
CITY OF PALO ALTO 2015-2020 CONSOLIDATED PLAN AND 2015-2016 ACTION PLAN



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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. 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)

2. Summary of the objectives and outcomes identified in the Plan 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:

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 CountyPublic Improvements: complete streets that accommodate multiple transportation modes, pedestrian safety, ADA curb improvements, and increased access to parks and open space amenitiesPublic 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

3. 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.

4. 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.

5. Summary of public comments

No comments were received.

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

No comments were received.

7. Summary

See discussion above.

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	PALO ALTO	
CDBG Administrator	PALO ALTO	Planning and Community Environment Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

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

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

1. Introduction

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

- 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.

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(I)).

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).[1]

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.

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.[3]

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 Administating 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.[1]Â Â Â

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Abilities United
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum on September 25, 2014
2	Agency/Group/Organization	Afghan Center
	Agency/Group/Organization Type	Cultural Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum on October 7, 2014
3	Agency/Group/Organization	Aging Services Collaborative
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum on September 27, 2014
4	Agency/Group/Organization	California Housing Odd Fellows Foundation
	Agency/Group/Organization Type	Housing Services-Children Community/Family Services and Organizations
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum on November 5, 2014

5	Agency/Group/Organization	Casa de Clara San Jose Catholic Worker
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Needs assessment and Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum on November 20, 2014
6	Agency/Group/Organization	Catholic Charities of Santa Clara County
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum on October 2, 2014
7	Agency/Group/Organization	CITY OF CAMPBELL
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Strategic plan and needs assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum on September 25, 2014
8	Agency/Group/Organization	City of Cupertino
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Needs assessment and strategic plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum on November 20, 2014
9	Agency/Group/Organization	City of Gilroy
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Needs assessment and strategic plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum on September 25, 2014
10	Agency/Group/Organization	City of Mountain View
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Needs assessment and strategic plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum on October 22, 2014
11	Agency/Group/Organization	Bill Wilson Center
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forums on September 25, 2014, September 27, 2014 September 30, 2014 October 1, 2014 October 2, 2014 October 7, 2014 October 23, 2014 and November 20, 2014
12	Agency/Group/Organization	City of Palo Alto - Human Relations Commission
	Agency/Group/Organization Type	Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum on September 25, 2014 and held two public hearings.
13	Agency/Group/Organization	City of San Jose
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Needs assessment and strategic plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forums on: September 27, 2014, September 30, 2014, October 1, 2014, October 2, 2014, October 7, 2014
14	Agency/Group/Organization	City of Santa Cruz
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Needs assessment and strategic plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum on September 25, 2014
15	Agency/Group/Organization	City of Sunnyvale
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Needs assessment and strategic plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum on November 5, 2014
16	Agency/Group/Organization	Coldwell Banker
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum on September 25, 2014
17	Agency/Group/Organization	Community School of Music and Arts
	Agency/Group/Organization Type	Community Family Services and Organizations
	What section of the Plan was addressed by Consultation?	Needs assessment and strategic plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum on November 20, 2014
18	Agency/Group/Organization	COMMUNITY SERVICES AGENCY OF MOUNTAIN VIEW AND LOS ALTOS
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Needs assessment and Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community forum on September 25, 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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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.
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.
2012-2014 Comprehensive HIV Prevention & Care Plan	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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Affordable Housing Funding Landscape & Local Best	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 B	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.
Community Plan to End Homelessness in Santa Clara	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 U	City of Palo Alto Infrastructure Blue Ribbon Plan	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 primary tool for guiding future development in Palo Alto. It provides a guide for long-term choices and goals for the City 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.

Table 3 – Other local / regional / federal planning efforts

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(I))

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.Â

As standard practice, CDBG entitlement jurisdictions from throughout the County hold quarterly meetings known as the CDBG Coordinators Group.Â 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.

Narrative (optional):

PR-15 Citizen Participation

1. 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
- Need to Increase Services for the Homeless

- Need for Senior Housing
- Need for Increase in Community Services
- Need for Support Services for Seniors
- Need for Transportation Services
- Need for Fair Housing Education and Legal Services
- Need for Economic Development and Job Training Programs
- Need for Infrastructure and Neighborhood Improvement Services

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.

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.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Forums	Non-targeted/broad community Targeted 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.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Forums	Non-targeted/broad community	A total of 1,078 Regional Needs Surveys were collected during the open period from September 19, 2014 through November 15, 2014. The online survey was available in Spanish and English. The online survey link was distributed to over 4,847 entities, organizations, agencies, and persons.	See PR-15	All comments were accepted.	https://www.surveymonkey.com/s/SCC_Regional_Survey

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Forums	Non-English Speaking - Specify other language: English, Spanish, simplified Chinese, Tagalog and Vietnamese	A total of 394 Regional Needs Surveys were collected during the open period from September 19, 2014 through November 15, 2014.	See PR-15	All comments were accepted	
4	Internet Outreach	Non-targeted/broad community	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	http://www.cityofpaloalto.org/gov/depts/pln/cdbg.asp

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Forums	Non-targeted/broad community	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	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Forums	Non-targeted/broad community	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.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Forums	Mass emails to new and established distribution lists of Entitlement Jurisdictions	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.	
8	Public Forums	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.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Forums	Print surveys were distributed at community centers, libraries, City Halls, senior centers and more	Over 1,225 print flyers were printed and distributed at community hubs across the County.	See PR-15	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Meeting	Non-targeted/broad community	Human Relations Commission Public Hearing held on February 12, 2015 at 7PM. Commission members asked questions related to the projects proposed and grantees provided short summary of their applications.	Most of the comments were questions related to the funding and process.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Public Meeting	Non-targeted/broad community	Human Relations Commission Public Hearing held on March 12, 2015 at 7PM. Commission members asked questions related to the projects proposed and how they meet the proposed Con Plan goals.	Most of the questions were related to the 5 year goals.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Public Hearing	Non-targeted/broad community	Palo Alto City Council Finance Committee public hearing held on March 17, 2015. Committee members asked questions related to the 5 year goals.	Questions were related to the approval process.	All comments were accepted.	
13	Public Hearing	Non-targeted/broad community	Palo Alto City Council held a public hearing on May 4, 2015.	One comment was made about the data included in the plan.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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.[9] 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.[10]

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.[1]

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.[2]

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.[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)

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

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

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 CountyPublic Improvements: complete streets that accommodate multiple transportation modes, pedestrian safety, ADA curb improvements, and increased access to parks and open space amenitiesPublic 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)

Summary of Housing Needs

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).

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	58,598	63,475	8%
Households	25,308	25,797	2%
Median Income	\$90,377.00	\$122,532.00	36%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,565	1,674	1,610	1,495	18,460
Small Family Households *	395	390	580	525	9,150

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

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	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% 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% of income (and none of the above problems)	175	415	450	330	1,370	65	105	85	70	325

	Renter					Owner				
	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
Zero/negative Income (and none of the above problems)	115	0	0	0	115	80	0	0	0	80

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	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 1 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

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	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

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	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

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	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
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

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	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

Table 12 – Crowding Information – 2/2

Data Source

Comments:

Data Source: 2007-2011 CHAS

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.[1] 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.

