance of approximately \$6,600,000.
- **Palo Alto Residential Housing Fund**
The Residential Housing Fund is funded with mitigation fees provided under Palo Alto's Below Market Rate (BMR) housing program from residential developers and money from other miscellaneous sources, such as proceeds from the sale or lease of City property. As of August 25, 2014 the Residential Housing Fund had an available balance of \$1,400,000.
- **Below Market Rate Emergency Fund**
This fund was authorized by City Council in September 2002 in order to provide funding on an ongoing basis for loans to BMR owners for special assessment loans and for rehabilitation and preservation of the City's stock of BMR ownership units. As of March 13, 2014 the BMR Emergency Fund had a balance of approximately \$450,000.
- **Housing Trust Silicon Valley**
This nonprofit organization combines private and public funds to support affordable housing activities in the County, including assistance to developers and homebuyers. The Housing Trust is among the largest housing trusts in the nation building special needs and affordable housing and assisting first-time homebuyers. Since HTSV began distributing funds in 2001, the trust has invested over \$75 million and leveraged over \$1.88 billion to create more than 9,953 housing opportunities.
- **Mortgage Credit Certificates (MCC) Program**
The MCC program provides assistance to first-time homebuyers by allowing an eligible purchaser to take 20 percent of their annual mortgage interest payment as a tax credit against federal income taxes. The County administers the MCC Program on behalf of the jurisdictions, including Palo Alto. The program does establish maximum sales price limits on units assisted in this program and, due to the high housing costs in the City, there have been few households assisted in Palo Alto in recent years.

- **Santa Clara County Affordable Housing Fund (AHF)**
The County Board of Supervisors established the AHF with initial funding of \$18.6 million in 2002. The main purpose of the AHF was to assist in the development of affordable housing especially for extremely low income and special needs people throughout the County. The County has awarded over \$10 million from the AHF to date. \$960,000 was awarded to the Tree House project developed by the Palo Alto Housing Corporation.
- **Stanford Affordable Housing Fund**
The County maintains this affordable housing fund intended to benefit low income households. The County distributes the funds through a Notice of Funding Availability (NOFA) process and has assisted developers in creating 91 units regionally.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable; the existing land that the City has jurisdiction over is currently utilized by facilities and parks. Sixty-five percent of the City is open space.

Discussion

Please see discussions above.

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 76 - Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	<ul style="list-style-type: none"> Affordable Housing 	N/A	<ul style="list-style-type: none"> Affordable Housing 	CDBG: \$392,368	Rental units rehabilitated: 156 Housing Units
2	Homelessness	2015	2020	<ul style="list-style-type: none"> Homeless 	N/A	<ul style="list-style-type: none"> Homelessness 	CDBG: \$63,360	Public service activities other than for low/mod income housing benefit: 531 Persons Assisted
3	Strengthen Neighborhoods	2015	2020	<ul style="list-style-type: none"> Non-Housing Community Development Non-Homeless Special Needs 	N/A	<ul style="list-style-type: none"> Community Services and Public Improvements 	CDBG: \$19,520	Public service activities other than for low/mod income housing benefit: 305 Persons Assisted
4	Fair Housing	2015	2020	<ul style="list-style-type: none"> Non-Housing Community Development 	N/A	<ul style="list-style-type: none"> Fair Housing 	CDBG: \$32,016	Public service activities other than for low/mod income housing benefit: 30 Persons Assisted
5	Economic Development	2015	2020	<ul style="list-style-type: none"> Non-Housing Community Development 	N/A	<ul style="list-style-type: none"> Economic Development 	CDBG: \$290,723	Jobs created/retained: 30 Jobs

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Assist in the creation and preservation of affordable housing for low income and special needs households.
2	Goal Name	Homelessness
	Goal Description	Support activities to end homelessness.
3	Goal Name	Strengthen Neighborhoods
	Goal Description	Support activities that strengthen neighborhoods through the provision of community services and public improvements to benefit low income and special needs households.
4	Goal Name	Fair Housing
	Goal Description	Promote fair housing choice.
5	Goal Name	Economic Development
	Goal Description	Expand economic opportunities for low income households.

AP-35 Projects – 91.220(d)

Introduction

The Consolidated Plan goals below represent high priority needs for the City of Palo Alto (City) and serve as the basis for the strategic actions the City will use to meet these needs. The goals, listed in no particular order, are:

1. Assist in the creation and preservation of affordable housing for low income and special needs households.
2. Support activities to end homelessness.
3. Support activities that strengthen neighborhoods through the provision of community services and public improvements to benefit low income and special needs households.
4. Promote fair housing choice.
5. Expand economic opportunities for low income households.

Projects

Table 77 - Project Information

#	Project Name
1	Long-Term Care Ombudsman Program
2	Opportunity Services Center
3	SRO Resident Support Services
4	Housing & Emergency Services
5	Domestic Violence Services
6	Fair Housing Services
7	Planning and Administration
8	Palo Alto Gardens Rehabilitation Project
9	Workforce Development Program

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City’s Consolidated Plan update coincides with the development of the first year Action Plan and the biennial RFP process. The City awards CDBG funding to nonprofit agencies to provide public services and housing for low income and special needs households. The City operates on a two-year grant funding cycle for CDBG grants.

The City allocates its CDBG funds to projects and programs that will primarily benefit 0-50% AMI households, the homeless and special needs populations. The allocation of funds is made based on the needs identified in the Consolidated Plan.

AP-38 Project Summary

Project Summary Information

Table 78 - Project Summary

Sort Order	Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Goal Outcome Indicator
1	Catholic Charities of Santa Clara County – Long-term Care Ombudsman Program	N/A	<ul style="list-style-type: none"> Strengthen Neighborhoods 	<ul style="list-style-type: none"> Homelessness Community Services and Public Improvements 	\$5,422	Public service activities other than for low/mod income housing benefit: 260 Persons Assisted
2	InnVision Shelter Network – Opportunity Services Center	N/A	<ul style="list-style-type: none"> Homelessness Strengthen 	<ul style="list-style-type: none"> Homelessness Community Services and Public Improvements 	\$38,499	Public service activities other than for low/mod income housing benefit: 400 Persons Assisted
3	Palo Alto Housing Corporation – SRO Resident Support Program	N/A	<ul style="list-style-type: none"> Strengthen Neighborhoods Homelessness Affordable Housing Fair Housing 	<ul style="list-style-type: none"> Community Services and Public Improvements Homelessness Affordable Housing 	\$24,861	Public service activities other than for low/mod income housing benefit: 131 Persons Assisted
4	Silicon Valley Independent Living Center – Housing & Emergency Housing Services	N/A	<ul style="list-style-type: none"> Strengthen Neighborhoods Fair Housing 	<ul style="list-style-type: none"> Community Services Fair Housing 	\$5,422	Public service activities other than for low/mod income housing benefit: 20 Persons Assisted
5	YWCA of Silicon Valley – Domestic Violence Activities	N/A	<ul style="list-style-type: none"> Community Services 	<ul style="list-style-type: none"> Community Services 	\$8,676	Public service activities other than for low/mod income housing benefit: 40 Persons Assisted
6	Project Sentinel – Fair Housing Services	N/A	<ul style="list-style-type: none"> Fair Housing 	<ul style="list-style-type: none"> Fair Housing Affordable Housing 	\$32,016	Public service activities other than for low/mod income housing benefit: 40 Persons Assisted

Sort Order	Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Goal Outcome Indicator
7	City of Palo Alto Planning and Administration	N/A	<ul style="list-style-type: none"> • Affordable Housing • Homelessness • Strengthen Neighborhoods • Fair Housing • Economic Development 	<ul style="list-style-type: none"> • Affordable Housing • Homelessness • Community Services • Public Facilities, Public Improvements and Infrastructure • Fair Housing • Economic Development 	\$83,686	N/A
8	MidPen Housing – Palo Alto Garden Housing Rehabilitation	N/A	<ul style="list-style-type: none"> • Affordable Housing 	Affordable Housing	\$392,368	Rental units rehabilitated: 156 Housing Units
9	Downtown Streets – Workforce Development Program	N/A	<ul style="list-style-type: none"> • Economic Development 	<ul style="list-style-type: none"> • Economic Development 	\$290,723	Jobs created/retained: 30 Jobs

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low income and minority concentration) where assistance will be directed

Not applicable. The City has not established specific target areas to focus the investment of CDBG funds.

Table 79 - Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

Please see discussion above.

AP-55 Affordable Housing – 91.220(g)

Introduction

Palo Alto has identified affordable housing as the primary objective for the expenditure of CDBG funds in the Consolidated Plan. The City will continue to allocate the maximum funding available to activities and projects that meet this objective. While CDBG entitlement dollars are limited, the City does anticipate expending a significant portion of its CDBG funds on the preservation and rehabilitation of affordable housing. A detailed discussion of how HUD entitlements will be used to support affordable housing needs within the City is provided in AP-20, with the number of households to be assisted itemized by goal.

Table 80 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	156
Total	156

Table 81 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	156
Acquisition of Existing Units	0
Total	156

Discussion

Please see discussion above.

AP-60 Public Housing – 91.220(h)

Introduction

HACSC assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program (Section 8). The Section 8 waiting list contains 21,256 households (estimated to be a 10-year wait). HACSC also develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County. HACSC's programs are targeted toward LMI households and more than 80 percent of their client households are extremely low income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.¹⁰³

In 2008, HACSC entered a ten-year agreement with HUD to become a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.¹⁰⁴ Additionally, HACSC has used LIHTC financing to transform and rehabilitate 535 units of public housing into HACSC-controlled properties. The agency is an active developer of affordable housing and has either constructed, rehabilitated, or assisted with the development of more than 30 housing developments that service a variety of households, including special needs households.

Actions planned during the next year to address the needs to public housing

Not applicable. HACSC owns and manages four public housing units, which are all located in the City of Santa Clara.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

While the majority of their units have been converted to affordable housing stock, HACSC is proactive in incorporating resident input into the agency's policy-making process. An equitable and transparent policy-making process that includes the opinions of residents is achieved through the involvement of two tenant commissioners, one being a senior citizen, on the HACSC board.

HACSC has been a MTW agency since 2008. In this time the agency has developed 31 MTW activities. The vast majority of its successful initiatives have been aimed at reducing administrative inefficiencies, which in turn opens up more resources for programs aimed at LMI families. The following is excerpted from HACSC's August 2014 Board of Commissioner's report:

“HACSC's Family Self Sufficiency (FSS) Program is designed to provide assistance to current HACSC Section 8 families to achieve self-sufficiency. When a family enrolls in the five-year program, HPD's FSS Coordinator and LIFESteps service provider helps the family develop self-sufficiency goals and a training plan, and coordinates access to job training and other services, including childcare and transportation. Program participants are required to seek and maintain employment or attend school or job training. As participants increase their earned income and pay a larger share of the rent, HACSC holds the amount of the tenant's rent increases in an escrow account, which is then awarded

¹⁰³ Housing Authority of the County of Santa Clara. “Welcome to HACSC.” <http://www.hacsc.org/>

¹⁰⁴ HACSC. “Moving to Work (MTW) 2014 Annual Report.” September 2014.
http://www.hacsc.org/assets/1/6/MTW_FY2014_Annual_Report-Final_Draft_9.30.14.pdf

to participants who successfully complete the program. HACSC is currently in the initial stages of creating a pilot successor program to FSS under the auspices of its MTW flexibility called Focus Forward.”¹⁰⁵

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

Please see discussions above.

