

2020-2025 Consolidated Plan City of Sunnyvale

Community Development Block Grant Program
Home Investment Partnership Program
July 2020



Sunnyvale

Table of Contents

Executive Summary	1
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	1
The Process	13
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)	13
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)	15
PR-15 Citizen Participation	29
Needs Assessment	36
NA-05 Overview	36
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	42
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	55
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	59
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	63
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	65
NA-35 Public Housing – 91.205(b)	70
NA-40 Homeless Needs Assessment – 91.205(c)	76
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)	83
NA-50 Non-Housing Community Development Needs – 91.215 (f)	89
Housing Market Analysis	92
MA-05 Overview	92
MA-10 Number of Housing Units – 91.210(a)&(b)(2)	95
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	101
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	105
MA-25 Public and Assisted Housing – 91.210(b)	109
MA-30 Homeless Facilities and Services – 91.210(c)	113
MA-35 Special Needs Facilities and Services – 91.210(d)	117
MA-40 Barriers to Affordable Housing – 91.210(e)	121
MA-45 Non-Housing Community Development Assets – 91.215 (f)	122
MA-50 Needs and Market Analysis Discussion	130
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)	134
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)	135

Strategic Plan	135
SP-05 Overview	136
SP-10 Geographic Priorities – 91.215 (a)(1)	136
SP-25 Priority Needs - 91.215(a)(2)	138
SP-30 Influence of Market Conditions – 91.215 (b).....	140
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)	141
SP-40 Institutional Delivery Structure – 91.215(k).....	144
SP-45 Goals Summary – 91.215(a)(4).....	147
SP-50 Public Housing Accessibility and Involvement – 91.215(c)	150
SP-55 Barriers to affordable housing – 91.215(h)	151
SP-60 Homelessness Strategy – 91.215(d)	153
SP-65 Lead based paint Hazards – 91.215(i)	155
SP-70 Anti-Poverty Strategy – 91.215(j)	155
SP-80 Monitoring – 91.230	157

Appendix: Community Engagement Summary

List of Tables

Table 1	Responsible Agencies	13
Table 2	Agencies, groups, organizations who participated through the regional forums, community meetings, and consultation meetings.....	26
Table 3	Other local / regional / federal planning efforts.....	27
Table 4	Citizen Participation Outreach	35
Table 5	Housing Needs Assessment Demographics	42
Table 6	Total Households Table.....	42
Table 7	Housing Problems Table	43
Table 8	Housing Problems 2	44
Table 9	Cost Burden > 30%	44
Table 10	Cost Burden > 50%	45
Table 11	Crowding Information –1/2	45
Table 12	Crowding Information – 2/2.....	46
Table 13	Disproportionally Greater Need 0 - 30% AMI.....	55
Table 14	Disproportionally Greater Need >30 - 50% AMI	56

Table 15	Disproportionally Greater Need >50 - 80% AMI	56
Table 16	Disproportionally Greater Need >80 - 100% AMI	57
Table 17	Severe Housing Problems 0 - 30% AMI	59
Table 18	Severe Housing Problems >30 - 50% AMI	60
Table 19	Severe Housing Problems >50 - 80% AMI	60
Table 20A	Severe Housing Problems >80 - 100% AMI	61
Table 20B	61
Table 21	Greater Need: Housing Cost Burdens AMI	63
Table 22	Public Housing by Program Type	71
Table 23	Characteristics of Public Housing Residents by Program Type	72
Table 24	Race of Public Housing Residents by Program Type	72
Table 25	Ethnicity of Public Housing Residents by Program Type	73
Table 26	Residential Properties by Unit Number	95
Table 27	Unit Size by Tenure	96
Table 28	Sunnyvale Regional Housing Needs Allocation 2015-2023	100
Table 29	Cost of Housing	101
Table 30	Rent Paid	101
Table 31	Housing Affordability	102
Table 32	Monthly Rent	102
Table 33	Affordable Housing Gap Table	102
Table 34	Condition of Units	106
Table 35	Year Unit Built	106
Table 36	Risk of Lead-Based Paint	106
Table 37	Vacant Units	107
Table 38	Total Number of Units by Program Type	109
Table 39	Public Housing Condition	110
Table 40	Facilities and Housing Targeted to Homeless Households	113
Table 41	Business Activity	122
Table 42	Labor Force	123
Table 43	Occupations by Sector	123
Table 44	Travel Time	123
Table 45	Educational Attainment by Employment Status	123
Table 46	Educational Attainment by Age	124

Table 47	Median Earnings in the Past 12 Months	124
Table 48	Geographic Priority Areas	136
Table 49	Priority Needs Summary.....	139
Table 50	Influence of Market Conditions	140
Table 51	Anticipated Resources	142
Table 52	Institutional Delivery Structure	144
Table 53	Homeless Prevention Services Summary.....	145
Table 54	Goals Summary	148

List of Maps

Map 1	Areas of Minority Concentration	69
Map 2	Areas of Low- and Moderate-Income Concentration.....	132
Map 3	Population in Poverty	133

Executive Summary

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

Introduction

The City of Sunnyvale (City) has prepared this five-year Consolidated Plan to assess housing and community development needs, identify goals, and develop strategies for the continued implementation of the City's Community Development Block Grant (CDBG) program and HOME Investment Partnerships Program (HOME). The 2020-2025 Consolidated Plan was approved by Sunnyvale City Council on July 28, 2020 - and subsequently approved by the Department of Housing and Urban Development on November 9, 2020.

The overall goal of the **CDBG program** is to develop viable urban communities by providing decent and affordable housing, providing a suitable living environment, and expanding economic opportunities. This goal is realized by directing funds that are received from the US Department of Housing and Urban Development (HUD) to programs, policies, and goals that serve extremely low, low, and moderate-income persons.

The **HOME program** was designed to reinforce several important values of community development, including; empowering people and communities to design and implement strategies tailored to their own needs and priorities. This goal is realized by directing funds that are received from the HUD to a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

To effectively direct and allocate the CDBG and HOME funds received from HUD in the most useful and efficient way possible, the City is required to create the five-year Consolidated Plan and subsequent Annual Action Plans (AAP) for submission to HUD. This document, the 2020-2025 Consolidated Plan, serves as:

1. An outline of the specific goals and priority needs in the community that CDBG and HOME funds should be allocated to, over the next five-years. This outline was created during a community-oriented participatory process, including community members, stakeholders, nonprofits, and other local government agencies.
2. An application for federal funds under HUD's CDBG formula grants programs and HUD's HOME Investment Partnerships (HOME) Program.
3. A planning document and strategy for the City of Sunnyvale to carry out the use of CDBG funds and HOME funds within HUD approved activities, over the next five-years.