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.” [1]

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).[2] 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.[3]

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.

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.”[1]

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.

Discussion

Please see discussion above.

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.

0%-30% of Area Median Income

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

Table 13 - Disproportionally Greater Need 0 - 30% AMI

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%

30%-50% of Area Median Income

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

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
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	90	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

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%

50%-80% of Area Median Income

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

Table 15 - Disproportionally Greater Need 50 - 80% AMI

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%

80%-100% of Area Median Income

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

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
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

Table 16 - Disproportionately Greater Need 80 - 100% AMI

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%

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.

0%-30% of Area Median Income

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

Table 17 – Severe Housing Problems 0 - 30% AMI

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%

30%-50% of Area Median Income

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

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
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

Table 18 – Severe Housing Problems 30 - 50% AMI

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%

50%-80% of Area Median Income

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

Table 19 – Severe Housing Problems 50 - 80% AMI

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%

80%-100% of Area Median Income

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

Table 20 – Severe Housing Problems 80 - 100% AMI

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%

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.

Housing Cost Burden

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

Table 21 – Greater Need: Housing Cost Burdens AMI

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. (unable to upload image here)

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.[1]

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.[2] 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.[3]

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.

Totals in Use

	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	48	20	10,212	692	9,267	212	0	36

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	20,067	16,342	15,882	13,333	16,112	14,199	0
Average length of stay	0	7	5	8	1	9	0	0
Average Household size	0	2	2	2	1	2	1	0
# Homeless at admission	0	0	1	15	4	4	0	0
# of Elderly Program Participants (>62)	0	10	4	3,859	502	3,315	24	0
# of Disabled Families	0	10	6	1,784	69	1,610	85	0
# of Families requesting accessibility features	0	48	20	10,212	692	9,267	212	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	33	11	4,885	332	4,420	117	0	14
Black/African American	0	3	3	1,358	46	1,223	80	0	7
Asian	0	11	5	3,698	303	3,375	5	0	14
American Indian/Alaska Native	0	1	1	145	7	134	3	0	1
Pacific Islander	0	0	0	95	4	84	7	0	0
Other	0	0	0	31	0	31	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	20	8	3,217	133	3,038	38	0	7
Not Hispanic	0	28	12	6,964	559	6,198	174	0	29
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Rank	Services/Resources	#Participants Requesting Service	% Participants Requesting Service
1	Affordable Health Care	122	11%
2	Job Training	114	10%
3	Basic Computer Skills	113	10%
4	Nothing	102	9%
5	English as a Second language	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%

Table 26 - Resources Requested by Section 8 Participants (County)

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.

How do these needs compare to the housing needs of the population at large

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),[1] 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 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.

Homeless Needs Assessment

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	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	956	1	9	3	0	0
Persons in Households with Only Children	183	0	2	1	0	0
Persons in Households with Only Adults	5,435	19	85	20	0	0
Chronically Homeless Individuals	2,250	4	20	2	0	0
Chronically Homeless Families	9	0	1	1	0	0
Veterans	579	6	20	5	0	0
Unaccompanied Child	203	0	2	1	0	0
Persons with HIV	93	0	2	0	0	0

Table 27 - Homeless Needs Assessment

Data Source: HMIS Santa Clara County
 Data Source Comments: 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.
 Night
 County
 current methodologies do not break down subpopulation data by jurisdiction. **Data is not available on
 Estimate the # exiting homelessness each year
 persons experience homelessness
 is not available for multiple

Data Source Comments:

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.

Homeless By Jurisdiction

Project Type	#of clients who obtained permanent Housing
Emergency Shelter	5

Transitional Housing	2
Rapid Re-Housing	1
Data Source:	HMIS Santa Clara County

Table 28 - Table 32 - Exited Homelessness (City)

Project Type	Average Days to Housing
Emergency Shelter	61.6
Transitional Housing	319.9
Rapid Re-Housing	84
Data Source:	HMIS Santa Clara County

Table 29 - Table 33 - Days of Housing (County)

Indicate if the homeless population is: Has No Rural Homeless

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.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	33	0
Black or African American	28	0
Asian	4	0
American Indian or Alaska Native	2	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	19	0
Not Hispanic	65	0

Data Source
Comments:

Data Source: HMIS Santa Clara CountyData Source Comment: 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.

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.[1] A total of four households with children (including the one veteran household) were served.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

Please see discussions above.

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.[1]

Seventeen percent of City residents (10,794 individuals) are over the age of 65,[2] and 33 percent of households (8,464) in the City contain at least one person 62 years or older.[3] 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.[4]

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.[1]

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). [2]

Discussion:

Please see discussions above.

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: [1]

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.[2]

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,[1] 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.[1]

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.[2]

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.

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.[1] 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”.[2]

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).

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 hazards.

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.

All residential properties by number of units

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 %

Table 30 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	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 %

Table 31 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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 Jose	50% AMI	84	Public and Other HUD Assisted Housing
Blossom River Apts.	San Jose	50% or 60% AMI	144	Senior Tax Credit Housing
Clarendon Street	San Jose	50% or 60% AMI	80	Family Tax Credit Housing
Cypress Gardens	San Jose	50% or 60% AMI	125	Family Tax Credit Housing
DeRose Gardens	San Jose	60%AMI	76	Senior Tax Credit Housing
Helzer Courts	San Jose	30%, 50%, or 60% AMI	155	Family Tax Credit Housing
Huff Gardens	San Jose	60% AMI	72	Family Tax Credit Housing
Julian Gardens	San Jose	50% AMI	9	Senior Tax Credit Housing
Lenzen Gardens	San Jose	50% AMI	94	Family Tax Credit Housing
Lucretia Gardens	San Jose	50% AMI	16	Family Tax Credit Housing
Morrone Gardens	San Jose	50% AMI	102	Senior Tax Credit Housing
Primore Gardens	San Jose	60% AMI	51	Family Tax Credit Housing
Poco Way	San Jose	50% or 60% AMI	129	Family Tax Credit Housing
Seifert Hous	San Jose	50% AMI	129	Family Tax Credit Housing

Table 32 - Table 40 - HASC Housing Properties (County)

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.

Table 41 - HACSC Special Needs Populations

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.[1]

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:

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.[1]

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

Does the availability of housing units meet the needs of the population?

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.[1] 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.

Discussion

Please see discussions above.

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.[1]

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	776,000	1,000,001	29%
Median Contract Rent	1,308	1,729	32%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

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 %

Table 34 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	780	No Data
50% HAMFI	1,260	89
80% HAMFI	2,015	124
100% HAMFI	No Data	218
Total	4,055	431

Table 35 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
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

Table 36 – Monthly Rent

Data Source Comments:

Household Income Range	Total Units Available	Total Households	Gap
30% AMI	780	2560	-1780
50% AMI	1349	1675	-326
80% AMI	2139	1610	529
Total	4,268	5,845	-1,577
Data Source	2007-2011 CHAS		

Table 37 - Table 46 - Affordable Housing Supply Versus Need (City)

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).[1] With 2013 median rent prices at almost three times 2000 rates, families seeking rental units might experience a greater difficulty 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. [2] [3] [4]

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.