¹⁰⁵ HACSC. “Housing Programs Department (HPD) Monthly Board Report.” August 2014.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Santa Clara region is home to the fourth-largest population of homeless individuals (6,681 single individuals)¹⁰⁶ and the highest percentage of unsheltered homeless of any major city (75 percent of homeless people sleep in places unfit for human habitation). The homeless assistance program planning network is governed by the Santa Clara Continuum of Care (CoC), governed by the Destination: Home Leadership Board, who serves as the CoC Board of Directors. The membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, the Housing Authority of Santa Clara, governmental departments, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups. The homeless services system utilized by the CoC is referred to as the Homeless Management Information System (HMIS). The HMIS monitors outcomes and performance measures for all the homeless services agencies funded by the County.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

In January 2015, a Point-In-Time (PIT) count was conducted for Santa Clara County by the City of San Jose in conjunction with the County of Santa Clara. The PIT is an intense survey used to count the number of homeless living throughout Santa Clara County on the streets, in shelters, safe havens or in transitional housing, or in areas not meant for human habitation. The survey was conducted by hundreds of volunteers who asked those living on the streets, as well as the residents of shelters, safe havens and transitional housing, to respond to questions related to their needs. A portion of the survey addresses the needs of those surveyed. Palo Alto financially contributed to this effort.

Addressing the emergency shelter and transitional housing needs of homeless persons

In addressing the Consolidated Plan and the Continuum of Care strategic plans, Palo Alto will provide funding for essential services and operations to local emergency shelters and transitional housing facilities. The facilities provide shelter and services to homeless families with children, single parents with children, single men and women, victims of domestic violence and sexual abuse, homeless veterans, and the population living on the street. One example includes the Hotel de Zink rotating shelter program housed at various faith based organizations throughout the calendar year. CDBG funding is provided to InnVision Shelter Network, the operator of the program. A total of 15 beds are provided on a nightly basis.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for

¹⁰⁶ The U.S. Department of Housing and Urban Development. “2014 Annual Homeless Assessment Report (AHAR) to Congress.” October 2014. <https://www.hudexchange.info/resources/documents/AHAR-2014-Part1.pdf>

homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City spends part of its CDBG funds and local funds toward a variety of public services to address the needs of homeless and very low income persons. Services provided include free food, clothing, medical care, legal assistance, and rental assistance. The City allocates funding to the following homeless service providers:

CDBG Funded

- **InnVision Shelter Network - Opportunity Services Center: \$35,500**
The Opportunity Services Center facility in Palo Alto provides a clean, safe environment and resources for low income or homeless persons including bagged groceries, hot meals, a rotating church shelter program, information and referral, shower and laundry facilities, case management, and money management (payee) programs, clothing and health services. A daily hot meal is provided at a different location each day and bagged groceries are distributed daily at the Downtown Food Closet. The Hotel de Zink rotating church shelter program is housed at a different location each month.
- **Downtown Streets Team – Workforce Development Program: \$276,654**
This economic development program helps motivated graduates of the Downtown Streets Team programs move on to stable employment. The program includes mentoring, counseling, job readiness, job training, and assistance.

HSRAP Funded

- **Abilities United – Disability Services: Amount Pending**
This organization provides services and activities for adults and children with mental and physical disabilities.
- **Community Technology Alliance – Shared Technical Infrastructure: Amount Pending**
The Community Technology Alliance provides shelter hotline and voicemail services for homeless individuals and families. The voicemail service helps case-managed clients attain individual goals such as securing health care, housing or employment. A countywide housing information and referral website and tracking system is maintained to assist service providers and those seeking shelter.
- **Downtown Streets Team – Downtown Streets: Amount Pending**
Downtown Streets Team identifies motivated homeless individuals and provides them with jobs cleaning and beautifying the downtown area in exchange for housing and food vouchers. The program includes counseling, coaching and training to help program participants build self-esteem, confidence and connections in the community.
- **Momentum for Mental Health – Homeless Outreach Program: Amount Pending**
Momentum for Mental Health outreach program provide emergency on-call services to assist local mentally ill homeless persons. The agency provides services to City departments, libraries, community centers and local homeless service providers.

Helping low income individuals and families avoid becoming homeless, especially extremely low income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Palo Alto Housing Corporation – SRO Tenant Counseling: \$22,924

Provides counseling and case-management services for the low-income residents and prospective residents of single room occupancy hotels in Palo Alto. Many SRO residents have a history of homelessness and special needs. The program plays a vital role in helping residents maintain their stability and housing.

Avenidas – Senior Services:

Agency is the main provider of senior services in the Mid-Peninsula area.

La Comida de California – Hot Meals for The Elderly:

Daily meal program for the elderly.

May View Health Center – Health Care for Low Income & Homeless Palo Alto residents:

Basic primary health care services and health education and referral services for uninsured low-income and homeless individuals from the Palo Alto area.

Peninsula HealthCare Connection – Project Downtown Connect:

Provider of health care services at the Opportunity Center of Palo Alto. Project Downtown Connect provides Section 8 vouchers to eligible homeless individuals and families.

SALA – Legal Assistance to Elders:

Senior Adults Legal Assistance (SALA) provides affordable legal assistance to elders.

Discussion

Please see discussion above.

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction:

The incorporated and unincorporated jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. High on the list is the lack of developable land, which increases the cost of available lands and increases housing development costs. Local opposition is another common obstacle as many neighbors have strong reactions to infill and affordable housing developments. Their opposition is often based on misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools.¹⁰⁷ However, to ensure a healthy economy the region must focus on strategies and investment that provide housing for much of the region’s workforce – for example, sales clerks, secretaries, firefighters, police, teachers, and health service workers – whose incomes significantly limit their housing choices.¹⁰⁸

Even when developments produce relatively affordable housing, in a constrained housing supply market, higher income buyers and renters generally outbid lower income households and a home’s final sale or rental price will generally far exceed the projected sales or rental costs. Public subsidies are often needed to guarantee affordable homes for LMI households.

The City identified several constraints to the maintenance, development and improvement of housing and affordable housing in its 2015-2023 Housing Element update:¹⁰⁹

- Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing
- Land use controls
- Site improvement requirements
- Fees and exactions
- Permit processing procedures

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City is addressing the barriers to affordable housing through the following programs and ordinances:

Context-Based Design Codes

The City adopted form-based codes in 2006 to ensure and encourage residential development by following context-based design guidelines to meet increased density needs. The code encourages the creation of walkable, pedestrian-oriented neighborhoods, following green building design principles, and increasing density along transit corridors and in mixed-use neighborhoods. The Context-Based Design Code allows for increased density and mixed-use buildings in a way that enhances neighborhood character and walkability.

¹⁰⁷ Association of Bay Area Governments. “Affordable Housing in the Bay Area.” 2014.

¹⁰⁸ Association of Bay Area Governments. “Jobs-Housing Connection Strategy.” 2012.

¹⁰⁹ City of Palo Alto. “2015-2023 Housing Element.” 2014. <http://www.cityofpaloalto.org/civicax/filebank/documents/44951>

Density Bonus Ordinance

Density bonus provisions are a tool for attracting and assisting developers in constructing affordable housing. Density bonuses allow a developer to increase the density of a development above that allowed by standard zoning regulations, as well as provide regulatory relief in the form of concessions. In exchange, a developer provides affordable units in the development.

In 2004, the California State Legislature lowered the thresholds required to receive a density bonus and increased the number of concessions a developer can receive. The City adopted a Density Bonus Ordinance in January 2014. The density bonus regulations allow for bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided. As required by state law, the regulations also allow for exceptions to applicable zoning and other development standards, to further encourage development of affordable housing.

Below Market Rate Housing Program

Established in 1974, the City's BMR Housing Program has been instrumental in the production of affordable housing by requiring developers to provide a certain percentage of units as BMR in every approved project of three units or more. The program originally required that for developments on sites of less than five acres, the developer must provide 15 percent of the total housing units as BMR housing units. If the site was larger than five acres, the developer was required to provide 20 percent of the units as BMR housing.

However, recent court cases have drastically changed the BMR, or "inclusionary zoning", environment in California. Two factors have received recent attention by the courts: whether inclusionary housing is considered rent control, and whether inclusionary housing and related housing mitigation fees are considered exactions. As a result of ongoing litigation, many cities have suspended or amended the portions of their inclusionary housing requirements that require affordable units to be included in market-rate rental developments and many cities have turned, instead, to the use of development impact fees charged on new, market-rate housing and/or commercial development. Known as "Housing Impact Fees" and "Commercial Linkage Fees," these fees are based on an assessment of the extent to which the development of new market-rate housing or commercial uses, respectively, generates additional demand for affordable housing.¹¹⁰

Commercial Housing Fund

The Commercial Fund is composed solely of housing mitigation fees collected from commercial developers under Chapter 16.47 of the Municipal Code. This ordinance was adopted in 1984. Fee revenue varies greatly from year to year. However, over a ten-year period from 1998 to 2008, over \$5.4 million was collected in fees at an average of \$542,000 per year. During that period the fee rate ranged from about \$3.00 to \$4.00 per square foot. In May 2002, the housing impact fee was increased to \$15.00 per net new square feet of commercial space and as of May 2008 it had gone up to \$17.06 with annual CPI adjustments. The Commercial Fund monies are used only to assist in the development of new housing units. Since initiation of commercial housing impact fees through June

¹¹⁰ California Building Industry Association. "California Supreme Court takes Inclusionary Zoning Case." <http://www.cbia.org/go/government-affairs/cbia-reports1/september-23-2013/california-supreme-court-takes-inclusionary-zoning-case/>

2008, seven new housing projects have been constructed with City financial assistance from the Commercial Fund producing 377 new affordable rental units.

Residential Housing Fund

The Residential Fund is primarily composed of fees received from developers of market-rate residential projects in-lieu of the provision of on-site or off-site below market rate units. These fees are collected pursuant to the City's BMR housing program. Over the ten-year period from 1998 to 2008, almost \$5.8 million in fees were collected, for an average of about \$580,000 per year in revenue. Residential Fund monies may be used to assist new housing development or the acquisition, rehabilitation or the preservation of existing housing for affordable housing. All housing assisted has been rental and most of the units have been affordable to very low and low income households. Through 2008, a total of nine housing projects with 379 units have been acquired, rehabilitated or constructed with City assistance from this Fund.

In all cases, the housing projects assisted by the City have been developed, owned and managed by local nonprofit housing organizations. Many housing types have been developed serving different housing needs. Examples include: senior apartments, SRO units, family apartments, units for persons with disabilities, studio units and large family units. Typically, the developer has also used state or federal housing subsidies such as the housing tax credits in addition to the City's financial assistance.

The City provides its funds through long-term loans with low interest rates and usually deferred payment. All loans must be approved by the City Council and the City restricts the projects under long-term regulatory agreements. Any cost necessary to develop the housing can be funded by the City. Developers are encouraged to apply through the funding cycle for the CDBG program, but may apply at other times if necessary.

Development Impact Fees for Housing

Palo Alto's impact fees are comprised of four categories: housing, traffic, community facilities, and parkland dedication. The housing fee to non-residential development increased from \$18.44 to \$18.89 per square foot effective May 8, 2013. The fee rate applies to all net new commercial square footage on a site. Full payment is required at building permit issuance with some exemptions including hospitals and convalescent facilities, private education facilities, public facilities and private clubs, lodges and fraternal organizations.

Housing Trust Silicon Valley (HTSV)

This nonprofit organization combines private and public funds to support affordable housing activities in the County, including assistance to developers and homebuyers. HTSV is among the largest housing trusts in the nation building special needs and affordable housing and assisting first-time homebuyers. Palo Alto was among the contributors during its founding and has continued to allocate funding. A provision was added to ensure the City's funds be used exclusively for qualifying affordable housing projects within Palo Alto. The most recent contribution included \$200,000 from the City's Residential Housing Fund for Fiscal Year 2012. Participation in the Trust has increased the available housing funding for a number of Palo Alto projects. In addition, HTSCC has invested over \$100,000 assisting 16 households to purchase homes in Palo Alto through its first-time homebuyer program.