Additionally, this Consolidated Plan includes the 2020-2021 Annual Action Plan, which provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

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

The Needs Assessment section analyzes data from the U.S. Census Bureau and feedback from the community engagement process to assess the City's affordable housing, social service, and community development characteristics to create a data-driven basis to direct the following sections and determine priority needs and primary goals. Through data collection, community outreach, and analysis presented in this Consolidated Plan, the housing and community development needs of the City's most vulnerable populations, including low-income households, special needs populations, persons experiencing homelessness and those at imminent risk of homelessness, along with the status of the City's services and infrastructure, can be understood and form a clear outline of priority needs.

As explained in further detail in the Needs Assessment section of this plan, the priority populations in Sunnyvale are as follows:

- Extremely low-income and low-income households
- Hispanic and Black/African American households that experience disproportionately greater need
- Homeless populations

The needs of these populations are assessed against the availability and accessibility of public services and programs, community assets, facilities, and infrastructure, and informed by needs expressed through the community engagement process. Those include:

- Employment training services
- Access to fresh and nutritious foods
- Housing for elderly residents and persons with disabilities
- Public improvements to commercial and industrial sites
- Services for children who are abused, abandoned, and/or neglected
- Emergency housing assistance to prevent homelessness, such as rental assistance.

Evaluation of past performance

In an attempt to more accurately determine priority goals, programs, needs, and policies, the City conducted an evaluation of past performance (2018-2019 CAPER) to provide a context for the current plan and serve as a basis for current objectives and outcomes. The highest priorities in recent years has been to expand the supply of affordable housing and address homelessness. Various efforts have also been made by the City to expand community development.

Affordable Housing

The City has allocated funding for housing rehabilitation through the Home Improvement Program (HIP), which provides deferred loans for rehabilitation of owner-occupied, single family homes and mobile homes. Additionally, the City provided Home Access Grants for senior and/or disabled lower-income homeowners and renters to make their home more accessible. The grants are available to retrofit the home to eliminate physical barriers which inhibit the use of the home and/or to improve accessibility, such as installing grab bars, handrails, lifts, or ramps. Efforts have been made to increase public awareness of the HIP program so that homeowners will utilize the loans.

Furthermore, the City supported fair housing efforts by providing information to the public about housing discrimination complaints, reconciliation of disputes, and legal advocacy.

Homelessness

Programs that alleviate homelessness are designed to help people who are either currently homeless or at imminent risk of homelessness, by helping those persons become housed through a variety of resources that may ultimately lead to permanent housing, such as finding employment or other sources of income, supportive services, and providing transitional rental assistance. In the past several years, the City has provided funding to support the development of new permanent supportive housing units, as described in MA-05. Additionally, the City provided funding to Sunnyvale Community Services to implement the “Work First Sunnyvale” Workforce Development Program, which provides job skills training and job placement to individuals who are either homeless or at imminent risk of homelessness. Moreover, the City funded the Tenant- Based Rental Assistance (TBRA) Program, which provides rapid re-housing rental assistance to homeless individuals and very low-income households for a maximum length of two years, so long as the clients are either working or job-seeking.

Community Development

The City provided CDBG funding for services that serve special needs populations, such as elderly, transition age youth, persons with a disability, persons experiencing homeless, and domestic violence survivors. The Sunnyvale Elderly Nutrition Program provides high-quality, cost-effective, and nutritious meals five days a week to Sunnyvale residents who are aged 60 or older. A CDBG grant was provided to The Bill Wilson Center to provide

individual, couple, family, and group counseling services to assist transition age youth and their families with mental health issues. The City also provided funding to YWCA Support Network, which provides crisis counseling to survivors of domestic violence for those who reside in Sunnyvale.

Summary of citizen participation process and consultation process

The City participated in a collaborative; county-wide public outreach effort guided by the County of Santa Clara Community Engagement Plan. Robust community engagement was achieved through engaging a diverse group of stakeholders to identify priorities, concerns, and values. The feedback received through the community engagement process supported the development of this Consolidated Plan, including the development of housing and community development needs, priorities, goals, and strategies to stipulate how funding will be allocated. Targeted outreach was provided to youth, elderly, racial and ethnic minorities, residents and property owners, and business owners across the County. The City and County collaborated with existing stakeholders to leverage their contacts to ensure a broad depth of participation among the priority groups above.

The City and County provided a variety of engagement opportunities including small group meetings, an online survey, pop-up events, and regional community meetings.

Community engagement opportunities were announced through Twitter, Facebook, and Instagram posts, and email.

The following opportunities for participation and comment were offered during the Consolidated Plan Process, throughout Santa Clara County:

- Regional Community Engagement Public Meetings: Regional walk-in meetings held at four different locations across the County (Morgan Hill, Cupertino, Palo Alto, and San Jose). Interactive engagement stations created opportunities to share personal stories, suggest ideas for strengthening neighborhoods and prioritize community needs, and review Consolidated Plan data and maps.
- City-hosted Community Meetings: Similar in format to the regional meetings, these meetings were hosted by four cities to receive feedback specific to the City, in addition to regional findings. No city specific meeting was held in Sunnyvale.
- Stakeholder Focus Groups: Focus groups with six to ten attendees from target populations, including persons with disabilities, racial and ethnic minorities, elderly, low-income families, and other targeted populations as discovered through preliminary data research.
- Pop-Up Events: Structured for short interactions, the pop-up events usually take the form of a booth set up at an event to allow access with a specific stakeholder group. Feedback provided at pop-up events is typically collected through interactive exercises (dot votes, etc.) or verbal responses to big picture questions.

- City Council and Board of Supervisor Meetings: Announcements of workshops were added to the agenda of regularly scheduled public meetings and hearings, including City Council meetings or the Board of Supervisors meeting.
- Online Feedback Collection (Survey and Form): To broadly access a large number of stakeholders that are geographically distributed, an online survey was prepared to efficiently obtain feedback from a large number of people for this Consolidated Plan. The survey provided an opportunity to leave additional, relevant comments. The survey was announced through City media outlets and was also disseminated through key community liaisons or stakeholders with access to resident and community groups, business owners, interest groups, etc.

A detailed summary of community engagement, including participation, methods, and feedback, can be found in sections PR-10 (Consultations) and PR-15 (Citizen Participation) of this Plan.

Summary of public comments

See above regarding specific community engagement efforts used to collect public comments. Each group discussed priorities and needs for the City as well as ideas and recommendations (solutions) to help solve some of the City's more pressing concerns. This section summarizes the efforts of the Community to be heard regarding this five-year plan. Additionally, these comments can be found through various sections of the Consolidated Plan.