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.[1]

Condition of Units

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 %

Table 38 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

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 %

Table 39 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

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%

Table 40 – Risk of Lead-Based Paint

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

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 41 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

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.[1]

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.[2] 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.[3]

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.

Totals Number of Units

	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	48	20	10,635	815	9,820	1,964	0	465

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 accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 42 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 43 - Public Housing Condition

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.[1] 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." [2]

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.

Facilities and Housing Targeted to Homeless Households

	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	1,602	6
Households with Only Adults	314	271	522	2,081	309
Chronically Homeless Households	0	0	0	979	310
Veterans	30	0	152	809	0
Unaccompanied Youth	22	0	0	0	0

Table 44 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: HMIS Santa Clara CountyList includes DV Shelters. Numbers are duplicate of Unaccompanied Youth and Unaccompanied Children. Data includes entire continuum capacity and is aggregate for the 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:[1]

- 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.

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:[1]

- 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

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

Introduction

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, and 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.[1]

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:[2]

- Residential treatment programs that provide an alternative to admission to or continued care in a hospital
- 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.[1]

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.[1]

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.

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.

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)

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.[1] 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.[2]

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: [3]

- 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

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.[1] The table below shows the Job/Housing ratios for the jurisdictions in the County as determined by the ABAG.[2]

Economic Development Market Analysis

Business Activity

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	20	35	15
Finance, Insurance, and Real Estate	1,266	3,631	6	4	-2
Information	1,550	6,719	8	8	0
Manufacturing	3,024	8,181	15	10	-5
Other Services	916	2,905	5	4	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	5,326	18,807	26	23	-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	--	--	--

Table 45 - Business Activity

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

Labor Force

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

Table 46 - Labor Force

Data Source: 2007-2011 ACS

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

Table 47 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

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 %

Table 48 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

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

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	22,924	847	5,086

Table 49 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
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

Table 50 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

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

Table 51 – Median Earnings in the Past 12 Months

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.[1]

Describe the workforce and infrastructure needs of the business community:

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.[1]

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.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

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.[1]

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 youth[2]

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

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.[1]

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:[2]

- 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.

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.

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

Are there other strategic opportunities in any of these 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

Table 52 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

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

Table 53 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Affordable Housing

	Description	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). 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. 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 — an estimated 10-year wait.
	Basis for Relative Priority	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. 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 stock.
2	Priority Need Name	Homelessness
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Homelessness
	Description	The Santa Clara region is home to the fourth-largest population of homeless individuals (6,681 single individuals),[1]and the highest percentage of unsheltered homeless of any major city (75 percent of homeless people sleep in places unfit for human habitation).

	Basis for Relative Priority	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	Priority Need Name	Community Services and Public Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Strengthen Neighborhoods
	Description	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 shelter, as well as other services outlined in NA-50 Non-Housing Community Development Needs.
	Basis for Relative Priority	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.
4	Priority Need Name	Fair Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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
	Geographic Areas Affected	
	Associated Goals	Fair Housing
	Description	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 state fair housing laws.
	Basis for Relative Priority	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.

5	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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
	Geographic Areas Affected	
	Associated Goals	Economic Development

	Description	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. 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. As discussed in the Needs Assessment and Market Analysis, services that benefit low income households and special needs populations are 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.
	Basis for Relative Priority	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.

Narrative (Optional)

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 above.

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)

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.

Table 54 – Influence of Market Conditions

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.

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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	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.

Table 55 - Anticipated Resources

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.

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:

- 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.

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

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.

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Palo Alto	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
City of Palo Alto - Human Relations Commission	Government	Planning	Jurisdiction

Table 56 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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.

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

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		
Other			

Table 57 - Homeless Prevention Services Summary

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. [1]

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).[1]

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:[1]

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
- 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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	Affordable Housing		Affordable Housing	CDBG: \$1,018,421	Rental units rehabilitated: 300 Household Housing Unit
2	Homelessness	2015	2020	Homeless		Homelessness	CDBG: \$254,605	Public service activities for Low/Moderate Income Housing Benefit: 2500 Households Assisted
3	Strengthen Neighborhoods	2015	2020	Non-Homeless Special Needs Non-Housing Community Development		Community Services and Public Improvements	CDBG: \$127,302	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
4	Fair Housing	2015	2020	Non-Housing Community Development		Fair Housing		Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
5	Economic Development	2015	2020	Non-Housing Community Development		Economic Development	CDBG: \$992,963	Jobs created/retained: 125 Jobs

Table 58 – Goals Summary

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.[1] 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." [2]

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

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

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.[1] 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.[2]

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: [3]

- 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.

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.

SP-60 Homelessness Strategy – 91.215(d)

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.[1]

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.

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.

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)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

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.[1]

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:[2]

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

SP-80 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.[1]

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.

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.

Expected Resources

AP-15 Expected Resources – 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.

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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	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.

Table 59 - Expected Resources – Priority Table

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.

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:

- 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.

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

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.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	Affordable Housing		Affordable Housing	CDBG: \$392,368	Rental units rehabilitated: 156 Household Housing Unit
2	Homelessness	2015	2020	Homeless		Homelessness	CDBG: \$63,360	Public service activities other than Low/Moderate Income Housing Benefit: 531 Persons Assisted
3	Strengthen Neighborhoods	2015	2020	Non-Homeless Special Needs Non-Housing Community Development		Community Services and Public Improvements	CDBG: \$19,520	Public service activities other than Low/Moderate Income Housing Benefit: 305 Persons Assisted
4	Fair Housing	2015	2020	Non-Housing Community Development		Fair Housing	CDBG: \$32,016	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted
5	Economic Development	2015	2020	Non-Housing Community Development			CDBG: \$290,723	Jobs created/retained: 30 Jobs

Table 60 – Goals Summary

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.

Projects

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

#	Project Name
1	Catholic Charities
2	InnVision Shelter Network
3	PAHC Management & Services Corporation
4	Silicon Valley Independent Living Center
5	YWCA of Silicon Valley
6	Project Sentinel
7	City of Palo Alto
8	MidPen Housing
9	Downtown Streets Inc.