HOME Investment Partnerships Program (HOME)

Additionally, the City has recently been approved to join the County's HOME Consortium. HOME funds can be used to fund eligible affordable housing projects for acquisition, construction and rehabilitation. Starting in FY 2015-2016, developers of affordable housing projects will be eligible to competitively apply through an annual RFP process directly to the County for HOME funds to help subsidize affordable housing projects in the City.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City's efforts in addressing the underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

The diminishing amount of funds continues to be the most significant obstacle to addressing the needs of underserved populations. To address this, the City supplements its CDBG funding with other resources and funds, such as:

- The City's Human Service Resource Allocation Process (HSRAP) provides \$1,099,347 million dollars from the General Fund in support of human services. The HSRAP funds, in conjunction with the CDBG public service funds, are distributed to local non-profit agencies.
- The Palo Alto Commercial Housing Fund is used primarily to increase the number of new affordable housing units for Palo Alto's work force. It is funded with mitigation fees required from developers of commercial and industrial projects.
- The Palo Alto Residential Housing Fund is funded with mitigation fees provided under Palo Alto's BMR housing program from residential developers and money from other miscellaneous sources, such as proceeds from the sale or lease of City property.
- The City's Below Market Rate Emergency Fund was authorized in 2002 to provide funding on an ongoing basis for loans to BMR owners for special assessment loans and for rehabilitation and preservation of the City's stock of BMR ownership units.
- HOME Program funds are available on an annual competitive basis through the State of California HOME program, and the County's HOME Consortium.
- The HACSC administers the federal Section 8 program countywide. The program provides rental subsidies and develops affordable housing for low income households, seniors and persons with disabilities living within the County.
- The County distributes federal McKinney Homeless Assistance funds to organizations in the county that provide services to homeless persons and persons at-risk of homelessness.
- The State's Multifamily Housing Program has been a major source of funding for affordable housing since 2002. This program provides low-interest loans to developers of affordable rental housing.
- The State's Local Housing Trust Fund Grant Program is a public/private partnership created to receive on-going revenues for affordable housing production such as Palo Alto's Commercial and Residential Housing Funds.
- The California Tax Credit Allocation Committee (CTCAC) holds two application cycles for Low Income Housing Tax Credits each year. Local non-profits apply directly to the CTCAC for these funds when they have identified a project.
- The Housing Trust Silicon Valley is a nonprofit organization that combines private and public funds to support affordable housing activities in the County, including assistance to developers and homebuyers. The Housing Trust is a public/private initiative, dedicated to

creating more affordable housing in the County, using a revolving loan fund and a grant making program to complement and leverage other housing resources.

- The Mortgage Credit Certificate (MCC) Program provides assistance to first-time homebuyers by allowing an eligible purchaser to take 20 percent of their annual mortgage interest payment as a tax credit against federal income taxes. The County administers the MCC Program on behalf of the jurisdictions in the County, including the City.
- The Santa Clara County Affordable Housing Fund (AHF) was established in 2002. The main purpose of the AHF was to assist in the development of affordable housing, especially for extremely low income and special needs people throughout the County.

Actions planned to foster and maintain affordable housing

The City will foster and maintain affordable housing by continuing the following programs and ordinances:

- The Below Market Rate Emergency Fund which provides funding on an ongoing basis for loans to BMR owners for special assessment loans and for rehabilitation and preservation of the City's stock of BMR ownership units.
- The Commercial Housing Fund is used primarily to increase the number of new affordable housing units for Palo Alto's work force.
- The Residential Housing Fund is used to assist new housing development or the acquisition, rehabilitation or the preservation of existing housing for affordable housing.
- The Density Bonus Ordinance, adopted by the City Council in January 2014. The density bonus regulations allow for bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided
- The City's participation in the County's HOME Consortium will allow developers of affordable housing projects to be eligible to competitively apply through an annual RFP process directly to the County for HOME funds to help subsidize affordable housing projects in Palo Alto, including acquisition, construction and rehabilitation.

Actions planned to reduce lead-based paint hazards

The City's housing and CDBG staff provides information and referral to property owners, developers, and non-profit organizations rehabilitating older housing about lead-based paint (LBP) hazards. Any house to be rehabilitated with City financial assistance is required to be inspected for the existence of LBP and LBP hazards. The City will provide financial assistance for the abatement of LBP hazards in units rehabilitated with City funding. The City also requires that contractors are trained and certified in an effort to decrease the risk of potential use of LBP in new units. All development and rehabilitation projects must be evaluated according to HUD's Lead Safe Housing Rule 24 CFR Part 35.¹¹¹

¹¹¹ U.S. Department of Housing & Urban Development. "Lead Safe Housing Rule."
http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/enforcement/lshr

Actions planned to reduce the number of poverty-level families

The City, in its continuing effort to reduce poverty, will prioritize funding agencies that provide direct assistance to the homeless and those in danger of becoming homeless. In FY 2015-2016, these programs will include the following:

- The Microenterprise Assistance Program provides access to new opportunities to improve the economic self-sufficiency of LMI families and individuals. This program builds on the foundation of entrepreneurship and empowers clients by increasing their economic literacy, business skills, self-esteem, and personal behavior appropriate to the workplace.
- The Workforce Development Program will provide a transition from unemployment and homelessness to regular employment and housing through case management, job training, mentoring, housing, and transportation assistance.
- Downtown Streets Team is a nonprofit in the City that works to reduce homelessness through a “work first” model. Downtown Streets Team uses their community connections to provide training and job opportunities to homeless people, specifically in the downtown area. The Downtown Streets Team has helped 282 people find housing and 291 find jobs since its inception in 2005. The Downtown Streets Team has initiatives in Palo Alto, Sunnyvale, San Jose, and San Rafael.

Actions planned to develop institutional structure

The City is striving to improve intergovernmental and private sector cooperation to synergize efforts and resources and develop new revenues for community service needs and the production of affordable housing. Collaborative efforts include:

- Regular quarterly meetings between entitlement jurisdictions at the CDBG Coordinators Meeting and Regional Housing Working Group
- Joint jurisdiction Request for Proposals and project review committees
- Coordination on project management for projects funded by multiple jurisdictions
- HOME Consortium between member jurisdictions for affordable housing projects

Recent examples include the effort by the County to create a regional affordable housing fund, using former redevelopment funds that could be returned to the County to use for affordable housing. Another effort underway involves the possible use of former redevelopment funds to create a countywide pool for homeless shelters and transitional housing. These interactions among agencies generate cohesive discussion and forums for bridging funding and service gaps on a regional scale.

Actions planned to enhance coordination between public and private housing and social service agencies

The City benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the County and the CoC. To improve intergovernmental and private sector cooperation, the City will continue to participate with other local jurisdictions and developers in sharing information and resources.

In addition to the actions listed above, the City will continue to coordinate with the City's human services funding efforts to comprehensively address community needs.

Discussion:

Please see discussions above.

AP-90 Program Specific Requirements – 91.220(I) (1, 2, 4)

Introduction:

The following provides additional information about the CDBG program income and program requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I) (1)

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$136,049
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$136,049

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	100%
3. Overall Benefit – A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. Specify the years that include this Annual Action Plan	FY 2015 – 2017

Discussion:

Please see discussions above.

Citizen Participation Plan

Introduction

The City of Palo Alto (City) is a federal entitlement jurisdiction that receives federal grant funding from the U.S. Department of Housing and Urban Development (HUD).

The City receives federal entitlement grant funding for the following program:

- Community Development Block Grants (CDBG)

As an entitlement jurisdiction, the City is required to prepare a:

- Five Year Consolidated Plan (Consolidated Plan)
- Annual Action Plan (Action Plan)
- Annual Consolidated Annual Performance Evaluation Report (CAPER)

Under HUD's Code of Final Regulations for the Consolidated Plan (24 CFR Part 91 Sec. 91.105), the City must adopt a Citizen Participation Plan (CPP) that sets forth the City's policies and procedures for citizen participation in the planning, execution, and evaluation of the Consolidated Plan, Action Plans, and CAPER. This CPP provides guidelines for the City to provide and encourage public participation by residents, community stakeholders, and grant beneficiaries in the process of drafting, implementing, and evaluating the Consolidated Plan and related documents. The citizen participation process includes outreach, public hearings, community forums, and opportunities for comment.

Definitions

- **Annual Action Plan:** The Action Plan summarizes the activities that will be undertaken in the upcoming Fiscal Year (FY) to meet the goals outlined in the Consolidated Plan. The Action Plan also identifies the federal and non-federal resources that will be used meet the goals of the approved Consolidated Plan.
- **Amendment, Minor:** A change to a previously adopted Consolidated Plan or Action Plan that does not meet the threshold to qualify as a Substantial Amendment. A minor amendment may include monetary changes or shifts, regardless of size that are both:
 1. Necessary for substantially preserving all the programs and activities identified in a Plan
 2. Necessitated by significant changes in the funding levels between HUD's initial estimates of funding amounts and HUD's final allocation notification to the City
- **Amendment, Substantial:** A change to a previously adopted Consolidated Plan or Action Plan that:
 - Increases or decreases the amount allocated to a category of funding within the City's entitlement grant program by 25 percent
 - Significantly changes an activity's proposed beneficiaries or persons served
 - Allocates funding for a new activity not previously described in the Consolidated Plan

- **Citizen Participation Plan:** The CPP provides guidelines by which the City will promote engagement in the planning, implementation, and evaluation of the distribution of federal funds, as outlined in the Consolidated Plan, Action Plan, and CAPERs.
- **Community Development Block Grant:** HUD's CDBG program provides communities with resources to address a wide range of housing and community development needs that benefit very low and low income persons and areas.
- **Consolidated Annual Performance Evaluation Report:** The CAPER assesses the City's annual achievements relative to the goals in the Consolidated Plan and proposed activities in the Action Plan. HUD requires the City to prepare a CAPER at the end of each fiscal year.
- **Department Of Housing And Urban Development:** HUD is the federal government agency that creates and manages programs pertaining to federal home ownership, affordable housing, fair housing, homelessness, and community and housing development.
- **Displacement:** Displacement refers to the involuntary relocation of individuals from their residences due to housing development and rehabilitation activities paid for by federal funds.
- **Eligible Activity:** Activities that are allowable uses of the CDBG funds covered by the CPP as defined in the Code of Federal Regulations Title 24 for HUD.
- **Entitlement Jurisdiction:** A city with a population of at least 50,000, a central city of a metropolitan area, or a qualified urban county with a population of at least 200,000 that receives grant funding from HUD.
- **Five Year Consolidated Plan:** HUD requires entitlement jurisdictions to prepare a Consolidated Plan every five years. The Consolidated Plan is a strategic plan that identifies housing, economic, and community development needs and prioritizes funding to address those needs over a five-year period.
- **Low- and Moderate-Income:** As defined annually by HUD, low-and moderate-income (LMI) is 0-80 percent of area median family income (AMI) for a jurisdiction, with adjustments for smaller or larger families. This includes those individuals presumed by HUD to be principally LMI (abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers). HUD utilizes three income levels to define LMI households:
 - Extremely low income: Households earning 30 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
 - Very low income: Households earning 50 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
 - Low and moderate income: Households earning 80 percent or less than the AMI (subject to adjustments for areas with unusually high or low incomes or housing costs)
- **Public Hearing:** Public hearings are designed to provide the public the opportunity to make public testimony and comment. Public hearings related to the Consolidated Plan are to be advertised in local newspapers and made accessible to non-English speakers and individuals with disabilities.

Roles, Responsibilities, and Contact Information

The City is a federal entitlement jurisdiction and is a recipient of CDBG funding from the federal government.

The City's Charter established a council and manager form of government. Palo Alto's City Council is the elected legislative body of the City and is responsible for approving its Consolidated Plan, Action Plans, amendments to the Plans, and CAPERs prior to their submission to HUD.

It is the intent of the City to provide for and encourage citizen participation with particular emphasis on participation by lower income persons who are beneficiaries or impacted by CDBG funded activities. The City encourages the participation in all stages of the Consolidated Planning process of all its residents, including minorities and non-English speaking persons, as well as persons with mobility, visual or hearing impairments, and residents of assisted housing developments and recipients of tenant-based assistance.

All public hearings will be held at times and locations convenient to potential and actual beneficiaries and with reasonable accommodations for persons with disabilities. In general, hearings will be held in the evening at City Hall due to its central location, convenient access and disability accessibility. Translation services will be provided when there is an indication that non-English speaking persons will be attending. Other reasonable accommodations will be provided on a case-by-case basis.