Affordable Housing

Top priorities

- sustainable housing solutions
- additional affordable housing through rehabs and new builds
- address the lack of housing diversity and options
- affordable housing near employment centers
- advocacy for development of proposals for affordable housing
- conversions of larger dwellings to multiple units
- creating short-term housing while housing rehab or new housing projects are built
- reducing the number of vacant homes and properties

Needs

- increase affordable rental housing inventory
- healthy homes (free of mold, lead, etc.)
- less expensive starter homes

- diversity of housing types, i.e., variety of sizes and income levels, particularly for extremely low- and low-income, and special needs populations
- increase homeownership opportunities
- build both affordable and market rate housing

Solutions

- increase accessory dwelling units for special needs populations, particularly with disabilities
- address lack of housing through strong outreach programs both locally and regionally
- affordable housing zoning
- first-time homebuyer loans
- increase subsidies for down payments for first-time homebuyers
- review and fill the gaps that exist in mortgage affordability after upfront costs fulfilled
- provide assistance for housing needs when move-in occurs
- create incentives for property owners to sell to a pre-established list of low- and moderate-income families
- offer a family financial literacy course
- streamline planning, permitting, and development processes
- regulatory requirements for housing diversity or alternative housing
- increase funds to build or rehab homes, old nursing/care units, and mobile home parks for a variety of housing options, particularly near places of employment and transit routes
- create additional grant or loan programs for property maintenance
- create land acquisition funding programs that purchase land dedicated to new housing
- the City should work with developers to target specific lands
- create housing plans that fund and implement housing for working families or “Middle Housing”
- expand voucher programs to include motels, group homes
- increase funding for rental subsidy programs
- approach private companies that employ below median income residents to assist in financing affordable housing development

- engage housing developers and the business community when developing Specific/Master Plans and Housing Element background studies and recommendations
- create solutions to reduce the time it takes to build affordable housing
- create consistent land use policies for inclusionary housing
- create local policies and advocacy for rent and housing value stabilization
- create model policies/programs that promote more affordable housing

Homelessness

Top priorities

- creating more emergency solutions including transitional housing
- creating homeless prevention programs including education and job/housing placement
- creating more shelter space
- improving interim housing and services options
- increasing funding for staff salaries

Needs

- increase in permanent supportive housing (including case management and supportive services)
- support for transitioning homeless, i.e., financial, medical and social
- support is needed for other at-risk homeless due to high cost of living, e.g., college students, former homeless, those who cannot live alone, and those with a criminal history
- decrease family displacement
- create an inclusive Anti-Homeless Strategy, particularly including special needs populations
- increase social service entities to handle homelessness issues
- more provider staff – high turnover rates within provider agencies
- additional county resources – resources are strained
- increase communication between CoC, County, and service providers
- let homeless know what services are available
- have a less complex system to house the homeless within the County
- solve the food desert issue throughout parts of the County

- more housing units for transitional housing, permanent supportive housing, and rapid re-housing programs

Solutions

- create viable alternative temporary housing options for homeless, e.g., tiny homes
- create a resource navigation center for Coordinated Entry and use by all social service providers
- provide appropriate training for intake staff (navigators) that includes a variety of individual needs
- increase communication on needs, gaps and accomplishments
- create nutrition programs, cooking instruction, and food delivery assistance where homeless exist
- provide safe parking areas for unsheltered homeless populations having vehicles and RVs
- develop a comprehensive Wrap-Around Services program for a variety of social service organizations to use
- increase the number of shelters in the City
- greater communication and integration of social service entities
- update County resource guides and websites that point to the right agency - the resources could be listed by “need” and provide contact with address and emails
- prepare a list of the probable food desert areas and collaborate with service entities that can provide routine nutrition and food delivery service
- create and or expand food storage spaces
- work with local grocers to create secondary outlets in in designated food deserts
- provide food subsidies to individuals with chronic health issues particularly those at risk (drug/alcohol/chronic health conditions, and those under 60 where other organizations cannot provide services
- increase transitional housing, rapid re-housing units and services
- create program for those at imminent risk of homelessness - serve residents that can no longer afford to remain in their homes. (This is due to rising housing bills (rents or property taxes), or when residents are forced out due to causes such as eminent domain, lease non-renewals, and or mandatory evictions to make way for new development.), County and its Cities should create displacement policies when new (re)development is occurring, Create County-driven transitional housing programs and services, a rainy-day funds for LMI households (most LMI families are at risk for homelessness)

Special Needs Households

Top priorities

- housing rehab and housing maintenance to keep residents in their homes
- services for special needs populations - particularly single-income families, elderly, persons with disabilities, and homeless youth
- improve health and safety - particularly mental health options for low-income families
- affordable housing that includes supportive services for special needs populations

Needs

- housing for special needs individuals (i.e., elderly, persons w/disabilities)
- an increase in services for victims of domestic violence
- services for immigrants new to the area
- employment services for special needs populations
- decrease language barriers
- more elderly (aging) services
- services to help the increase of at-risk youth
- landlord/tenant education
- aid individuals with disabilities in finding housing

Solutions

- install monitored portable bathroom sites
- create subsidies or prevention programs for families at risk of displacement
- increase earning capacity of the low-and-moderate income city residents
- stabilize rent costs
- increase funding for more training for counseling and referral personnel
- increase services for victims of domestic violence
- housing and services for newly immigrated families
- services that help families review their credit and rental history for housing placement
- provide community ESL courses
- establish funding assistance for elderly care and housing
- provide traveling classes that engage the elderly in technology

- create nutrition programs and food delivery assistance to homebound elderly persons
- housing and employment assistance for foster care youth who age out of system
- create housing units for elderly/disabled by providing elevators, at grade front entrances or first floor bedrooms and with Americans with Disabilities Act (ADA) accessible kitchens and bathrooms
- provide separate emergency shelter space for transition age youth
- create safe spaces for foster youth
- create landlord/tenant engagement activities and programs that to help craft specific solutions, particularly with Vietnamese communities
- increase local advocacy for planning households with disabilities.