Table 61 – Project Information

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 lowincome 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

1	Project Name	Catholic Charities
	Target Area	
	Goals Supported	Strengthen Neighborhoods
	Needs Addressed	Community Services and Public Improvements
	Funding	CDBG: \$5,422
	Description	Long-Term Care Ombudsman Program
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	260 persons will be assisted.
	Location Description	
	Planned Activities	Catholic Charities assists in problem resolution and advocates for the rights of residents of long term care facilities in Palo Alto. The majority of the clients assisted are low-income, frail, elderly, and chronically ill. This program assists these vulnerable, dependent and socially isolated residents receive the care and placement to which they are entitled.
2	Project Name	InnVision Shelter Network
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$38,499
	Description	Opportunity Services Center
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	400 persons will be assisted.
	Location Description	33 Encina Way, Palo Alto, CA 94301

	Planned Activities	InnVision Shelter Network provides basic necessities for persons who are homeless or at-risk of becoming homeless. The Opportunity Services Center is a comprehensive, one-stop, multi-service, day drop-in center that provides critical services for homeless Palo Alto residents. Specifically, the facility provides showers, laundry, clothing, snacks, case management, and shelter/housing referral services.
3	Project Name	PAHC Management & Services Corporation
	Target Area	
	Goals Supported	Strengthen Neighborhoods
	Needs Addressed	Community Services and Public Improvements
	Funding	CDBG: \$24,861
	Description	SRO Resident Support Program
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	131 persons will be assisted
	Location Description	439 Emerson Street and 735 Alma Street Palo Alto, CA 94301
	Planned Activities	Palo Alto Housing Corporation will provide counseling and supportive case management services for low-income residents of single room occupancy facilities in order to help them maintain housing stability. Activities include financial counseling, health maintenance, information and referral, problem solving, employment assistance, crisis intervention and case management.
4	Project Name	Silicon Valley Independent Living Center
	Target Area	
	Goals Supported	Strengthen Neighborhoods
	Needs Addressed	Community Services and Public Improvements
	Funding	CDBG: \$5,422
	Description	Housing and Emergency Housing Services
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	20 persons will be assisted.

	Location Description	Community-wide
	Planned Activities	Silicon Valley Independent Living Center provides assistance for individuals with disabilities and their families to transition from homelessness, health care facilities, unstable or temporary housing to permanent affordable, accessible, integrated housing with emergency assistance, security deposits, rent, information & referral, and other basic essentials.
5	Project Name	YWCA of Silicon Valley
	Target Area	
	Goals Supported	Strengthen Neighborhoods
	Needs Addressed	Community Services and Public Improvements
	Funding	CDBG: \$8,676
	Description	Domestic Violence Services
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	40 persons will be assisted
	Location Description	City-wide
	Planned Activities	Support Network for Battered Women, a Division of YWCA will provide individuals and families experiencing domestic violence, the program provides a bilingual domestic violence hotline, an emergency shelter, crisis counseling, legal assistance, court accompaniment, individual and group therapy, support groups, children's therapy groups, preventative education, safety planning and community referrals.
6	Project Name	Project Sentinel
	Target Area	
	Goals Supported	Strengthen Neighborhoods
	Needs Addressed	Community Services and Public Improvements
	Funding	CDBG: \$32,016
	Description	Fair Housing Services
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	40 persons will be assisted
	Location Description	City-wide
	Planned Activities	Project Sentinel will provide community education and outreach regarding fair housing law and practices, investigation, counseling and legal referral for victims of housing discrimination, and analyses for City staff and officials regarding fair housing practices. California and federal fair housing laws assure specific protected classes the right to be treated in terms of their individual merits and qualifications in seeking housing. Unfortunately, some people are not aware of the law or their rights.
7	Project Name	City of Palo Alto
	Target Area	
	Goals Supported	Affordable Housing Homelessness Strengthen Neighborhoods Fair Housing Economic Development
	Needs Addressed	Affordable Housing Homelessness Community Services and Public Improvements Fair Housing Economic Development
	Funding	CDBG: \$83,686
	Description	Planning and Administration
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administer the Administrative costs for the overall management, coordination, and evaluation of the CDBG program, and the project delivery costs associated with bringing projects to completion.

8	Project Name	MidPen Housing
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$392,368
	Description	Palo Alto Garden Housing Rehabilitation
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	156 housing units for low income seniors.
	Location Description	650 San Antonio Rd. Palo Alto, CA 94306
	Planned Activities	The proposed rehabilitation work includes increased site accessibility will be achieved by installing new walkways and unit patio entrances for Building 638. In addition, Palo Alto Gardens will implement a City of Palo Alto approved landscaping, irrigation and water conservation plan.
9	Project Name	Downtown Streets Inc.
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$290,723
	Description	Workforce Development Program
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	30 jobs will be created for very low income and low income individuals.
	Location Description	City-wide

	Planned Activities	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 will screen and prepare applicants and will use their community connections to provide training and job opportunities.
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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.

Geographic Distribution

Target Area	Percentage of Funds

Table 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

Please see discussion above.

Affordable Housing

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.

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

Table 63 - One Year Goals for Affordable Housing by Support Requirement

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

Table 64 - One Year Goals for Affordable Housing by Support Type
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. [1]

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.[2] 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 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.”[1]

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.

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)[1] 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

Count was conducted

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 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.[1] 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.[2]

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.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

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.

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.

Discussion:

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 developments. ~~By contrast,~~ ^{By contrast,} 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. [1]

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.

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.[1]

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

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.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(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(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion:

Attachments

Citizen Participation Comments

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

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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.

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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

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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.

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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

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- 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

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Key Findings from HUD Bucks Activity

Table 3: Top Three Overall Spending Priorities by Issue Area of Regional and Community Forums

Priority	Housing	Priority	Public Facilities
1	Affordable Rental Housing	1	Homeless Facilities
2	Senior Housing	2	Senior Centers
3	Permanent Supportive Housing	3	Youth Centers

Priority	Public Services	Priority	Economic Development
1	Homeless Services	1	Employment Training
2	Senior Activities	2	Job Creation/Retention
3	Transportation	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 viewed 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

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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.

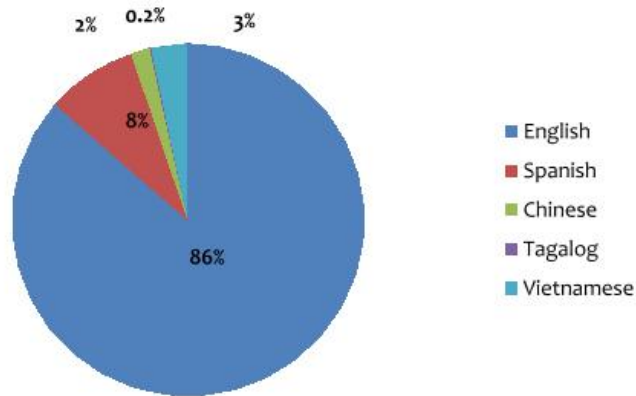
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Figure 1 – Percent of Surveys Taken by Language