The General Contact Information for the City's HUD Entitlement Programs is:

City of Palo Alto
Planning and Community Environment Department
Consuelo Hernandez, Senior Planner
250 Hamilton Avenue
Palo Alto, CA 94301
(650) 329-2428
Consuelo.Hernandez@cityofpaloalto.org
www.cityofpaloalto.org

Citizen Participation Policies

Availability of Draft and Approved Documents

The draft CPP, Consolidated Plan, Action Plan, and any draft Substantial Amendments will be available for public review and comment for a minimum of 30 days prior to their submission to HUD. The draft CAPER will be available for public review and comment for a minimum of 15 days prior to its final submission to HUD. Previously approved plans and amendments will be available to residents, public agencies, and other interested stakeholders.

The draft and final versions of the CPP, Consolidated Plan, Action Plan, CAPER, and all related amendments will be available online at the City's website: <http://www.cityofpaloalto.org/gov/depts/pln/cdbg.asp>. Hard copies of all documents will be available at the City's Planning and Community Environment Department at 250 Hamilton Avenue, Palo Alto, CA 94301.

Information on the City's Consolidated Plans, including records or documents concerning the previous Consolidated Plans, CPPs, the current Consolidated Plan, Action Plans, CAPERs, and program regulations, will be posted on the City's website at <http://www.cityofpaloalto.org/gov/depts/pln/cdbg.asp>, and will be available for public review during normal working hours at the City's Planning and Community Environment Department located at 250 Hamilton Avenue, Palo Alto, CA 94301, and upon written request addressed to the City's General Contact via the Planning and Community Environment Department. If the City is unable to provide immediate access to the documents requested, the City will make every effort to provide the documents and reports within 15 business days from the receipt of the request.

The City will use the following processes to adopt and make any subsequent changes to the documents listed below:

- **Citizen Participation Plan:** The CPP is designed to facilitate and encourage the public to participate in the Consolidated Plan process. In particular, the CPP seeks to encourage the involvement of LMI persons.
 - The City will notify the public of any subsequent changes it will make to its CPP through public notices at libraries, recreation centers, community centers, online through the City's website, and advertisement in a local newspaper of general circulation — in advance of a 30-day public review and comment period.
 - During the 30-day public review and comment period, copies of the document will be available to the public for review at libraries, recreation centers, community centers, and through the City's website at <http://www.cityofpaloalto.org/gov/depts/pln/cdbg.asp>.
 - During the 30-day public review and comment period, the public may file comments in writing to the City of Palo Alto Planning and Community Environment Department, 250 Hamilton Avenue, Palo Alto, CA 94301; via email to consuelo.hernandez@cityofpaloalto.org; by phone at 650-329-2428 or in person at Palo Alto City Hall, 250 Hamilton Avenue, Palo Alto, CA 94301, Monday through Friday during normal working hours and during the Council adoption hearing.

Any change in the public participation process as outlined in this document will require an amendment to the CPP.

- Anti-Displacement Policy: It is the policy of the City to avoid, to the greatest extent feasible, the involuntary displacement of any persons, property or businesses as a result of CDBG activities. Displacement occurs when a "person" or their property is displaced as a direct result of a federally assisted acquisition, demolition or rehabilitation project. All efforts to minimize involuntary displacement will be carried out by designing activities in such a way that displacement is avoided, except in extraordinary circumstances where no feasible alternatives to displacement are available if the City's community development objectives are to be met.

The City will take all reasonable steps to avoid displacement, such as: assuring whenever possible that residential occupants of buildings be rehabilitated are offered an opportunity to return; planning rehabilitation projects to include "staging" where this would minimize displacement; and following federal

notification requirements carefully to assure that households do not leave because they are not informed about the plans for the project or their rights for relocation benefits.

Should involuntary displacement become necessary under such circumstances, relocation benefits will be provided in accordance with: (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) and 24 CFR 570.606(b); and (b) the requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan (Plan) under Section 104(d) of the HUD Act. The policies and requirements of these laws are described in HUD Handbook 1378 and the City shall strictly abide by these policies and laws.

- **Consolidated Plan and Action Plans:** The steps outlined below provide opportunities for public involvement in the preparation of the Consolidated Plan and the Action Plan.

To solicit community input, which is essential to determining these needs and priorities, the City will perform the following:

- Consult with local, state, regional and applicable federal public agencies that assist LMI persons and areas, in addition to neighboring jurisdictions.
 - Consult with private agencies, including local nonprofit service providers and advocates such as the local public housing agency, health agencies, homeless service providers, nonprofit housing developers and social service agencies (including those focusing on services to children, the elderly, persons with disabilities, persons with HIV/AIDS, persons with substance abuse problems, etc.).
 - Place public notices at libraries, recreation centers, community centers and online through the City’s website and through advertisement in a local newspaper of general circulation at least 15 days in advance of a meeting. The notice will include an estimate of the amount of funds available, the range of activities that could be undertaken and the amount that would benefit LMI persons.
 - Provide the public with 30 days to review and comment on the draft Consolidated Plan and/or the draft Action Plan from the date of the notice. Comments may be filed in person at the City’s Planning and Community Environment Department located at 250 Hamilton Avenue, Palo Alto, CA 94301; via mail to City of Palo Alto Planning and Community Environment Department, 250 Hamilton Avenue, Palo Alto, CA 94301; by phone at 650-329-2428; or by email to consuelo.hernandez@cityofpaloalto.org.
 - The City will hold a minimum of one public hearing before the City Council to provide the opportunity to make public testimony and comment on needs and priorities.
 - All comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period, will be documented. The final documents will have a section noting comments received during the public review period, along with explanations for comments that were not accepted.
- **Substantial Amendments to the Consolidated Plan and the Action Plan:** Amendments are considered “Substantial” whenever one of the following is proposed:
 - A change in the allocation priorities or a change in the method of fund distribution.

- A substantial change which increases or decreases the amount allocated to a category of funding within the City's entitlement grant programs by 25 percent.
- To implement an activity using CDBG funds for new programs that were not described in the Consolidated Plan.
- To substantially change the purpose or intended beneficiaries of an activity approved for CDBG funding, e.g., instead of primarily benefitting lower income households the activity instead proposes to benefit mostly moderate income households.

The following procedures apply to Substantial Amendments:

- The City will place public notices at libraries, recreation centers, community centers and online through the City's website and through advertisement in a local newspaper of general circulation in advance of a 30-day public review and comment period.
 - During the 30-day public review and comment period, copies of the document will be available for review at the City's Planning and Community Environment Department office during normal working hours located at 250 Hamilton Avenue, Palo Alto, CA 94301, on the City's website at <http://www.cityofpaloalto.org/gov/depts/pln/cdbg.asp> and upon written request addressed to the City's General Contact via the Planning and Community Environment Department.
 - The public may file comments in person at the City's Planning and Community Environment Department located at 250 Hamilton Avenue, Palo Alto, CA 94301; via mail to City of Palo Alto Planning and Community Environment Department, 250 Hamilton Avenue, Palo Alto, CA 94301; by phone at 650-329-2428; or by email to consuelo.hernandez@cityofpaloalto.org during the 30-day period from the date of the notice.
 - The City will hold a minimum of one public hearing within the community to solicit input on the Substantial Amendment.
 - Hold a minimum of one public hearing before the City Council to solicit additional input and for adoption consideration.
 - In preparing a final Substantial Amendment, all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period, will be documented. The final documents will have a section noting comments received during the public review period, along with explanations for comments that were not accepted.
- **CAPER:** The CAPER must describe how funds were actually used and the extent to which these funds were used for activities that benefited LMI persons. The following steps outline the opportunities for public involvement in the CAPER:
 - The City will place public notices at libraries, recreation centers, community centers and online through the City's website and through advertisement in a local newspaper of general circulation in advance of a 15-day public review and comment period.
 - The public has 15 days to review the CAPER from the date of the notice.

- During the 15-day public review and comment period, the document will be available for public review and comment at the City’s Community Development Department office.
- The City will hold a minimum of one public hearing within the community to solicit input on the CAPER.
- The public may file comments in person at the City’s Planning and Community Environment Department located at 250 Hamilton Avenue, Palo Alto, CA 94301; via mail to City of Palo Alto Planning and Community Environment Department, 250 Hamilton Avenue, Palo Alto, CA 94301; by phone at 650-329-2428; or by email to consuelo.hernandez@cityofpaloalto.org during the 15-day period from the date of the notice.
- In preparing the CAPER, all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the public review and comment period, will be documented. The final documents will have a section noting comments received during the public review period, along with explanations for comments that were not accepted.

Public Hearings and Public Comment Period

- **Public Hearings:** The City will hold public hearings for the Consolidated Plan and Action Plan, amendments made to the CPP, and Substantial Amendments.
 - The City Council Public Hearings will typically be held at City Hall Council Chambers, located at 250 Hamilton Avenue, Palo Alto, CA 94301. Listening devices, interpretation services, and other assistance to disabled persons or those with limited English proficiency will be provided upon request, ranging up to five business days prior notification to the City Clerk. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, require different lead times, ranging up to five business days. For this reason, it is important to provide as much advance notice as possible to ensure availability. Assistive Listening Devices (ALDs) are available upon request.
- **Notice of Hearings and Review Periods:** To allow the public time to provide comments prior to the submission of approved documents to HUD, the City will hold a minimum 30-day public review and comment period for adoption consideration of the Consolidated Plan, Action Plan, and Substantial Amendment. The City will establish a public review period of at least 15 days for each CAPER and CPP to allow for public comments prior to the submission of approved documents to HUD. Copies of the draft plans will be available to the public at the City’s Planning and Community Environment Department at 250 Hamilton Avenue, Palo Alto, CA 94301.

To ensure that the public, including minorities, persons with limited English proficiency, persons with disabilities, residents of public housing, and LMI residents are able to participate in the public review process, the City will provide residents, public agencies and other stakeholder notices on applicable public review periods and public hearings that adhere to the following:

- The notices will be published prior to the start of the public comment period and at least 15 days before the final public hearing and will include information regarding how to request accommodation and services available for persons with disabilities who wish to attend the public hearings.
- The notices will be distributed to persons on the CDBG contact list maintained by the City for those parties expressing interest in receiving information and updates related to the City's Consolidated Plan, Action Plan, CAPER, Substantial Amendments and CPP. Interested parties may request to be added to this contact list by sending an email to consuelo.hernandez@cityofpaloalto.org, by calling 650-329-2428 or by writing to the Planning and Community Environment Department at 250 Hamilton Avenue, Palo Alto, CA 94301.
- The notices will be distributed through a variety of methods, including e-mail, newspaper publications and the City's website at <http://www.cityofpaloalto.org/gov/depts/pln/cdbg.asp> . The notices will include information on how to obtain a copy of the draft documents and scheduled hearing dates, times, and locations.

When necessary or applicable, the City may combine notices complying with several individual requirements into one comprehensive notice for dissemination and publication.

- **Comments/Complaints on Adopted Plans:** Comments or complaints from residents, public agencies, and other stakeholders regarding the adopted Consolidated Plan or related amendments and performance reports may be submitted in writing or verbally to the General Contact at the City's Planning and Community Environment Department at 250 Hamilton Avenue, Palo Alto, CA 94301. Written comments or complaints will be referred to appropriate City staff for consideration and response. The City will attempt to respond to all comments or complaints within 15 business days and maintain a correspondence file for this purpose.

Technical Assistance

The City will, to the extent feasible, respond to requests for technical assistance from entities representing LMI groups who are seeking CDBG and HOME funding in accordance with grant procedures. This may include, but is not limited to, providing information regarding how to fill out applications, other potential funding sources, and referrals to appropriate agencies within and outside the City. "Technical assistance," as used here, does not include the provision of funds to the entities requesting such assistance. Assistance will also be provided by the City's Planning and Community Environment Department's staff to interested individuals and resident groups who need further explanation on the background and intent of the Housing and Community Development Act, interpretation of specific HUD regulations, and project eligibility criteria for federal grants.