Non-Housing Community Development

Top Priorities

- improve transportation and create incentives to take transit
- transit improvements to connect LMI areas to employment centers
- services for elderly persons and those with mental health needs
- workforce development
- homeless prevention programs including education and job/housing placement
- build more shelters and expand existing shelter capacity
- funding for staff salaries.
- citywide wellness programs
- revitalize older city infrastructure, particularly accessibility for elderly and disabled individuals
- fund private business needs for expansion of employee hiring
- fund routine job fares
- accessibility throughout the City

Needs

- job training for homeless persons
- financial assistance for business expansion and job creation
- storefront improvements in low-income neighborhoods
- mental health care facilities, facilities for abused/abandoned/neglected children

- education, healthcare and childcare facilities
- homeless prevention services
- neighborhood cleanups/cleanup of contaminated sites
- street improvements, lighting improvements, water/sewer improvements
- developments built close to public transportation
- mixed use development along El Camino Real
- amenities for concentrated areas of unaffordability
- recreation and open spaces
- more accessible neighborhoods

Solutions

- a regional forum on housing
- private sector funding for city or service programs
- subsidized auto repair and medical services
- job training for young farmers, e.g., education and support for new ag technologies
- community planning that supports sustainable density development, e.g., TODs, incentives and infrastructure for affordable transportation, bicycles and pedestrians
- create or revitalize neighborhoods with new housing and needed amenities including parks, lighting, and good infrastructure
- review proposals in the region that support neighborhood sustainability - improve and create flexible zoning
- create life skills training in larger residential buildings where there is more demand
- additional mental health recovery centers
- update city accessibility - wheelchair ramps, bathrooms, curbing, sidewalks, handrails

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

The City did not receive any public comments that were not accepted. The City attempted to incorporate feedback received from outreach efforts throughout the Consolidated Plan.

Summary

This 2020-2025 CDBG and HOME Consolidated Plan is a conglomeration of community participatory feedback, area-focused demographical data collection and analysis,

community stakeholder involvement, consideration of countywide goals and policies, and city staff's coordination and communication with community entities and resources. The Plan utilized each of these factors to accurately depict the most effective strategic approaches to the allocation of CDBG and HOME funds for the next five years.

During the 2020-2025 timeframe, this Consolidated Plan will guide the City toward appropriate allocations of its CDBG and HOME funds. These funds will focus on developing safe and healthy neighborhoods, improving public spaces, abating dilapidated conditions, improving access to facilities and services in the city, improving and increasing affordable housing, building community capacity, and supporting programs that allow for priority populations to have access to needed services.

The Process

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

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

The City of Sunnyvale Community Development Department is the agency responsible for preparing the Consolidated Plan and administering the City's Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME), as shown in **Table 1**.

Agency Role	Name	Department/Agency
CDBG Administrator	Sunnyvale	Department of Community Development
HOME Administrator	Sunnyvale	Department of Community Development

Table 1 – Responsible Agencies

Narrative

Lead and Responsible Agency

The City of Sunnyvale (City) is the lead and responsible agency for the United States Department of Housing and Urban Development's (HUD) entitlement programs in Sunnyvale. The Housing Division (HD), a division of the City's Community Development Department, is responsible for administering the City's CDBG and HOME programs.

Entitlement Jurisdictions receive entitlement funding (i.e., non-competitive, formula funds) from HUD. By federal law, the City is required to submit a five-year Consolidated Plan and Annual Action Plan to HUD listing priorities and strategies for the use of its federal funds.

The Consolidated Plan helps local jurisdictions to assess their affordable housing, community development needs, and market conditions to meet the housing and community development needs of its populations. As a part of the Consolidated Plan process for 2020-2025, the City collaborated with the County of Santa Clara (County) as the Urban County representing the Cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga; six other entitlement jurisdictions including the Cities of Gilroy, Mountain View, Palo Alto, Sunnyvale, San Jose, and Santa Clara; and the Santa Clara County Housing Authority (SCCHA) to identify and prioritize housing and community development needs across the region, and to develop strategies to meet those needs.

Consolidated Plan Public Contact Information

Trudi Ryan, Director of Community Development
Jennifer Carloni, Housing Officer
456 W. Olive Avenue / PO Box 3707
Sunnyvale, CA 94088
Tel: (408) 730-7250
Fax: (408) 737-4906
Email: Housing@Sunnyvale.ca.gov
Website: <https://sunnyvale.ca.gov/property/housing/default.htm>

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

Introduction

The Consolidated Plan outreach effort is a regional collaborative effort between the County of Santa Clara and seven entitlement jurisdiction Cities. The County hired Michael Baker International, in partnership with Circlepoint, to assist them in their community engagement efforts. Community engagement is key for helping the County and Cities to identify needs, priorities, goals, strategies, and activities for future housing and community development activities over the period of the five-year regional plan. Engagement activities included a community survey, regional forums, stakeholder consultations (or meetings), focus groups, and pop-up events.

As a part of the stakeholder consultation process, the City consulted with a variety of stakeholders, including City departments, human service agencies, local and regional community-based organizations, housing providers and advocates, and the local housing authority. Social service providers were also consulted including those that provide services to elderly persons, persons with disabilities, homeless persons, and other lower-income individuals and at-risk populations.

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)).

The City participates in many activities to connect housing and mainstream/supportive services in the area. These activities are in coordination and collaboration with the County of Santa Clara, the Santa Clara Housing Authority, and the Santa Clara County Continuum of Care, regarding housing of low-income populations and special needs households. Committees and work groups include:

- The County's quarterly CDBG Coordinator's Group meetings, in which entitlement jurisdictions throughout the region gather to discuss proposed use of federal funds for the upcoming year
- The County's Regional Housing Working Group, in which a forum for entitlement and non-entitlement jurisdictions to develop coordinated responses to regional housing challenges.
- Measure A Bond Board – (A Sunnyvale Councilmember is a board member) passed by voters in 2016, Measure A is an affordable housing bond that will provide nearly a billion dollars over ten years to support affordable housing throughout the county.
- Downtown Streets Team (DST) – a nonprofit organization brought to the City to help homeless become more active in their community, while also searching for

employment and housing. DST offers housing and employment services as well as supportive services to help with immediate needs that may hinder housing.

- Continuum of Care participation – the City’s Housing Analyst meets monthly with a group comprised of governmental agencies, homeless service and shelter providers, homeless persons, housing advocates, affordable housing developers, and various private parties, including businesses and foundations to identify gaps in homeless services, establish funding priorities, and pursue a systematic approach to addressing homelessness

During the development of its Consolidated and Annual Plans, and as a general practice, the City coordinated with a variety of housing, public and mental health agencies, and service providers to discuss community needs. These discussions provided an opportunity for these entities to network and learn more about one another’s services and programs. Moreover, their collective feedback was especially valuable in gathering information and shaping priorities for this Plan as it relates to special needs populations, general health, and mental health services in the City of Sunnyvale and the County of Santa Clara.

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 Office of Supportive Housing is the administrator of the regional Continuum of Care (CoC). The Santa Clara County CoC is a group comprising stakeholders throughout the County, including governmental agencies, homeless service and shelter providers, homeless persons, housing advocates, affordable housing developers, and various private parties, including businesses and foundations.