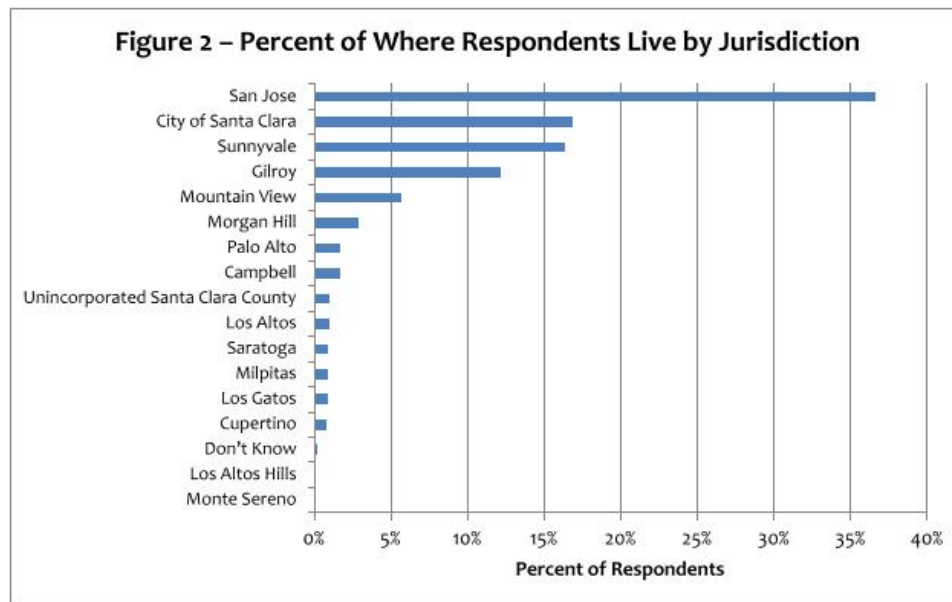
Of the individuals who responded to the survey, 1,401 indicated they live in the County of Santa Clara and 62 indicated they do not live in the County. Respondents who live within the County jurisdictions mainly reside in San Jose (36%), followed by the city of Santa Clara (17%), Sunnyvale (16%), Gilroy (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.

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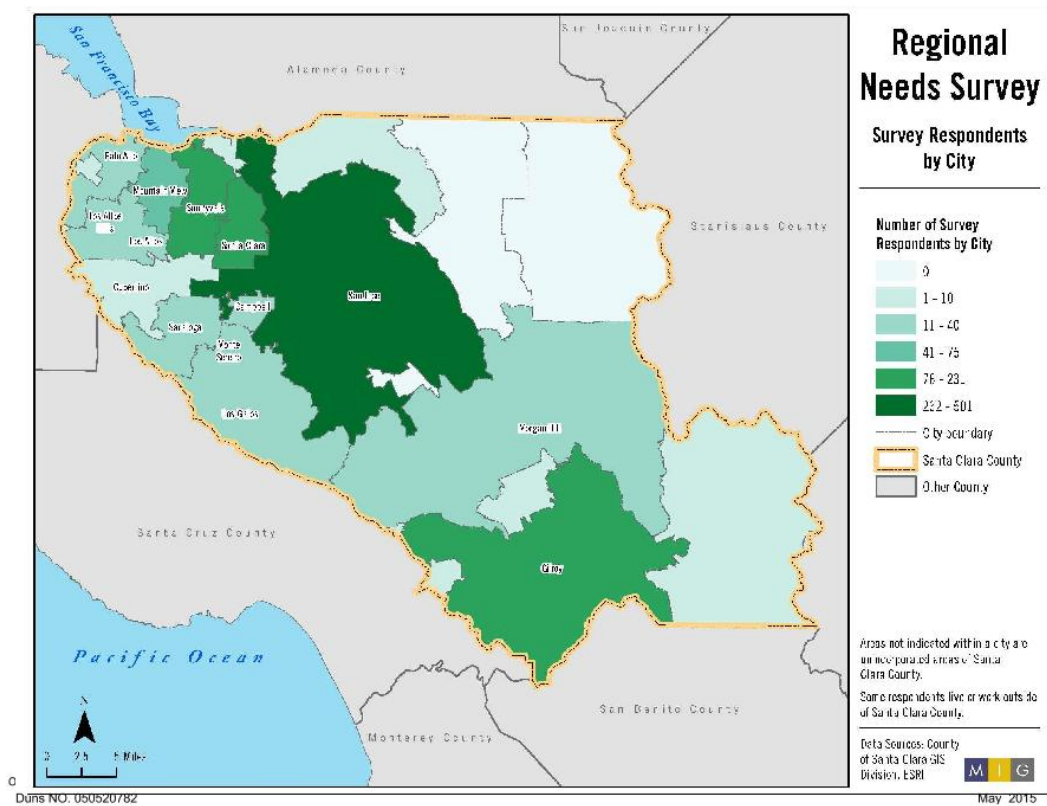
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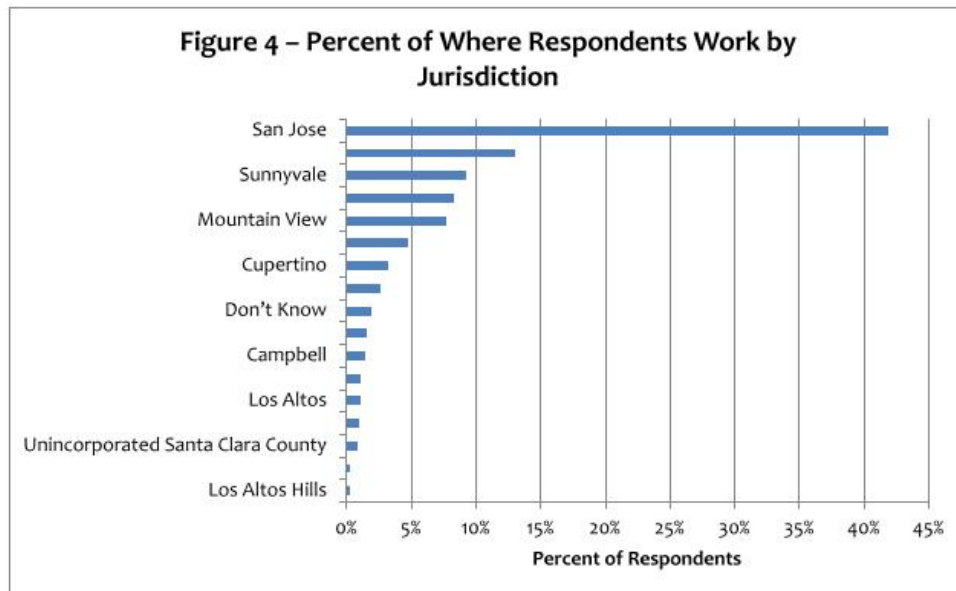
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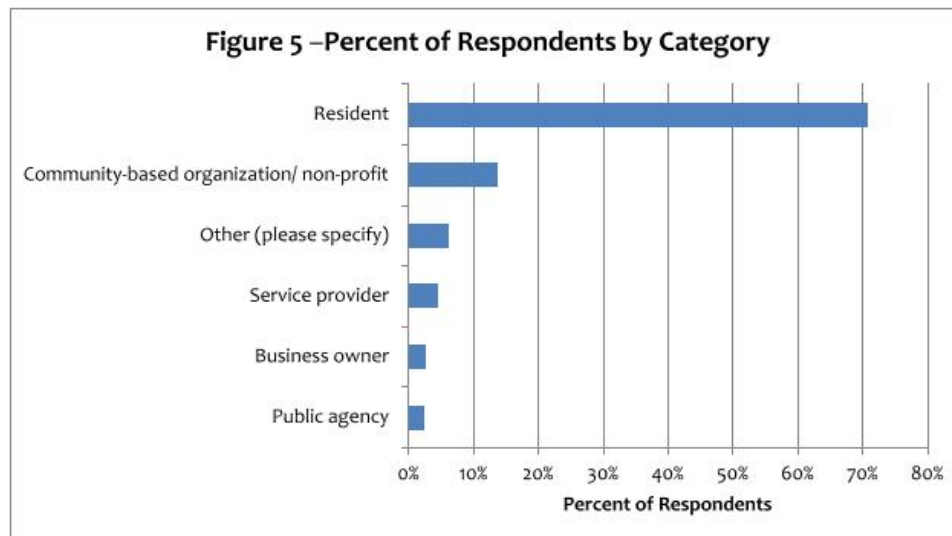
In addition, the survey polled respondents on whether they worked within any of the County jurisdictions. The percentage of individuals working in the County of Santa Clara (74%) indicated they worked primarily in these jurisdictions: San Jose (40%), the city of Santa Clara (13%), Gilroy (8%), and Mountain 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.