Table of Acronyms

AHP	Affordable Housing Program
BEGIN	Building Equity and Growth in Neighborhoods
CAPER	Consolidated Annual Performance Evaluation Report
CBO	Community-Based Organization
CDBG	Community Development Block Grant Program
CDI	Community Development Initiative
CIP	Capital Improvement Projects
CoC	Continuum of Care
ESG	Emergency Services Grant
FSS	Family Self Sufficiency
FY	Fiscal Year
HACSC	Housing Authority of the County of Santa Clara
HAP	Housing assistance payments
HEARTH	Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009
HIF	Housing Impact Fee
HMIS	Homeless Management Information System
HOME	HOME Investment Partnerships Program
HOPWA	Housing Opportunities for Persons with AIDS
HTF	Housing Trust Fund
HTSV	Housing Trust Silicon Valley
IIG	Infill Infrastructure Grant
LBP	Lead-Based Paint
LMI	Low and moderate income
MCC	Mortgage Credit Certificates
MHSA	Mental Health Services Act
MTW	Moving to Work
NED	Non-Elderly Disabled
NHSSV	Neighborhood Housing Services Silicon Valley
NOFA	Notice of Funding Availability
NSP	Neighborhood Stabilization Program
RDA	Redevelopment Agency
RFP	Request for Proposal
RHNA	Regional Housing Needs Allocation
RTP	Regional Transportation Plan
Section 8	Section 8 Housing Choice Voucher Program
SCS	Sustainable Communities Strategy
TBRA	Tenant-Based Rental Assistance
TOD	Transit-Oriented Development
VASH	Veterans Affairs Supportive Housing
WIOA	Workforce Innovation and Opportunity Act

Appendix A: Citizen Participation Summary

Regional Forums

The participating Entitlement Jurisdictions of Santa Clara County held three regional public forums to identify housing and community development needs and priorities for the next five years. Seventy-six people in total attended the regional forums, including community members, service providers, fair housing advocates, school district board members, housing and human services commission members, non-profit representatives, and interested stakeholders.

The regional forums were held in Mountain View, San Jose, and Gilroy to engage the northern, central, and southern parts of the County. Forums were scheduled on different days of the week and at various times of day to allow maximum flexibility for participants to attend.

Table 1 – Regional Forums

Regional Forum	Date	Time	Number of Attendees	Forum Address
1	Thursday, September 25, 2014	2:00pm - 4:00pm	43	Mountain View City Hall, 500 Castro Street, 2 nd Floor Plaza Conference Room Mountain View, CA 94041
2	Saturday, September 27, 2014	10:00am - 12:00pm	17	San Jose City Hall, Room 118-120 200 E. Santa Clara St. San Jose, CA 95113
3	Wednesday, October 22, 2014	6:30pm - 8:30pm	16	Gilroy Library 350 W. Sixth Street Gilroy, CA 95020
Total Attendees			76	

Community Forums

Local public participation plays an important role in the development of the plans. The community forums were conducted as part of a broad approach to help local jurisdictions make data-driven, place-based investment decisions for federal funds. Each of the community forums provided additional public input and a deeper understanding of housing issues at the local level.

The community forums were held in the cities of Los Gatos, Morgan Hill, Saratoga, San Jose and Mountain View. The workshops held in San Jose were located in Districts 3, 4 and 5, which are LMI census tracts. The majority of the community forums were held at neighborhood community centers or libraries at various times of day to provide convenient access for participants.

Table 2 – Community Forums

Community Forum	Date	Time	Number of Attendees	Forum Address
1	Tuesday, September 30, 2014	6:00pm-8:00pm	14	Roosevelt Community Center, Room 1 and 2 901 E. Santa Clara St. San Jose, CA 95116
2	Wednesday, October 1, 2014	10:00am-12:00pm	29	Seven Trees Community Center, Room 3 3590 Cas Drive San Jose, CA 95111
3	Tuesday, October 2, 2014	6:00pm-8:00pm	23	Mayfair Community Center, Chavez Hall 2039 Kammerer Ave. San Jose, CA 95116
4	Tuesday, October 7, 2014	6:00pm-8:00pm	26	Tully Community Brach Library, Community Room 880 Tully Rd. San Jose, CA 95111
5	Thursday, October 23, 2014	6:30pm-8:30pm	14	Mountain View City Hall, 500 Castro Street, 2 nd Floor Plaza Conference Room Mountain View, CA 94041
6	Saturday, November 1, 2014	11:00am-1:00pm	7	Centennial Recreation Center North Room 171 W. Edmundson Avenue Morgan Hill, CA 95037
7	Wednesday, November 5, 2014	2:00pm-4:00pm	11	Prospect Center Grace Room 19848 Prospect Road Saratoga, CA 95070
8	Thursday, November 20, 2014	6:00pm-8:00pm	9	Neighborhood Center 208 E. Main Street Los Gatos, CA 95030
Total Attendees			133	

A combined total of 209 individuals attended both the community and regional forums.

Outreach

Approximately 4,847 entities, organizations, agencies, and persons were directly engaged via outreach efforts and asked to share materials with their beneficiaries, partners, and contacts. These stakeholders were also encouraged to promote attendance at the public forums and to solicit responses to the Regional Needs Survey. Stakeholder engagement included phone calls, targeted emails, newsletter announcements, social media posts, and personalized requests from jurisdiction staff.

Through these communications, stakeholders were invited to participate in one of the forums planned throughout the County and to submit survey responses. Each participating jurisdiction also

promoted the regional forums and regional survey links on their respective websites and announced the Consolidated Plan process through their electronic mailing lists.

Approximately 1,225 printed flyers noticing the regional forums were distributed throughout the County, including at libraries, recreation centers, community meetings, and organizations benefiting LMI residents and areas. These flyers were available online and in print in English and Spanish.

Multi-lingual, print advertisements in local newspapers were posted in the *Gilroy Dispatch* (English), *Mountain View Voice* (English), *El Observador* (Spanish), *La Oferta* (Spanish), *Thoi Bao* (Vietnamese), *Philippine News* (Tagalog), *World Journal* (Chinese) and *San Jose Mercury News* (English). In addition, an online display ad was placed in the *San Jose Mercury News* to reach readers electronically.

Each segment of the community outreach and planning process was transparent to ensure the public was aware its input was being collected, reviewed, and considered.

Forum Structure

The regional forums began with a welcome and introduction of the jurisdictional staff and consultant team, followed by a review of the forum's agenda, the purpose of the Consolidated Plan, and the goals of the regional forums. Next, the facilitator delivered an introductory presentation covering the Plan process, programs funded through HUD grants, what types of programs and projects can be funded, historical allocations, and recent projects.

After the presentation, participants were invited to engage in a gallery walk activity. Participants interacted with large "HUD Bucks" display boards, which encouraged them to think critically about community spending priorities in the County. Each display board presented a separate issue area: 1) Community Facilities, 2) Community Services, 3) Economic Development, 4) Housing, and 5) Infrastructure and Neighborhood Improvements. Participants were given \$200 "HUD Bucks" to spend on over 50 program choices they support within each issue area. This process encouraged participants to prioritize facilities, services, programs, and improvements within each respective category. Thus, the activity functioned as a budgeting exercise for participants to experience how federal funds are distributed among various programs, projects and services.

Directions to participants were to spend their \$200 HUD Bucks up to a limit indicated on each board. For example, because HUD enforces a 15 percent cap on public service dollars, the community services board included a limit of \$30 HUD Bucks to reflect this cap. (It should be noted that the infrastructure and housing boards both had a Fair Housing category, which may account for higher HUD Bucks allocations for fair housing.)

Following the HUD Bucks activity, the group was divided into small group breakout sessions to discuss community needs and fair housing. Participants dispersed into smaller break-out groups to gather public input on the needs and barriers with respect to the following categories, which mirrored the HUD Bucks categories: 1) Community Facilities, 2) Community Services, 3) Economic Development, 4) Housing, and 5) Infrastructure and Neighborhood Improvements.

Group facilitators encouraged participants to think critically about housing issues and community improvement needs within the County. The participants discussed and identified issues and concerns within their local communities and across the County. During these small group discussions, participants contributed creative and thoughtful responses to the following questions:

Community Needs:

- What are the primary needs associated with:
 - Community Facilities
 - Community Services
 - Economic Development
 - Housing
 - Infrastructure and Neighborhood Improvements
- What services and facilities are currently in place to effectively address these needs?
- What gaps in services and facilities remain?

Fair Housing:

- Have you (or someone you know) experienced discrimination in housing choice, whether accessing rental housing or in purchasing a residence?
- What did you do, or would you do, if you were discriminated against in housing choice?

While responses generally centered on the specific sub-area of the County where the meeting was held (i.e., North, Central, South, and San Jose), countywide issues also arose during the discussion. After the break-out session, participants reconvened to discuss these issues as a single group. The final part of the meeting included a report back, in which facilitators summarized the small group discussions. The facilitator then closed the meeting with final comments, next steps and a review of additional opportunities to provide public input.

The interactive format of the forums solicited strong participation, wherein all attendees were provided the opportunity to participate in the conversation. Translation services were provided at each forum.

Key Findings from Regional and Community Forums

The diversity of participants and organizations attending the regional and community forums led to a nuanced awareness of the housing and community improvement needs across the County. This section highlights key findings and ideas raised during the small group discussions organized by issue area. The key findings are based on the most frequently discussed needs, issues and priorities that were shared by forum participants.

Primary Needs Associated with Each Issue Area

Community Services

- Address the needs for accessible and affordable transportation services throughout Santa Clara County

- Support food assistance and nutrition programs for low income families, seniors and disabled individuals
- Provide health care services to seniors and low income families
- Develop free, year-round programs and activities for youth (e.g., recreation programming, sports)
- Offer comprehensive services at homeless encampments (e.g., outreach, health, referrals)
- Provide mental health care services for homeless and veterans
- Support services to reduce senior isolation
- Assist service providers in meeting the needs of vulnerable populations through increased funding and information sharing

Housing

- Ensure availability of affordable housing, including transitional housing
- Provide legal services to protect fair housing rights and to mediate tenant/landlord legal issues
- Address affordable housing eligibility restrictions to expand the number of residents who can qualify
- Provide affordable rental housing for low income families, at-risk families and individuals with disabilities
- Fund additional homeless prevention programs
- Provide rental subsidies and assistance for low income families to support rapid re-housing

Community Facilities

- Increase the number of homeless facilities across the County
- Build youth centers and recreational facilities in different locations throughout the County
- Support modernization and rehabilitation of senior centers
- Coordinate information services to promote and leverage access to community facilities

Economic Development

- Increase employment services targeted towards homeless individuals, veterans, and parolees
- Provide access to apprenticeships and mentoring programs for at-risk youth
- Offer employment services such as job training, English language and capacity-building classes

Infrastructure and Neighborhood Improvements

- Promote complete streets to accommodate multiple transportation modes
- Focus on pedestrian safety by improving crosswalk visibility and enhancing sidewalks
- Expand ADA curb improvements
- Increase access to parks and open space amenities in low income neighborhoods

Key Findings from HUD Bucks Activity

Table 3: Top Three Overall Spending Priorities by Issue Area of Regional and Community Forums

Priority	Housing
1	Affordable Rental Housing
2	Senior Housing
3	Permanent Supportive Housing

Priority	Public Facilities
1	Homeless Facilities
2	Senior Centers
3	Youth Centers

Priority	Public Services
1	Homeless Services
2	Senior Activities
3	Transportation

Priority	Economic Development
1	Employment Training
2	Job Creation/Retention
3	Small Business Loans

Priority	Infrastructure/Neighborhood Improvements
1	Fair Housing
2	Streets/Sidewalks
3	ADA Improvements

Regional Needs Survey

A Regional Needs Survey was conducted to solicit input from residents and workers in the County of Santa Clara. Respondents were informed that the Santa County Entitlement Jurisdictions were updating their Consolidated Plans for federal funds that primarily serve low- to moderate income residents and areas. The survey polled respondents about the level of need in their neighborhoods for various types of improvements that can potentially be addressed by entitlement funds.

To give as many people as possible the chance to voice their opinion, emphasis was placed on making the survey widely available and gathering a large number of responses rather than administering the survey to a controlled, statistically representative pool. Therefore, the survey results should be views as an indicator of the opinions of the respondents, but not as representing the opinions of the County population as a group.