The City participates in the CoC and continuously coordinated with the CoC to end and prevent homelessness in the County. The City’s Housing Manager regularly attends the CoC’s monthly meetings to plan CoC programs, identify gaps in homeless services, establish funding priorities, and pursue a systematic approach to addressing homelessness. In addition, City staff, as well as staff of other cities, meet and consult with the County’s CoC staff during the quarterly countywide “CDBG Coordinators Group” meetings, and communicate more frequently via email and/or phone on joint efforts.

Destination: Home, a public-private partnership committed to collective impact strategies to end chronic homelessness, is the Leadership Board of the CoC. Destination: Home is the governing body for the CoC and is responsible for implementing by-laws and operational protocols of the CoC.

Regional efforts of the CoC include the development of The Community Plan to End Homelessness, which 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. The plan also addresses the needs of persons at imminent risk of homelessness. The CoC is in the process of updating a new plan for the next five years and the City plans to participate in these efforts.

Service providers and organizations that provide services to homeless persons and persons at risk of homelessness were also contacted by the City to attend the Consolidated and Annual Action Plan engagement meetings. This includes Abode Services which administers Tenant-Based Rental Assistance; Destination: Home, the policy group that works on homeless prevention and strategies to end homelessness; and Life Moves, a shelter and homeless provider in San Jose, Palo Alto, and Sunnyvale. Destination: Home was consulted via a phone interview to obtain feedback on homeless and at-risk population needs.

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

The City is not an ESG entitlement jurisdiction and therefore does not receive ESG funds. However, the City does administer federal grant programs that provide assistance to homeless and low-income families in Santa Clara County. The City also helps fund and conduct the Point-in-Time (PIT) count, the biennial regional collaborative effort to count and survey homeless persons. The latest count and survey were conducted in January 2019. The data from the PIT count is used to plan, fund, and implement actions for reducing chronic homelessness and circumstances that bring about homelessness.

The Santa Clara County Office of Supportive Services takes the role of Homeless Management Information System (HMIS) administration. The County, and its consultant Bitfocus, work jointly to operate and oversee HMIS. Both software and HMIS system administration are now provided by Bitfocus. Funding for HMIS in Santa Clara County comes from HUD, the County of Santa Clara, and the City of San Jose. the County's HMIS is used by many City service providers across the region to record information and report outcomes.

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

1	Agency/Group/Organization	Boys & Girls Club
	Agency/Group/Organization Type	Children and Youth Services

	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?	Agencies attended the Santa Clara focus group meeting on 11/7/19. The agency's top priority is improved coordination of youth and education programs.
2	Agency/Group/Organization	Healthier Kids Foundation
	Agency/Group/Organization Type	Children and Youth Services
	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?	Agencies attended the Santa Clara focus group meeting on 11/7/19. The agency identified that the lack of financial support efforts is the most pressing housing problem.
3	Agency/Group/Organization	Bill Wilson Center
	Agency/Group/Organization Type	Children, Youth, and Family Services
	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?	Agencies attended the Santa Clara focus group meeting on 11/7/19. Agency also attended community meetings on 11/4/19 in Morgan Hill and 11/20/19 in San Jose. The agency identified mental health services for low-income communities as a high priority.
4	Agency/Group/Organization	Community Services Agency
	Agency/Group/Organization Type	Senior Services Community / Family Services and Organizations Cultural 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 stakeholder consultation conference call meeting on 11/15/19. The agency identified a need for diverse types of affordable housing and improved transportation.
5	Agency/Group/Organization	San Jose Conservation Corps Charter
	Agency/Group/Organization Type	Education Services
	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 the Gilroy focus group meeting on 11/18/19. The agency provided insight into solutions for homelessness, such as transitional housing, zoning changes, and tiny homes.
6	Agency/Group/Organization	CommUniverCity San Jose
	Agency/Group/Organization Type	Education Services
	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 stakeholder consultation conference call meeting on 11/25/19. Agency attended a regional forum meeting in San Jose on 11/20/19. The agency identified children's education and care as a priority need.
7	Agency/Group/Organization	Health Trust
	Agency/Group/Organization Type	Health Services, HIV/AIDs Services, disabled services
	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 stakeholder consultation meeting on 11/21/19. The agency identified flexibility in funding mechanisms as a need in order to make affordable housing more attractive to developers.

8	Agency/Group/Organization	Rebuilding Together (Silicon Valley)
	Agency/Group/Organization Type	Housing
	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 stakeholder consultation conference call meeting on 11/21/19 The agency identified funding for home rehabilitations as a high priority over the next five years.
9	Agency/Group/Organization	Servant Partners
	Agency/Group/Organization Type	Neighborhood 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?	Attended community meeting on 11/13/19 at Hillview Library in San Jose. The City will continue to consider Servant Partners as a resource in addressing the City's needs.
10	Agency/Group/Organization	Senior Adults Legal Assistance (SALA)
	Agency/Group/Organization Type	Fair Housing and Legal
	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 Palo Alto public engagement meeting on 11/17/19, San Jose public engagement meeting on 11/19/19, and a regional forum meeting on 11/4/19 in Morgan Hill and on 11/7/19 in Palo Alto. The City will continue to consider SALA as a resource in addressing seniors' needs.
11	Agency/Group/Organization	HomeFirst
	Agency/Group/Organization Type	Homeless Services
	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 regional forum meeting in Morgan Hill on 11/4/19. The City will continue HomeFirst as a resource in addressing homeless needs.
12	Agency/Group/Organization	Rebuilding Together
	Agency/Group/Organization Type	Housing
	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 San Jose regional forum meeting on 11/20/19. The City will continue to consider Rebuilding Together as a resource in addressing rehabilitation needs.
13	Agency/Group/Organization	Heart of the Valley
	Agency/Group/Organization Type	Senior Services
	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 was consulted through interview questions covering a range of issues such as: community needs, areas in need of neighborhood revitalization, housing needs, LMI vulnerabilities, CDBG and HOME funding priorities. Agency provided emailed feedback.