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**.



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.

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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

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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.

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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%

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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%

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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%

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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

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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.

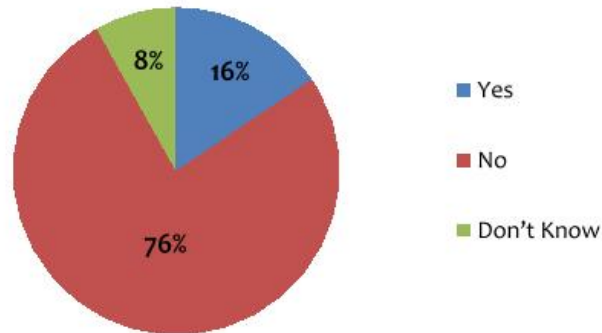
Table 13 – High Level of Need for Specific Infrastructure and Neighborhood Improvements

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



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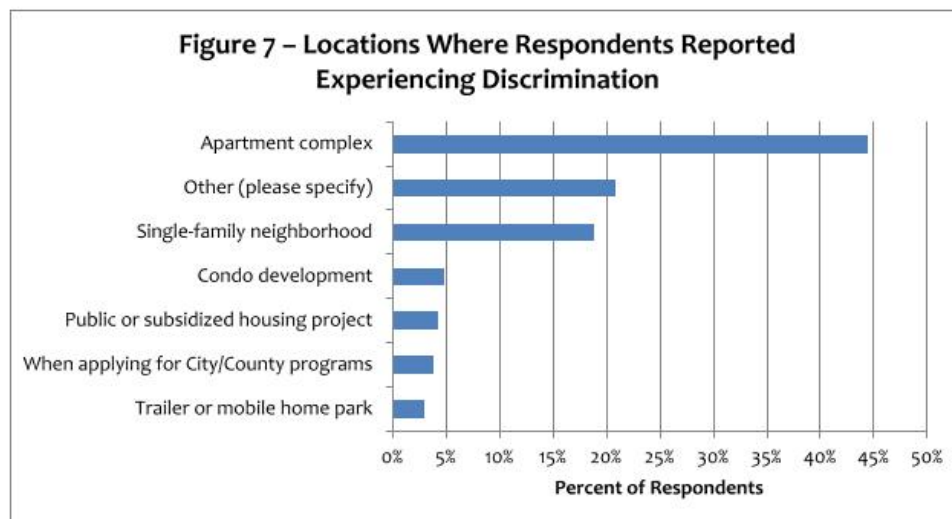
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Of the 1,472 total respondents, 192 (16%) said they have experienced some form of housing discrimination. The majority of discrimination occurred within an apartment complex (19%). The next highest location for discrimination was indicated by the “Other” 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

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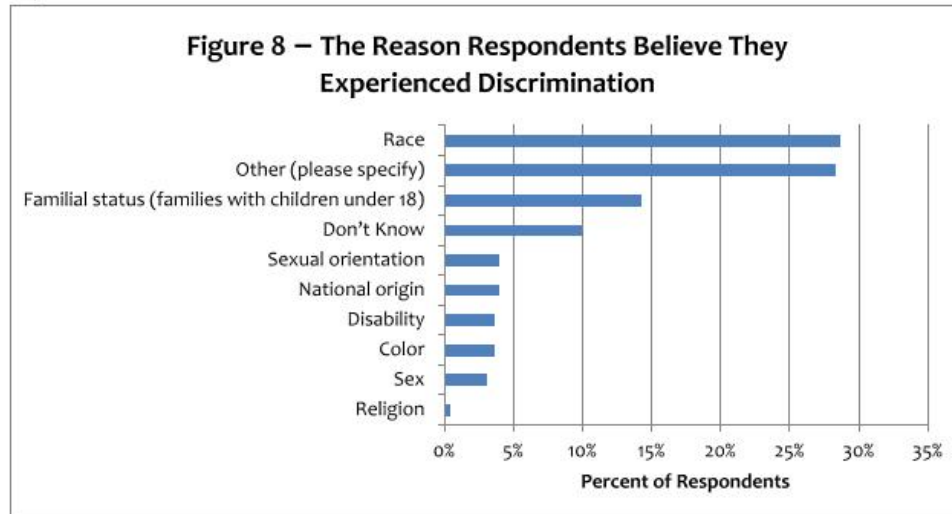
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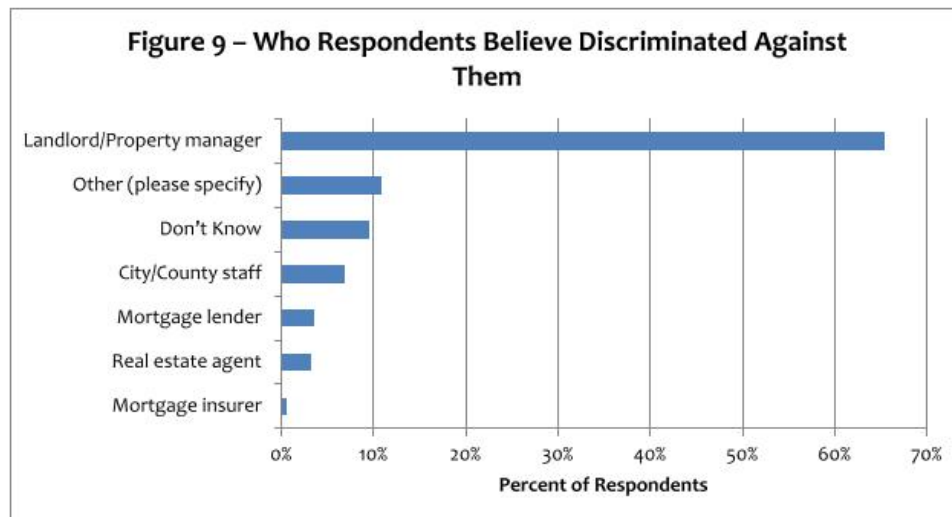
The **Figure 8** below depicts what respondents believe is the basis for discrimination they have experienced.



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.