The survey was distributed through a number of channels to gather responses from a broad sample. It was made available in printed format, as well as electronic format via Survey Monkey. Electronic

responses could be submitted via smartphone, tablet, and web browsers. The survey was available online and in print in English and Spanish, and in print in simplified Chinese, Tagalog, and Vietnamese.

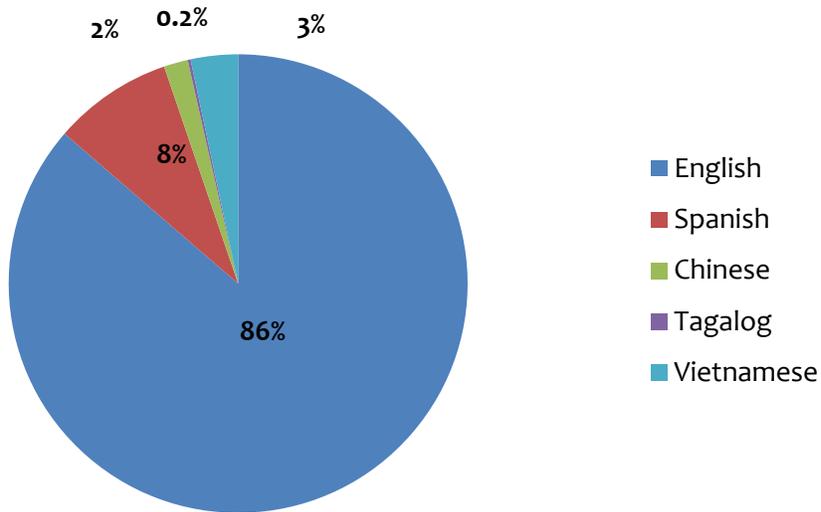
Responses were solicited in the following ways:

- Links to the online survey in both English and Spanish were placed on the websites of each Entitlement Jurisdiction.
English: https://www.surveymonkey.com/s/SCC_Regional_Survey
Spanish: https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish
- Approximately, 4,847 entities, organization, agencies, and persons were directly targeted in the outreach efforts and requested to share project materials with their beneficiaries, partners, and contacts. Engagement included direct phone calls and targeted emails with outreach flyers as attachments.
- Approximately 1,225 printed flyers noticing the regional survey were printed and distributed throughout the County, including at libraries, recreation centers, community meetings, and organizations benefiting LMI residents and areas. These flyers were available online and in print in English and Spanish.
- Multi-lingual, print advertisements in local newspapers were posted in the *Gilroy Dispatch* (English), *Mountain View Voice* (English), *El Observador* (Spanish), *La Oferta* (Spanish), *Thoi Bao* (Vietnamese), *Philippine News* (Tagalog), *World Journal* (Chinese) and *San Jose Mercury News* (English). In addition, an online display ad was placed in the *San Jose Mercury News* to reach readers electronically.
- The survey was widely shared on social media by elected officials, organizations, entities, and other individuals. An estimated 25,000 persons on Facebook and 11,000 persons on Twitter were engaged. (This represents the number of “Likes” or “Followers” of each person/entity that posted a message about the survey or forum.)
- At least 3,160 printed surveys were printed and distributed throughout the County at libraries, community meetings, and organizations benefiting LMI residents and areas.

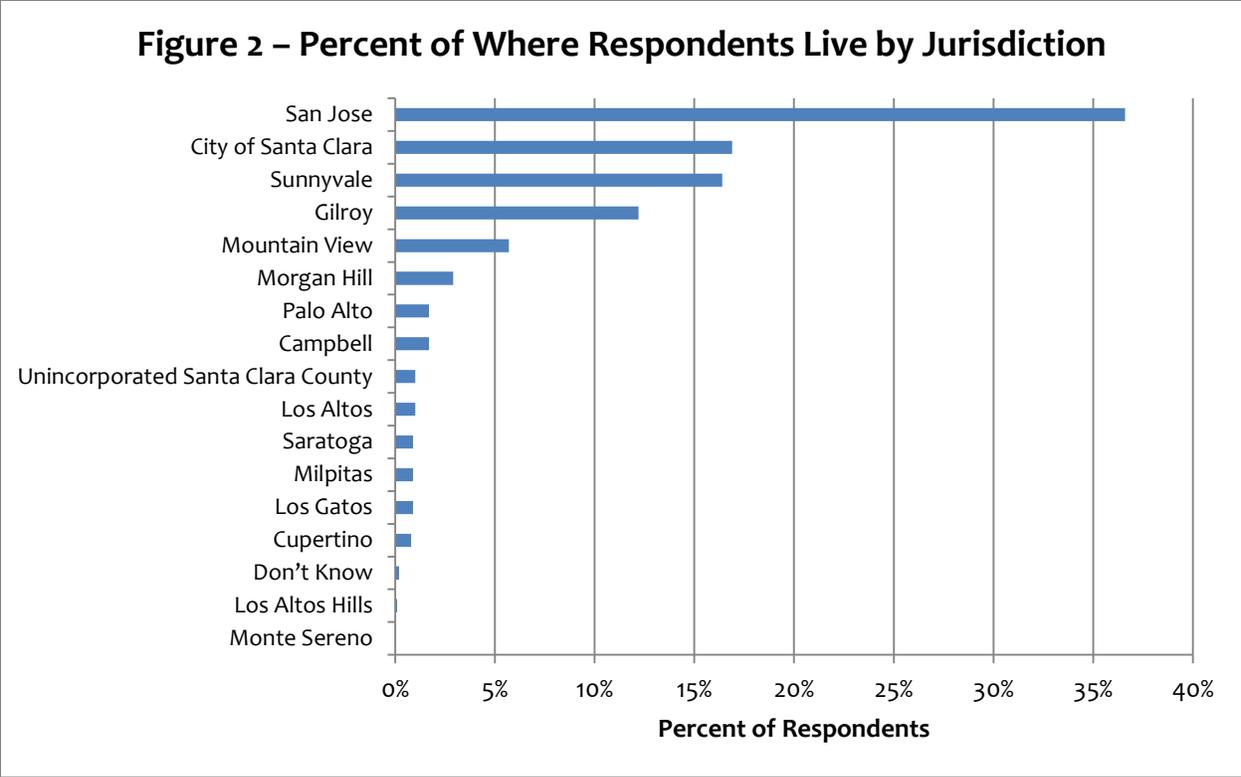
Survey Results

A total of 1,472 survey responses were collected from September 19, 2014 to November 15, 2014, including 1,078 surveys collected electronically and 394 collected on paper. The surveys were available in five languages. Of these surveys, 1,271 individuals responded in English, 124 individuals responded in Spanish, 25 individuals responded in simplified Chinese, 49 individuals responded in Vietnamese, and three individuals responded in Tagalog. **Figure 1** shows the percentage of individuals who responded to the survey organized by language.

Figure 1 – Percent of Surveys Taken by Language



Of the individuals who responded to the survey, 1,401 indicated they live in the County of Santa Clara and 62 indicated they do not live in the County. Respondents who live within the County jurisdictions mainly reside in San Jose (36%), followed by the city of Santa Clara (17%), Sunnyvale (16%), Gilroy (12%), and Mountain View (6%). The remaining individuals live within the jurisdictions of Morgan Hill, Palo Alto, Campbell, Unincorporated Santa Clara County, Los Altos, Saratoga, Milpitas, Los Gatos, Cupertino, Los Altos Hills, and Monte Sereno. **Figure 2** shows a city-by-city analysis of where respondents live.



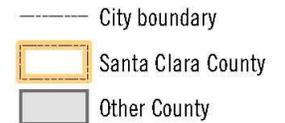
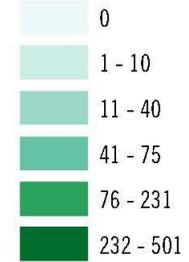
In addition, the survey polled respondents on whether they worked within any of the County jurisdictions. The percentage of individuals working in the County of Santa Clara (74%) indicated they worked primarily in these jurisdictions: San Jose (40%), the city of Santa Clara (13%), Gilroy (8%), and Mountain View (8%), with the remainder in other jurisdictions.

On the following page, **Figure 3** presents a GIS map that illustrates the number of survey respondents by jurisdiction.

Regional Needs Survey

Survey Respondents by City

Number of Survey Respondents by City



Areas not indicated within a city are unincorporated areas of Santa Clara County.

Some respondents live or work outside of Santa Clara County.