14	Agency/Group/Organization	Santa Clara County Office of Supportive Housing
	Agency/Group/Organization Type	County government and Continuum of Care
	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 regional forum meeting in Morgan Hill on 11/4/19. The City will continue to consider the Santa Clara Office of Supportive Housing as a resource in addressing homeless needs.
15	Agency/Group/Organization	Santa Clara County, Department of Planning
	Agency/Group/Organization Type	County Government
	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 regional forum meeting in Morgan Hill on 11/4/19. The City will continue to consider the Santa Clara County Department of Planning as a partner in addressing the needs of the County.
16	Agency/Group/Organization	City of Cupertino
	Agency/Group/Organization Type	Local Government
	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 regional forum meeting and provided feedback. The City will continue to consider the City of Cupertino as a partner in addressing the needs of the County.
17	Agency/Group/Organization	City of Mountain View
	Agency/Group/Organization Type	Local Government
	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 regional forum meeting in Palo Alto Hill on 11/7/19. The City will continue to consider the City of Mountain View as a partner

		in addressing the needs of the County.
18	Agency/Group/Organization	City of Palo Alto
	Agency/Group/Organization Type	Local Government
	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 regional forum meeting in Palo Alto Hill on 11/7/19 and provided emailed feedback. The City will continue to consider the City of Palo Alto as a partner in addressing the needs of the County.
19	Agency/Group/Organization	City of Gilroy, Recreation Department
	Agency/Group/Organization Type	Local Government
	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 was consulted and provided emailed feedback. The agency provided feedback into problems faced by the residents of the City of Gilroy.
20	Agency/Group/Organization	City of San Jose
	Agency/Group/Organization Type	Local Government
	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?	The City of San Jose was contacted for consultation. The City will continue to consider the City of San Jose as a partner in addressing the needs of the County.
21	Agency/Group/Organization	City of Santa Clara
	Agency/Group/Organization Type	Local Government
	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?	The City of Santa Clara was contacted for consultation.

		The City will continue to consider the City of Santa Clara as a partner in addressing the needs of the County.
22	Agency/Group/Organization	City of Morgan Hill
	Agency/Group/Organization Type	Local Government
	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?	City attended regional forum meeting in Morgan Hill on 11/4/19. The City will continue to consider the City of Morgan Hill as a partner in addressing the needs of the County.
23	Agency/Group/Organization	Vista Center for the Blind and Visually Impaired
	Agency/Group/Organization Type	Disabled
	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 Stakeholder consultation via audio meeting on 12/9/19. The agency identified accessibility to city services and clearer grant application measures as priority needs.
24	Agency/Group/Organization	Destination: Home
	Agency/Group/Organization Type	Homeless Services (strategic initiatives)
	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 stakeholder consultation via telephone meeting on 11/11/19. The agency identified the need to build more housing for the extremely low-income population, and homelessness prevention as a priority need.
25	Agency/Group/Organization	Community Solutions
	Agency/Group/Organization Type	Domestic Violence

	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 the AFH and Consolidated Plan joint meeting on 12/11/19 at the Gilroy Council Chambers. The City will continue to consider Community Solutions as a resource in addressing the needs of the City.
26	Agency/Group/Organization	St Mary's Parish
	Agency/Group/Organization Type	Neighborhood 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 the AFH and Consolidated Plan joint meeting on 12/11/19 at the Gilroy Council Chambers. The City will continue to consider St. Mary's Parish as a resource in addressing the needs of the City.
27	Agency/Group/Organization	Housing Authority Committee-Gilroy
	Agency/Group/Organization Type	Housing
	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 co-hosted the AFH and Consolidated Plan joint meeting on 12/11/19 at the Gilroy Council Chambers. The City will continue to consider the Housing Authority Committee of Gilroy as a partner in addressing the needs of the County.
28	Agency/Group/Organization	Community and Neighborhood Revitalization Committee
	Agency/Group/Organization Type	Community 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 co-hosted the AFH and Consolidated Plan joint meeting on

		<p>12/11/19 at the Gilroy Council Chambers.</p> <p>The City will continue to consider the Community and Neighborhood Revitalization Committee as a partner in addressing the needs of the County.</p>
--	--	---

Table 2– Agencies, groups, organizations who participated through the Regional Forums, Community meetings, and consultation meetings

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

Not applicable. No agency types were intentionally left out of the consultation process. Over twenty agency types were contacted during the consultation process.

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 (Community Plan to End Homelessness in Santa Clara County 2015-2020)	Santa Clara County Continuum of Care	Identifies housing inventory count to facilitate the provision of housing services to those experiencing homelessness.
2017 HIV Epidemiology Report County of Santa Clara	Santa Clara County Department of Public Health	Identifies high-risk populations and plans for reducing HIV diagnoses with increased testing and access to PrEP.
Regional Housing Need Plan for the San Francisco Bay Area	Association of Bay Area Governments	Plans for the number of housing units necessary to accommodate the existing and forecasted population.
City of Sunnyvale General Plan, Housing Element	City of Sunnyvale	Determines physical conditions of housing that affect habitability. Identifies the number of affordable units that need to be allocated to households with different income levels.
SCCHA Moving to Work Annual Plan	Santa Clara County Housing Authority	Addresses housing authority updates and strategies pertaining to public housing and vouchers.

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(l))

The collaborative implementation of this Consolidated Plan over the course of the next five years begins with the coordinated efforts of multiple public agencies working together to gather feedback and information for both regional and local community needs and priorities. Once needs and priorities are identified, they are then incorporated into County and City level Consolidated Plans forming both regional and local strategies for addressing those needs and priorities. The entitlement grantee jurisdictions involved in the collaborative outreach efforts are as follows: City of Cupertino, City of Gilroy, City of Mountain View, City of Palo Alto, City of San Jose, City of Santa Clara, and City of Sunnyvale. Several other government stakeholder agencies were contacted and assisted the City in its efforts to gather feedback.

Furthermore, community outreach to local leaders, stakeholders, and residents is a critical first step in implementing this Consolidated Plan's desired community changes. By successfully establishing relationships and trust among the government, those providing services or community improvements, and the beneficiaries of these services or improvements, the City and community can move towards a joint vision for what and

how to make community improvements. The City along with County and six other entitlement jurisdictions developed a robust community engagement process that involved an online and paper community survey, stakeholder consultations, focus groups, and pop-up events. The agencies, groups, and organizations who participated are listed in **Table 2**. Other local/regional/federal planning efforts can be found in **Table 3**.

In addition to the collaborative efforts made to prepare this Consolidated Plan, the City attends the Santa Clara County quarterly informational sharing meeting on the CDBG program, which often addresses implementation, best practices, new developments, and local and federal legislative changes. A HUD representative is also usually in attendance and provides brief federal grants management technical information.

Narrative (optional):

The public outreach conducted was a joint regional effort of the City along with the other entitlement jurisdictions and County, with assistance from consultants, to directly solicit housing, social service, and other agencies in the community to participate in the community survey, stakeholder meetings, and focus groups.

Stakeholder participants were asked questions and provided feedback on community needs, priorities, issues and solutions in relation to CDBG and HOME eligible activities including housing, neighborhood revitalization, broadband issues, low- to moderate-income household issues, and how the jurisdiction should spend CDBG and HOME funding. **Appendix Community Engagement Summary** contains a sample of the consultation questions.

The responses were very helpful for the Needs Assessment and Strategic Plan, especially for topics pertaining to housing needs, homeless needs assessment, non-homeless special needs and services, and non-housing community development needs, as some data is not available from the census or HUD.