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Grantee Unique Appendices

Appendix

- A. Complete Outreach List
- B. Proof of Publication
- C. Flyers
- D. Survey – All Languages
- E. Detached – Survey Responses

Appendix A – Complete Outreach List

Group 1: Children & Youth Services
Adolescents Counseling Services
Bill Wilson Center
Center for Healthy Development
Community Partners for Youth, Inc. (CCPY)
El Camino YMCA
Family and Children's Services Department
Filipino Youth Coalition
First 5 Santa Clara County
Fresh Lifelines for Youth (FLY)
Friends for Youth
Gilroy Youth Center, City Recreation Dept.
Healthier Kids Foundation
Junior Achievement of Silicon Valley and Monterey Bay
Mountain View Los Altos Los Altos Hills Challenge Team
Project Cornerstone
Rebekah Children's Services
Santa Clara County Department of Family & Children's Services - Child Abuse and Neglect Hotline (Non-Emergency)
South County Youth Task Force
St. Elizabeth's Day Home
Unity Care Group, Inc.
Walter E. Schmidt Youth Activity Center
YMCA
YWCA Silicon Valley
Group 2: Senior Services
Aging Adult Services: Stanford Hospital and Clinics
Aging Services Collaborative
Avenidas Senior Day Health Center
Catholic Charities of Santa Clara County
Community SVCS. Agency of Mtn. View and Los Altos
Gilroy Senior Center, City Recreation Dept.
Health Trust-Meals on Wheels Program
Heart of the Valley
La Comida de California
Live Oak Adult Day Services
Lytton Gardens
Mountain View Senior Center

Outreach Transportation Services
Respite & Research Alzheimer's Disease
Santa Clara Methodist Retirement Foundation
Santa Clara Senior Center
Self-Help for the Elderly
Senior Adult Legal Assistance
Senior Lunch Program
Silicon Valley Independent Living Center
Social Services Agency : Dept. of Aging & Adult Services
Sourcewise
Stevenson House
Sunrise Center- Self-Help
Valley Village
West Valley Community Services (WVCS)
Yu-Ai Kai Japanese-American Community Senior Service

Group 3: Health Services

Chamberlain's Mental Health Services
Community Health & Older Adult Services: El Camino Hospital
Community Health Awareness Council (CHAC)
CSA-Alpha Omega Program and Emergency Services Program
El Camino Hospital
Gardner Medical Clinic
Health Trust
Healthier Kids Foundation
Indian Health Center of Santa Clara Valley
Kaiser Mountain View
Kaiser Permanente Clinic
Lucille Packard Children's Hospital - Teen Clinic
MayView Community Health Center
Momentum for Mental Health
Palo Alto Medical Foundation - Druker Center
Rape Crisis Center Hotline South Bay (YWCA)
Red Cross of Silicon Valley
Roadrunners
RotaCare Free Clinic
San Benito County Health and Human Services Agency
Second Harvest Food Bank
St. Louise Regional Hospital
Suicide and Crisis Services of Santa Clara County - Suicide Hotline
Valley Health center

Group 4: HIV/AIDS Services

Billy DeFrank LGBT Community Center
Centre for Living with Dying
Health Trust AIDS Services
United Way Silicon Valley

Group 5: Employment and Job Training Services

Center for Training and Careers, Inc.
Dayworker Center of Mountain View
Downtown Streets Team
Employment Services, St. Joseph's Family Center
HOPE
Mission College
NOVA Workforce Development
San José Conservation Corp.
SCUSD - Educational Options
South County One Stop Work 2 Future
Working Partnerships USA

Group 6: Education Services

Adult Education
Cupertino Unified School District (K-8 Schools in Cupertino)
Foothill College Adaptive Education
Fremont High School District (High Schools in Cupertino)
Gavilan College
Gilroy Early College Academy
Gilroy Prep School
Gilroy Unified School District
HeadStart Preschool
Junior Achievement
Mountain View - Los Altos Adult Education
Mountain View Whisman School District
MVLA High School District
Santa Clara Unified School District
Santa Clara University Ignation Center
State Preschool

Group 7: Housing

Gilroy Apartments
Gilroy Garden & Gilroy Park Apts.

Housing Action Coalition (HAC) of Santa Clara County
Rebuilding Together Peninsula
Rebuilding Together Silicon Valley

Group 8: Homeless Services

Boccardo Family Living Center
Community Services Agency of Mountain View and Los Altos
Community Technology Alliance (CTA) Homeless Management Information System
Community Working Group
Destination:Home
Emergency Housing Consortium
Faith in Action Silicon Valley Rotating Shelter
Gilroy Armory (Shelter)
Gilroy Compassion Center
Health Trust
HomeFirst
InnVision Shelter Network
Loaves & Fishes Family Kitchen
Mayview Health Center
Peninsula Health Connections
Red Cross of Silicon Valley
SCC Collaborative on Hsg. and Homelessness
Shelter Network of San Mateo County
Sobrato Transitional Housing
St. Joseph's Family Center
West Valley Community Services - Rotating Shelter Program

Group 9: Affordable Housing Developers

ABHOW
Abode Services
Affirmed Housing Group
BRIDGE Housing
Charities Housing
Christian Church Homes of Northern California
Community Housing Developers
Core Developers
EAH
EBALDC
Eden Housing
First Community Housing

For the Future Housing
Habitat for Humanity East Bay/Silicon Valley
Mid Pen Housing
Palo Alto Housing Corporation
Resources for Community Development (RCD)
Related
ROEM Developers
SAHA
South County Housing
St. Anton Partners
The Nicholson Company
Urban Housing Communities
USA Properties Fund

Group 10: Lenders, Brokers, First-Time Home Buyers Programs

BalCal Financial Corp.
Bank of America
CalHFA Santa Clara County Staff
City of Santa Clara Below Market Purchase (BMP) Program
City of Santa Clara Housing Rehabilitation Loan Committee
Countrywide Home Loans
County of Santa Clara Office of Supportive Housing
Eden Council for Hope and Opportunity (ECHO Fair Housing)
Housing Trust of Silicon Valley (HTSV)
Lenders for Community Development
Meriwest Mortgage
MetLife Home Loans
Neighborhood Housing Services Silicon Valley
Opportunity Fund Northern California
Star One Credit Union
Wells Fargo Home Mortgage

Group 11: Public Housing Authorities

Housing Authority of Santa Clara County

Group 12: Disabled Services

Abilities United
Alliance for Community Care
Deaf Counseling, Advocacy & Referral Agency (DCARA)
Health Trust-Meals on Wheels Program
Hope Services

Housing Choices Coalition
Live Oak Adult Day Services
Outreach Transportation Services
Pacific Autism Center for Education (PACE)
Parents Helping Parents
Santa Clara Valley Blind Center
Silicon Valley Independent Living Center
Vista Center for the Blind and Visually Impaired

Group 13: Domestic Violence Services
Asian Americans for Community Involvement
Community Solutions
MAITRI
Next Door Solutions to Domestic Violence
YWCA – Support Network Crisis Hotline