Data Sources: County of Santa Clara GIS Division, ESRI



February 2015

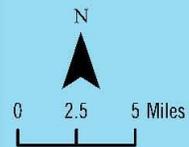
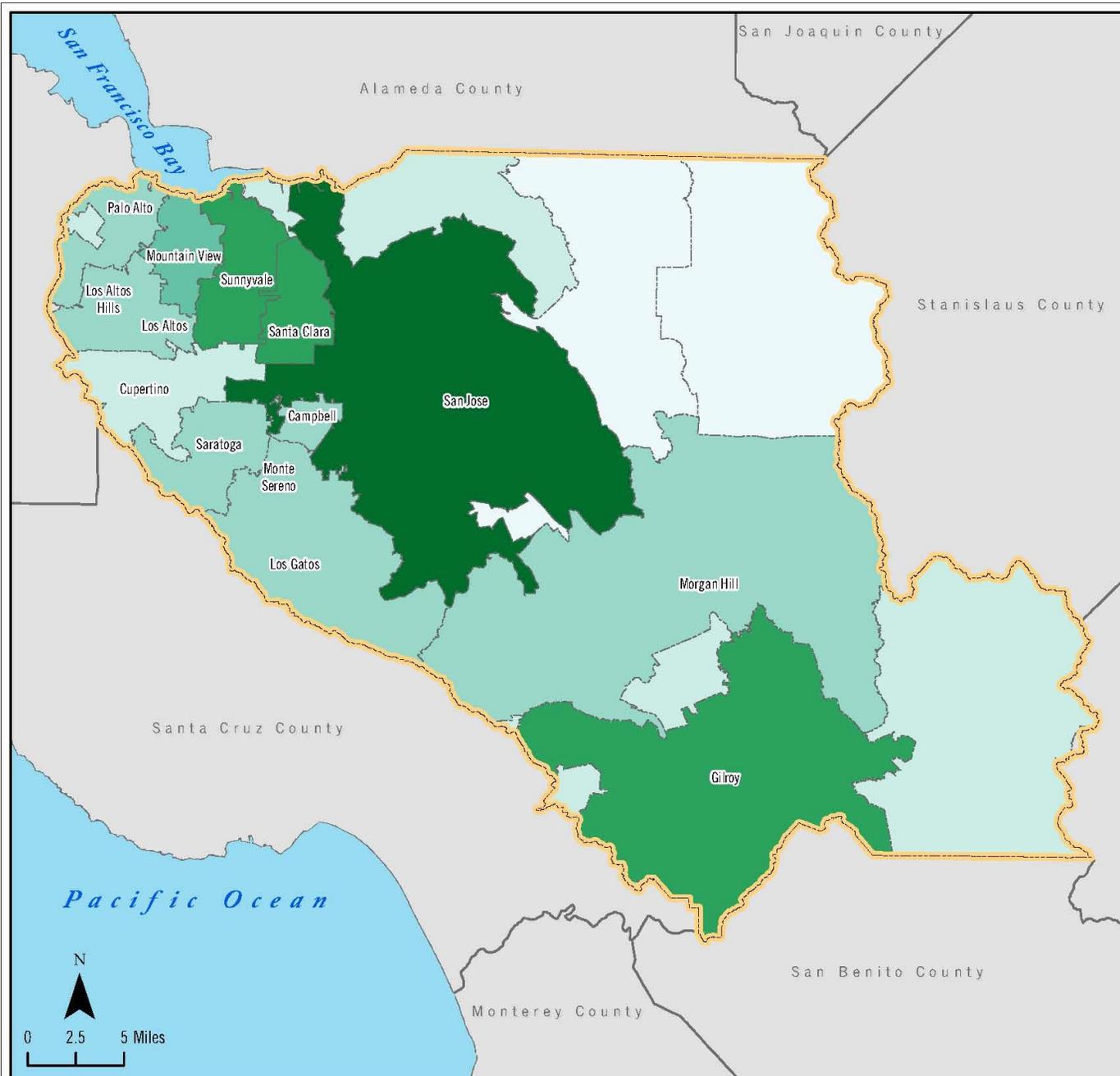
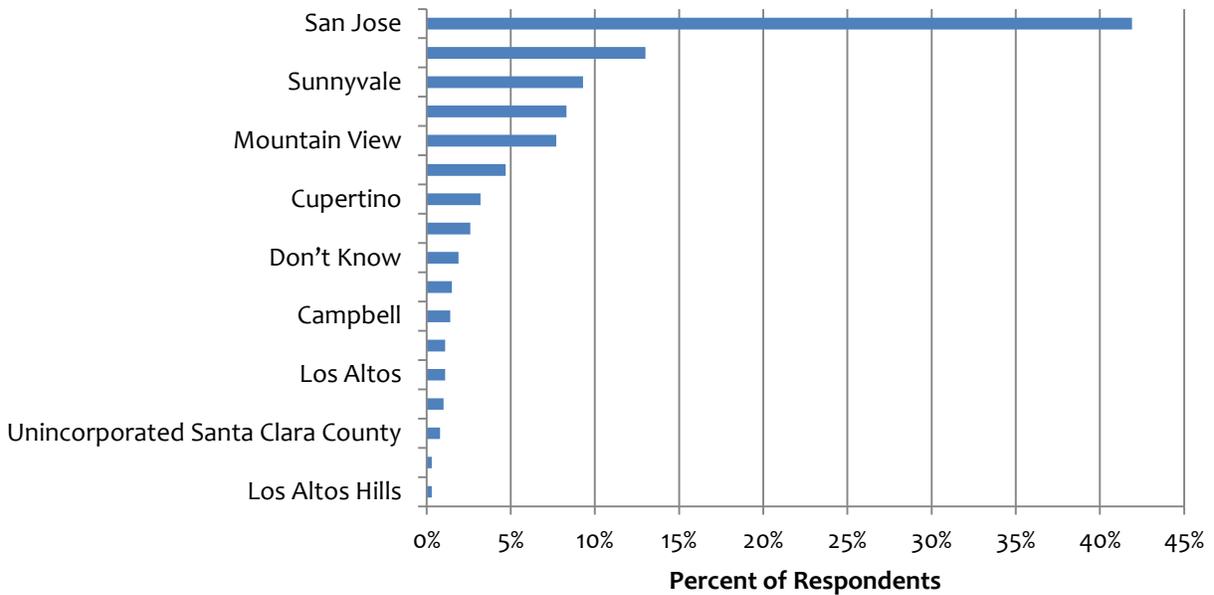
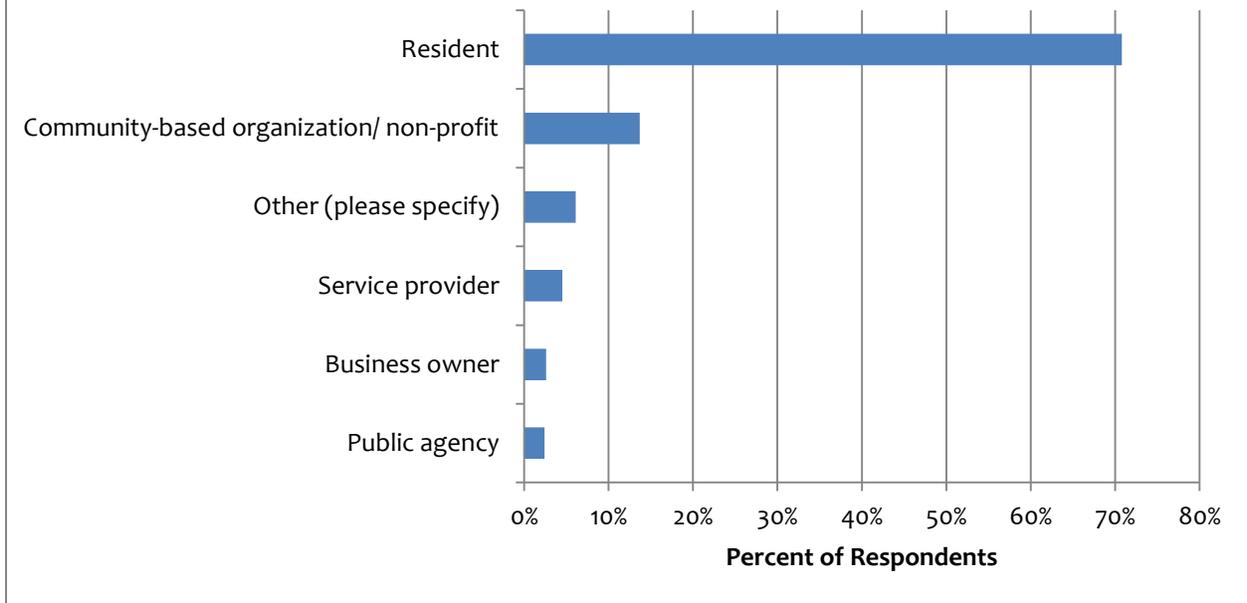


Figure 4 – Percent of Where Respondents Work by Jurisdiction



Respondents were primarily residents (70%), but also Community-Based Organizations (14%), Service Providers (5%), Business Owners (3%), and Public Agencies (2%). The remaining 6% of respondents indicated “Other” for their response. Many of the “Other” respondents specified themselves as homeless, educators, developers, retired, landlords, or property managers. More detailed information about respondents can be seen in **Figure 5**.

Figure 5 –Percent of Respondents by Category



Survey Ranking Methodology

Respondents designated their level of need as low, medium, high, or “don’t know.” This rating system was chosen to simplify responses and better gauge the level of need. To maintain consistency, the low, medium, high, and “don’t know” rating system was used throughout the survey.

Need Ratings in Overall Areas

The survey asked respondents to rate the level of need for 63 specific improvement types that fall into five distinct categories. These five categories were: Housing, Public Facilities, Infrastructure and Neighborhood Improvements, Public Services, and Economic Development. The level of need indicated within these categories provides additional insight into broad priorities.

Respondents rated the level of need in their neighborhood in five overall areas:

1. Create additional affordable housing available to low income residents
2. Improve non-profit community services (such as senior, youth, health, homeless, and fair housing services)
3. Create more jobs available to low income residents
4. Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)
5. Other

Table 7 below shows the percentage of respondents who rated each overall need as high.

Table 7 – Overall Areas: High Level of Need

Overall Need Area	High Level of Need
Create additional affordable housing available to low-income residents	62.1%
Improve non-profit community services (such as senior, youth, health, homeless, and fair housing services)	54.7%
Create more jobs available to low-income residents	52.5%
Other	46.3%
Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)	37.1%

In addition to the four overall need areas, 373 respondents provided open-ended feedback through the “Other” survey response option. Below are the key themes and needs identified by survey respondents, organized by categories of need.

Economic Development

- Increase funding for senior services
- Provide financial assistance for small business expansion
- Develop jobs for working class
- Ensure workers are given a living wage

Public Facilities

- Provide more public facilities for homeless
- Expand library operation hours
- Build more parks to encompass people of all ages
- Develop cultural and arts community center
- Improve school infrastructure through extensive remodeling
- Build higher quality schools

Housing

- Increase availability of senior housing
- Provide housing for LGBT/HIV population
- Create housing for median income population
- Provide more subsidized housing for disabled population

Public Services

- Expand supportive services for the homeless population
- Provide affordable daycare options
- Increase availability of healthcare services
- Expand youth engagement activities
- Ensure transportation for seniors is accessible and affordable
- Expand transportation services to unincorporated areas of the County
- Address the middle class' inability to access services due to the inability to qualify for low income services
- Increase availability of senior services
- Expand crime prevention and enhance gang reduction programs
- Address resident fears of making too much money to qualify for low-income services

Infrastructure

- Address climate change through infrastructure improvements
- Address flooding through street improvements
- Improve and expand bike infrastructure
- Improve and expand pedestrian infrastructure including sidewalks and crosswalks

Highest Priority Needs

Top priority needs within all categories are described below based on the highest percentage of respondents for each improvement item. **Table 8** summarizes the ten highest priority needs and the percentage of respondents that selected the particular need.

- Among the five need categories, “increase affordable rental housing inventory” was rated as the highest need. More than 63% of individuals indicated this category as “high level of need.”
- Four housing needs appear among the top ten priorities on this list: 1) increase affordable rental housing inventory, 2) rental assistance for homeless, 3) affordable housing located near transit, and 4) housing for other special needs.
- Homeless facilities and facilities for abused, abandoned and/or neglected children both appear among the ten highest level of needs, ranked third and seventh, respectively.
- Job training for the homeless received the eighth highest level of need, which is the only economic development priority to make the top ten priorities.
- Three public service improvements appear among the top ten priorities, including emergency housing assistance, access to fresh and nutritious foods, and homeless services.

Table 8 – Ten Highest Priority Needs in All Categories

Priority Rank	Category	Specific Need	Percentage of Respondents
1	Housing	Increase affordable rental housing inventory	63.1%
2	Public Service	Emergency housing assistance to prevent homelessness, such as utility and rental assistance	52.3%
3	Public Facilities	Homeless facilities (temporary housing and emergency shelters)	51.3%
4	Housing	Rental assistance for the homeless	51.0%
5	Public Services	Access to fresh and nutritious foods	49.8%
6	Public Services	Homeless services	49.6%
7	Public Facilities	Facilities for abused, abandoned and/or neglected children	49.5%
8	Economic Development	Job training for the homeless	48.8%
9	Housing	Affordable housing located near transit	48.6%
10	Housing	Housing for other special needs (such as seniors and persons with disabilities)	48.0%

Housing Needs

Respondents rated the need for 13 different housing-related improvements in their neighborhoods. The five highest priorities in this area were:

1. Increase of affordable rental housing inventory
2. Rental assistance for the homeless
3. Affordable housing located near transit
4. Housing for other special needs
5. Permanent supportive rental housing for the homeless

The table below shows the highest level of need for each of the housing-related improvements and the share of respondents who rated each category as “high level” of need.

Table 9 – High Level of Need for Specific Housing Improvements

Priority Rank	Housing: High Level of Need	Share of Respondents
1	Increase affordable rental housing inventory	63.1%
2	Rental assistance for the homeless	51.0%
3	Affordable housing located near transit	48.6%
4	Housing for other special needs (such as seniors and persons with disabilities)	48.0%
5	Permanent supportive rental housing for the homeless	46.8%

Priority Rank	Housing: High Level of Need	Share of Respondents
6	Energy efficiency and sustainability improvements	41.6%
7	Healthy homes	37.5%
8	Down-payment assistance to purchase a home	33.8%
9	Code enforcement, in coordination with a neighborhood plan	33.4%
10	Housing accessibility improvements	29.7%
11	Rental housing rehabilitation	27.7%
12	Emergency home improvement/repair	24.9%
13	Owner-occupied housing rehabilitation	18.5%

Public Facilities

Respondents rated the level of need for 14 public facility types in their neighborhoods. The six highest priorities in this area were:

1. Homeless facilities
2. Facilities for abused, abandoned and/or neglected children
3. Educational facilities
4. Mental health care facilities
5. Youth centers
6. Drop-in day center for the homeless

The table below shows the highest level of need for each of the public facilities types and the share of respondents who rated each category as “high level” of need.

Table 10 – High Level of Need for Specific Public Facility Types

Priority Rank	Public Facilities: High Level of Need	Share of Respondents
1	Homeless facilities (temporary housing and emergency shelters)	51.3%
2	Facilities for abused, abandoned and/or neglected children	49.5%
3	Educational facilities	46.9%
4	Mental health care facilities	45.5%
5	Youth centers	42.6%
6	Drop-in day center for the homeless	41.2%
7	Healthcare facilities	39.0%
8	Child care centers	35.4%
9	Recreation facilities	33.2%
10	Parks and park facilities	32.2%
11	Centers for the disabled	32.0%
12	Senior centers	29.9%

Priority Rank	Public Facilities: High Level of Need	Share of Respondents
13	Parking facilities	22.5%
14	Facilities for persons with HIV/AIDS	20.5%

Public Services

Respondents rated the level of need for 23 public service improvements in their neighborhoods. The five highest priorities in this area were:

1. Emergency housing assistance to prevent homelessness
2. Access to fresh and nutritious foods
3. Homeless services
4. Abused, abandoned and/or neglected children services
5. Transportation services

The table below shows the highest level of need for each of the public service improvements and the share of respondents who rated each category as “high level” of need.