For a more extensive list of agencies and other public entities consulted during the Consolidated Plan process, please see **Table 2**.

PR-15 Citizen Participation

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

Summarize citizen participation process and how it impacted goal-setting

Outreach is essential to the City's ability to create an accurate and effective plan, and to allocate resources appropriately. First, the City attempted to reach as many residents as possible within the CDBG and HOME target areas and within specific demographics, such as low-income families, persons with disabilities, elderly persons, and families with minor children. Receiving feedback directly from local residents who may potentially receive assistance from grant funds is crucial for the CDBG and HOME program's effectiveness. Second, the City reached out to practitioners, agencies, leaders, organizations, and companies who may have the specialized knowledge, experience, resources, and capacity to discuss needs, opportunities, solutions, and investments. Third, the City encouraged all residents to weigh in on community needs and opportunities for improvements through resident participation opportunities.

The City offered several opportunities and various methods for participation and public comment throughout the development of the Consolidated Plan. The following is a summary of the efforts made to broaden resident participation through the Consolidated Plan process. **Table 4**, Citizen Participation Outreach, provides additional detail on the types of outreach conducted and where applicable a summary of the comments received.

Regional Needs Survey

This community survey was noticed in the *Mercury News* newspaper on October 29, 2019. The online and paper survey was made available to the public between October 29, 2019 and December 20, 2019. The online survey was provided in English and three other languages: Spanish, Vietnamese, and Chinese. The data from this survey was useful to obtain community feedback on local data, housing needs, and community needs. A copy of the survey, along with the final results, can be found at the end of the document under **Appendix Community Engagement Summary**.

Pop-Up Events

Pop-up events are temporary events held in public areas. Pop-up events are useful to help provide the public with general information and awareness of the Consolidated Plan process and engage community members with the community survey. Short dialogue and feedback were also obtained from members of the public.

Four pop-up/tabling events were held throughout the County. Three were held at the farmer's market locations in Santa Clara, Sunnyvale, and Palo Alto. One was held at the Sunnyvale Community Center. Residents were polled on what is most needed in their

community. The dates, times, and locations are listed in more detail in **Table 4**. Flyers announcing community regional forum dates and locations were distributed.

Regional Forums

Four regional forums were held in four different cities in Santa Clara County. The process of the forum consisted of a brief overview of the planning process of the Consolidated Plan; a listening session with live polling was also conducted. Attendees were asked questions in a group setting and their responses were recorded.

To attract as many people as possible to the regional forums, flyers were posted beforehand to inform the public of the meetings. It was also advertised in the local *Mercury News* newspaper. In order to maximize the attendance and allow more people to attend, they were offered at different locations and times of the day. One meeting was held during the day and the rest were held in the evening and all were accessible by public transit. The public forums were held in the Cities of Morgan Hill, Palo Alto, Cupertino, and San Jose. Additional information on the locations, and results are listed in more detail in **Table 4**. Additionally, see **Appendix Community Engagement Summary** for a copy of the flyer.

A total of 37 people attended these forums. Those in attendance included local residents, service providers, and members of the business community. Feedback received helped create a dialogue between the public and stakeholders to better identify community priorities.

Focus Groups

Two focus groups were held with social service agencies to identify the most pressing community problems, priority needs of their clients, and potential problem areas within the County. The meetings were held in the Cities of Santa Clara and Gilroy. A total of seven agencies participated. Results of their feedback are provided in more details in the **Appendix Community Engagement Summary**.

Joint Community Meetings on Consolidated Plan Process and Assessment of Fair Housing

Two community meetings that sought input on the Consolidated Plan and an Assessment of Fair Housing were held. One was held at the San Jose Hillview Library and the other at Gilroy Council Chambers; a total of 53 residents attended between the two locations. They were both held in the evening and accessible by public transit. Additional information on the results are listed in more detail in **Table 4**.

Stakeholder Consultations

A combination of in-person meetings, one-on-one phone conversations, and emails were held as consultations with a variety of service providers to obtain feedback. The feedback

was particularly helpful in identifying gaps in services, trends in the local community, and needs relating to specific services and special needs populations. The list of agencies who provided feedback is included in **Table 2**. A sample list of questions that that were asked during the stakeholder interviews can be found in **Appendix Community Engagement Summary**.

Public Hearings and 30-Day Public Review Period of Draft Consolidated Plan

The City held a Council public hearing on **July 28, 2020** to review the draft Consolidated Plan. The 30-day public review period began on **March 20, 2020** and ended on **April 28, 2020**. It is important to note that the City posted the draft Consolidated Plan for public review a second time (no revisions from the previous public notice) on July 17, along with the updated 2020 Action Plan – as the 2020 Action Plan was updated to include one additional project, using CDBG-CV funds.

Citizen Participation Process Impact on Goal Setting

Comments and feedback obtained from the citizen participation process are very useful in goal setting and strategic planning. For example, comments received from stakeholders both confirmed elaborated upon on the ACS and HUD data within the Needs Assessment. Stakeholder expertise and experience was particularly illuminating in in sections concerning special needs populations and non-housing community development, where there was less ACS/HUD data available. The results from the survey and comments provided by the public also helped identify high areas of concern within the community especially as relating to local data, housing, public services and community development needs. The feedback was especially useful in assessing the priority needs and goal setting for the Strategic Plan section of the Consolidated Plan. The responses obtained from community engagement were also helpful in providing more insight into barriers to affordable housing, priority needs, and areas needing the most neighborhood revitalization.

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	Regional Forums	Non-targeted/ Broad community residents, service providers, business owners or housing professionals.	A total of 37 people attended four forums held on the following dates: 11/4/19, 11/7/19, 11/12/19, and 11/20/19.	Participants of the regional forums identified the County's top priorities over the next 5 years, including: transit accessibility, housing maintenance, and services for elderly residents. They also identified the most common housing problems, including housing affordability and homelessness. For additional details see Appendix Community Engagement Summary.	All comments were accepted.	See Appendix Community Engagement Summary
2	Survey	Broad community outreach to members of the public and interested stakeholders.	A total of 1,950 Regional Needs Surveys were collected during the open period. Sunnyvale received a total of 81 responses. The online survey was available in English, Spanish, Vietnamese, and Chinese.	The survey results identified that the creation of affordable housing, jobs, and community services were the County's greatest needs. Results also identified increased housing affordability, housing for special needs individuals, and healthy homes as the most pressing housing needs.	All comments were accepted.	See Appendix Community Engagement Summary
3	Focus Groups	Service providers, business owners or housing professionals.	A total of 7 people attended two meetings held on the following dates: 11/07/19 and 11/18/19.	Participants identified the most pressing community problems to be lack of: housing types, transitional housing, zoning regulations friendly to affordable housing, mental health services,	All comments were accepted.	See Appendix Community Engagement Summary