Group 14: Government Agencies: Local, County, State and Federal
California Highway Patrol
Campbell City Council
Cupertino City Council
Gilroy City Council
Los Altos City Council
Los Altos Hills City Council
Los Gatos City Council
Milpitas City Council
Monte Sereno City Council
Morgan Hill City Council
Mountain View City Council
Palo Alto City Council
San José City Council
Santa Clara City Council
Saratoga City Council
Sunnyvale City Council
County of Santa Clara Social Services Agency

Group 15: Business (Major Employers, Chambers of Commerce, Associations, Real Estate)
Alberta Court Maintenance Association
Baker's Acres Association
Bellomo Avenue Townhomes Association

BIA Bay Area
Birdland Neighbors
California Avenue Homeowner's Association
California Israel Chamber of Commerce
Campbell Chamber of Commerce
Charles Street 100 NA
Cherrywood HOA
Cheyenne North Homeowner's Association
Chinese American Chamber of Commerce
Coldwell Banker
Corte Madera Court Common HOA
Crescent Common Homeowner's Association
Crestview Association (Massingham Management, Inc)
Cupertino Chamber of Commerce
Cypress Terrace HOA
Danbury Place (Merit Property Management)
Fremont Plaza Association Inc (Victoria Terrace)
Gilroy Chamber of Commerce
Gilroy Economic Development Corporation
Gilroy Hispanic Chamber of Commerce
Gilroy Premium Outlets
HBA of Northern Ca - Southern Division
Heritage Oaks HOA
Hispanic Chamber of Commerce Silicon Valley
Hollenbeck Condominium Association
Intero Real Estate
Lakewood Village NA
Los Altos Chamber of Commerce
Los Gatos Chamber of Commerce
Manet Terrace
Milpitas Chamber of Commerce
Moffet Park Business and Trans. Assoc.
Mountain View Chamber of Commerce
NAIOP Silicon Valley
Palm Square Homeowner's Association
Palo Alto Chamber of Commerce
Palo Alto Downtown Business and Professional Association
Quaint Villa South Homeowner's Association
Rhonda Village III Homeowner's Association
San José Silicon Valley Chamber
Santa Clara Chamber of Commerce

Saratoga Chamber of Commerce
Silicon Valley Association of Realtors
Silicon Valley Black Chamber of Commerce
Silicon Valley Leadership Group
Sunny Trees HOA
Sunnyvale Chamber of Commerce
Sunnyvale Crescent HOA
Sunnyvale Townhomes
Sunset Park HOA
Traditions of Sunnyvale Homeowners Association
Verona at Sunnyvale (The Helsing Group, Inc)
Villas at Cortez (Baranca Terrace)
White Pines Terrace Homeowner's Association
Woodgate Townhouses HOA

Group 16: Neighborhood Associations

Birdland Neighbors Association
Braly Corners Neighborhood Association
Canary Drive Neighborhood Association
Charles Street 100 Neighborhood Association
Cherry Chase Neighborhood Association
Cherry Orchard Neighbors Association
Cherryhill Neighborhood Association
Cumberland South Neighborhood Association
Cumberland West Neighborhood Association
Gavello Glen Neighborhood Association
Gilroy Arts Alliance
Gilroy Demonstration Garden
Gilroy Farmer's Market
Heritage District Neighborhood Assoc. (HDNA)
Lakewood Village Neighborhood Association
Lowlanders Neighborhood Association
Morse Park Neighborhood Association
Nimitz Neighborhood Community Communications and Advocacy Association
Ortega Park Neighborhood Association
Panama Park Neighborhood Association
Ponderosa Park Neighborhood Association
Raynor Park Neighborhood Association
San Miguel Neighbors Association
Stevens Creek Neighbors
Stowell Orchard

Stratford Gardens Neighborhood Association
SunnyArts
Sunnyvale Neighbors of Arbor Including La Linda (SNAIL)
Sunnyvale West Neighborhood Association
West Valley Neighborhood Association
Wisteria Terrace Neighborhood Association
Wrightmont Corners Neighborhood Association

Group 17: Citizen/ Advisory Committees

City of Gilroy Citizens Advisory Committee
San Ysidro Park Advisory Committee

Group 18: Fair Housing and Legal

Advocates for Affordable Housing (local Mountain View group)
Asian Law Alliance
Bay Area Legal Aid
Catholic Charities Long-Term Ombudsman Program
Centro de Ayuda Legal para Imigrantes
Dept. of Veteran's Affairs, State of CA
Eden Council for Hope and Opportunity (ECHO Fair Housing)
Family Supportive Housing, Inc.
Housing for Independent People, Inc.
Katherine & George Alexander Community Law Center
Law Foundation of Silicon Valley
Legal Aid Society of Santa Clara County
North County Homeless Housing Coalition
Pro Bono Project
Project Sentinel
Sacred Heart Community Service
Senior Adult Legal Assistance
South County Collaborative
Stanford Community Law Clinic

Group 19: Faith-Based Organizations

Church of Jesus Christ of Latter-Day Saints
City Team Ministries
Congregation Emeth
Gilroy Presbyterian Church
Salvation Army
South Valley Community Church
St. Justin Community Ministry

St. Mary's Church

Group 20: Cultural Organizations

Asian Americans for Community Involvement
Bay Area Cultural Connections
Chinese American Cultural Center
Community Agency for Resources, Advocacy, and Services (CARAS)
Eastern European Service Agency
Ethiopian Community Services, Inc.
India Community Center
Iraqi Community Association
Korean-American Community Services (KACS)
Latino Family Fund
MCA Islamic Center
Mexican American Community Services Agency, Inc. (MACSA)
Polish American Engineers Club
Portuguese Org. for Social Services & Opportunities (POSSO)
San José / Silicon Valley NAACP
Sangeet Dhvani
Sociedad Cervantes
South India Fine Arts
Vietnamese Voluntary Foundation (VIVO)
Voz de la Gente

Group 21: Publically Funded Institution/ System of Care

County Mental Health Department - see Homeless Services
Public Health Department
Valley Verde

Group 22: Community/Family Services and Organizations

Adobe Wells Mobile Home Community
American Legion Post 558
Community School of Music and Art
Community Services Agency of Mountain View, Los Altos & Los Altos Hills
EMQ Families First
Family & Children Services
Friends of Magical Bridge
Friends Outside
Kiwanis Club of Mountain View
Los Altos Community Foundation
Mountain View Women's Club

Rotary Club of Gilroy
Rotary Club of Mountain View
San José Conservation Corps & Charter School
Silicon Valley Lions Club
United Way 2-1-1
Victim Witness Assistance Center

Group 23: Environmental Sustainability

Community Action Agency - Weatherization Program
GRID Alternatives
San José Conservation Corp

Group 24: Immigration Services

Catholic Charities Immigration Legal Services
CET Immigration Services
County of Santa Clara office of Human Relations' Immigrant Relations and Integration Services (IRIS)
Services, Immigrant Rights & Education Network (SIREN)

Appendix B – Proof of Publication

Appendix C - Flyers

Appendix D – Survey

Appendix - Alternate/Local Data Sources