Table 11 – High Level of Need for Specific Public Services Improvements

Priority Rank	Public Services: High Level of Need	Share of Respondents
1	Emergency housing assistance to prevent homelessness – such as utility and rental assistance	52.3%
2	Access to fresh and nutritious foods	49.8%
3	Homeless services	49.6%
4	Abused, abandoned and/or neglected children services	46.5%
5	Transportation services	46.4%
6	Mental health services	46.4%
7	Youth services	44.1%
8	Crime awareness/prevention services	44.0%
9	Employment training services	43.4%
10	Neighborhood cleanups (trash, graffiti, etc.)	42.9%
11	Services to increase neighborhood and community engagement	40.6%
12	Financial literacy	39.3%
13	Battered and abused spouses services	37.9%
14	Food banks	36.7%
15	Veteran services	36.7%
16	Fair housing activities	36.5%
17	Child care services	36.0%
18	Senior services	35.8%
19	Disability services	35.4%

Priority Rank	Public Services: High Level of Need	Share of Respondents
20	Tenant/landlord counseling services	30.8%
21	Legal services	30.1%
22	Housing counseling for homebuyers and owners	24.4%
23	Lead-based paint/lead hazard screens	19.1%
24	Services for persons with HIV/AIDS	18.7%

Economic Development

Respondents rated the level of need for five economic development areas in their neighborhoods. The three highest priorities in this area were:

1. Job training for homeless
2. Financial assistance for low income residents for small business expansion and job creation
3. Storefront improvements in low income neighborhoods

The table below shows the highest level of need for each of the economic development areas and the share of respondents who rated each category as “high level” of need.

Table 12 – High Level of Need for Specific Economic Development Areas

Priority Rank	Economic Development: High Level of Need	Share of Respondents
1	Job training for the homeless	48.8%
2	Financial assistance for low-income residents for small business expansion and job creation	35.3%
3	Storefront improvements in low-income neighborhoods	33.9%
4	Microenterprise assistance for small business expansion (5 or fewer employees)	24.1%
5	Public improvements to commercial/industrial sites	20.3%

Infrastructure and Neighborhood

Respondents rated the level of need for 15 infrastructure and neighborhood improvements within their neighborhoods. The five highest priorities in this area were:

1. Cleanup of contaminated sites
2. Street improvements
3. Lighting improvement
4. Sidewalk improvements
5. Water/sewer improvements

The table below shows the highest level of need for each of the infrastructure and neighborhood improvements and the share of respondents who rated each category as “high level” of need.

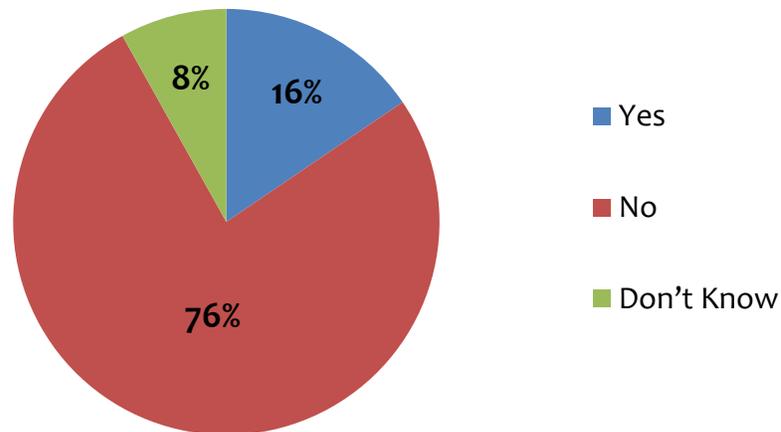
Table 13 – High Level of Need for Specific Infrastructure and Neighborhood Improvements

Priority Rank	Infrastructure and Neighborhood: High Level of Need	Share of Respondents
1	Cleanup of contaminated sites	44.9%
2	Street improvements	41.1%
3	Lighting improvements	35.7%
4	Sidewalk improvements	35.2%
5	Water/sewer improvements	34.7%
6	Community gardens	31.5%
7	Stormwater and drainage improvements	30.2%
8	Slowing traffic speed	29.8%
9	New or renovated playgrounds	29.4%
10	Trails	28.8%
11	Acquisition and clearance of vacant lots	26.4%
12	ADA accessibility to public facilities	23.0%
13	Neighborhood signage	21.7%
14	Landscaping improvements	19.5%
15	Public art	18.7%

Fair Housing

Respondents were asked to answer a series of questions related to Fair Housing. Four questions were used to gauge each individuals experience with housing discrimination.

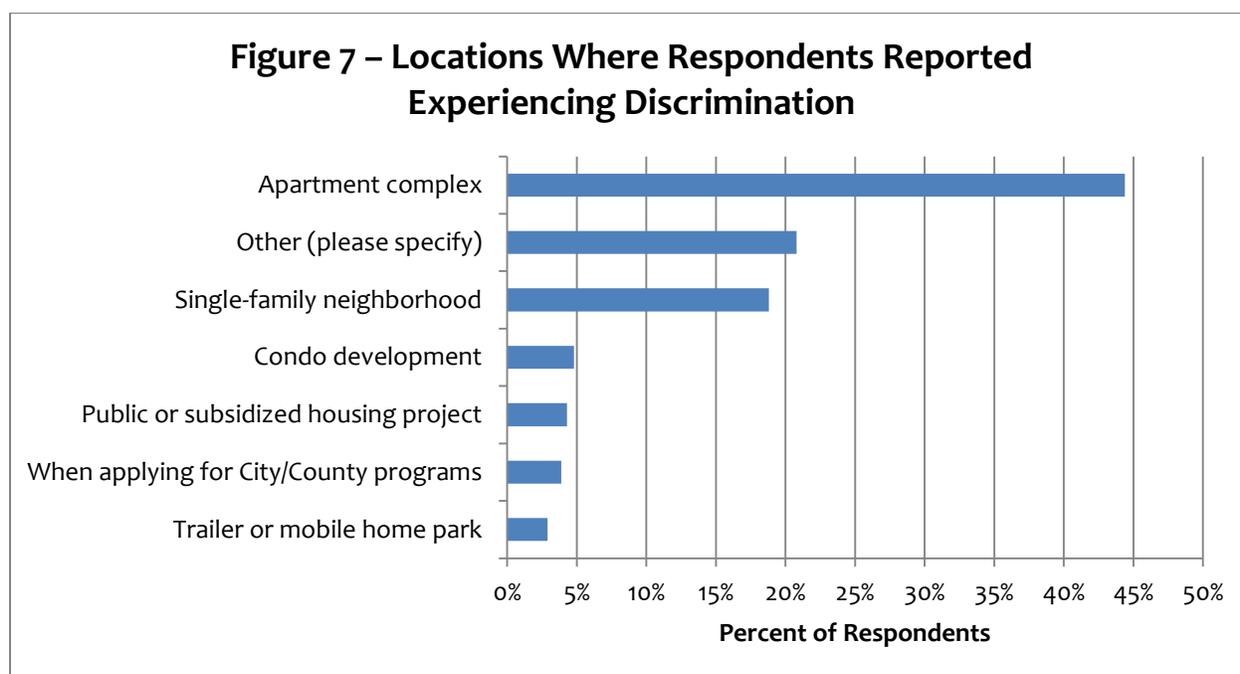
Figure 6 – Percent of Individuals Who Have Experienced Housing Discrimination in Santa Clara County



Of the 1,472 total respondents, 192 (16%) said they have experienced some form of housing discrimination. The majority of discrimination occurred within an apartment complex (19%). The next highest location for discrimination was indicated by the “Other” category. Within this category, duplexes, condos, and private renters were the most commonly indicated. Many respondents who selected “Other” expressed experiencing discrimination in multiple locations. The three highest locations of discrimination were:

- Apartment Complex
- Other
- Single-family neighborhood

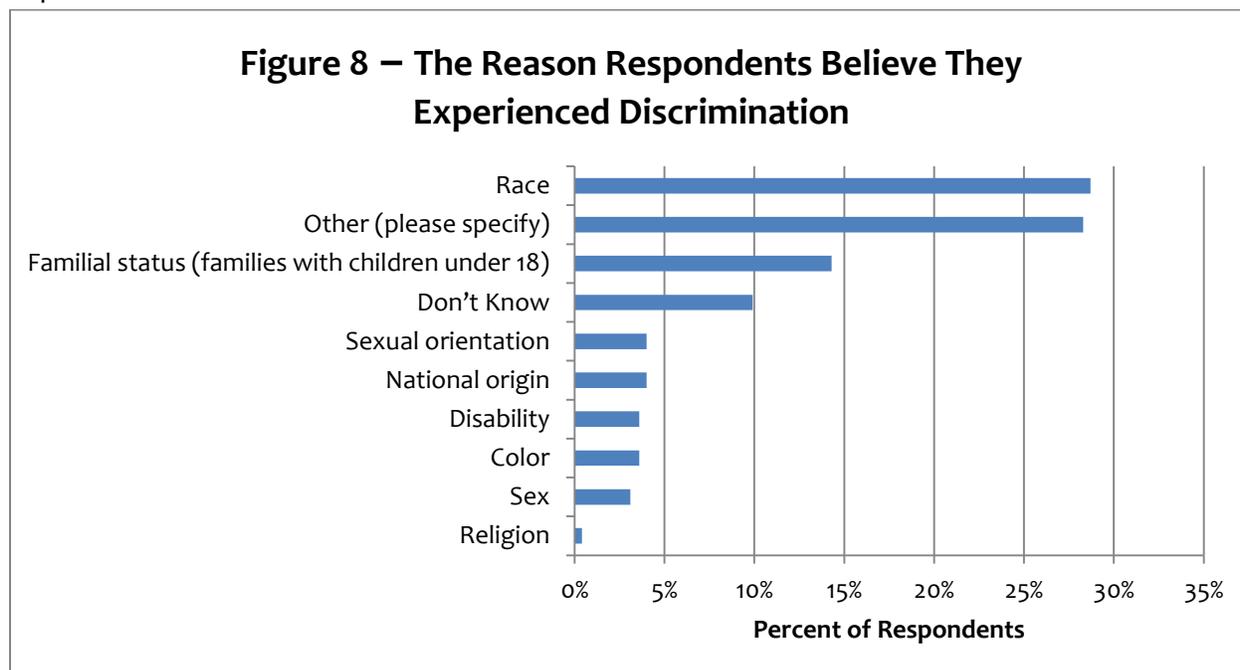
The figure below shows where respondents experienced discrimination.



The majority of respondents (29%) who experienced discrimination indicated that race was the primary factor for that discrimination. Respondents selected “Other” as the next highest basis of discrimination. Within the “Other” category respondents indicated race, inability to speak English, religion, credit, and marital status as the cause for discrimination. The three highest basis of discrimination were:

1. Race
2. Other
3. Familial Status

The **Figure 8** below depicts what respondents believe is the basis for discrimination they have experienced.



Respondents were then asked to identify who they felt had discriminated against them. The majority of respondents (66%) indicated they were discriminated against by a landlord or property manager. Respondents selected “Other” as the next highest category of who discriminated against them. Within the “Other” selection respondents indicated they experienced discrimination from landlords, property managers, existing residents, and home owner associations. The three highest categories that respondents believed discriminated against them were:

1. Landlord/Property Manager
2. Other
3. Don't Know

Figure 9 on the following page illustrates who respondents believe is responsible for the discrimination they have experienced.

Figure 9 – Who Respondents Believe Discriminated Against Them