				<p>career development training for youth, and gentrification. They also identified the high cost of housing, lack of coordination between resource agencies, and unclear fair housing rules as a concern.</p> <p>Participants stated that the following areas should be targeted for improvement: Downtown Gilroy, El Camino Real, Morgan Hills, Transit hubs all around the County.</p>		
4	Community Meetings (joint Consolidated Plan and Affirmative Fair Housing)	Non-targeted/ Broad community residents, service providers, business owners or housing professionals.	<p>A total of 53 people attended the two joint meetings.</p> <p>They were held on these dates: 11/13/19 and 12/11/19.</p>	Please see summary in final Analysis of Impediments report.	All comments were accepted.	https://www.sccgov.org/sites/osh/HousingandCommunityDevelopment/UrbanCountyProgram/Pages/home.aspx
5	Pop-Up Events	Non-targeted/ Broad community	<p>Four pop-up events were held. Dates include: 10/19/2019 in Santa Clara, 10/26/2019 in Sunnyvale, 11/3/2019 in Palo Alto, and 11/21/2019 in Sunnyvale.</p> <p>A total of 108 flyers were distributed.</p>	See Appendix Community Engagement Summary.	All comments were accepted.	https://www.sccgov.org/sites/osh/HousingandCommunityDevelopment/UrbanCountyProgram/Pages/home.aspx

			<p>A total of 220 attendees were approached for feedback.</p> <p>A total of 3 surveys were completed at the event.</p>			
6	Website	Broad Santa Clara County residents, and workers with computer and internet access	Announcements posted to the websites of the entitlement jurisdictions to promote regional survey links (English and Spanish) and regional/ community forums.	See Appendix Community Engagement Summary.	All comments were accepted.	City of Santa Clara: http://santaclaraca.gov/index.aspx?page=41&recordid=13579
7	Local Advertisement (Print Media)	Non-targeted/ Broad community; Minority Population CDBG target area recipients	<p>Notice of Public meetings and survey availability was posted in:</p> <p>Bay Area News Group and the <i>Mercury News</i> on 10/29/19</p>	See Appendix Community Engagement Summary.	All comments were accepted.	
8	Social Media	Broad Santa Clara County community with computer access	Announcements posted to Facebook and Twitter accounts of entitlement jurisdictions and community partners.	See Appendix Community Engagement Summary.	All comments were accepted.	https://nextdoor.com/agency-post/ca/santa-clara-county/county-of-santa-clara-office-of-public-affairs/community-meetings-how-should-federal-funds-be-spent-to-improve-the-community-129106261/

9	Printed Flyers	Non-targeted/ Broad community; Minority Population CDBG target area recipients	Over 1,225 print flyers were printed and distributed at community hubs across the County.	See Appendix Community Engagement Summary.	All comments were accepted.	See Appendix Community Engagement Summary
10	Stakeholder Interviews	Non-targeted/ Broad community residents, service providers, business owners or housing professionals.	22 stakeholder interviews were conducted.	Stakeholders prioritized the following needs: provide more affordable housing; vital services and homeless prevention; assist families and individuals in transition; increase family income; assist special needs populations; emergency relief for vulnerable populations; improve aging community facilities and public infrastructure; and fair housing.	All comments were accepted.	See Appendix Community Engagement Summary
11	Public Review Period	Non targeted/broad community	3/27/20 to 4/28/20 30-day public comment	N/A	N/A	N/A
12	Public Review Period	Non-targeted/broad community	7/17/20 to 7/28/20 – 12-day public comment period – second opportunity to review.	N/A	N/A	N/A
13	Public Hearing(s)	Non-targeted/broad community	Council public hearing was held on 7/28/20 to review the final Consolidated Plan.	N/A	N/A	N/a

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Sunnyvale was incorporated 1912. It began as a small agricultural settlement and is now a major aerospace and technology hub, known as the “Heart of Silicon Valley.” Bordering cities include San Jose, Mountain View, Los Altos, Cupertino, and Santa Clara. Sunnyvale is the seventh most populous city in the San Francisco Bay Area. The City is approximately 22 square miles and, in 2018, the population was estimated to be 153,185 people. The 2018 estimate of median household income was \$131,791. The demographics of the City is diverse as approximately 57.8 percent of the population reports they speak a language other than English at home.¹

This Needs Assessment will look at housing and income related data to assess the City’s needs pertaining to housing needs assessment, disproportionately greater need, public housing, homeless needs, non-homeless special needs, and non-housing community development needs.

Most of data utilized throughout the Needs Assessment and Market Analysis was provided by HUD. “CHAS” data (Comprehensive Housing Affordability Strategy) is custom tabulations of data from the US Census Bureau that demonstrate the extent of certain types of housing problems and housing needs in each community, particularly those of lower-income households. Other supplemental data was also used, including direct data derived from the American Community Survey (ACS) five-year estimates. Though it is true that the ACS one-year estimates provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and have a smaller sampling error overall making that source more reliable and precise.

A Community survey was made available to residents of the City to discuss the needs specific to this plan. The survey offered four “overall needs” questions to participants:

1. Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)
2. Create additional affordable housing available to low-income residents
3. Improve nonprofit community services (such as elderly, youth, health, homeless, and fair housing)
4. Create more jobs available to low-income residents

¹ <https://www.census.gov/quickfacts/fact/table/sunnyvalecitycalifornia#>

Overall, 81 residents of the City participated in the survey. Of those residents, 54 percent said creating more jobs for low-income residents was the highest need in the City; 56 percent said improving nonprofit community services was the highest need in the City; and 81 percent said creating additional affordable housing was the highest need in the City.

Four community meetings were held throughout the County. Although no meetings were held directly in Sunnyvale, outreach was done to attract Sunnyvale residents. Attendees identified the top priorities for the next five years. These priorities include: transportation and accessibility, housing rehab and housing maintenance, services for elderly and mental health, workforce development, sustainable affordable housing solutions, providing more emergency housing assistance including transitional housing and shelters, services for special needs populations (particularly elderly and transition age youth), and homeless prevention programs, including education and job/housing placement.

A total of four pop-up events were held in the County, two of which were held in Sunnyvale. Of the 220 participants, the following needs were determined: a regional forum on housing; creation of more affordable housing; a development built close to public transportation; mixed use development along El Camino Real; expansion of public transit routes; and expansion of code enforcement activities due to residential blight.

Twenty-two community stakeholders were interviewed regarding the needs of their clients in the City and how CDBG and HOME funds should be spent over the next five years. The following is a list of stakeholder funding priorities: creating a citywide wellness program; investing in affordable housing projects that rehab and create new affordable housing units; advocating for development of affordable housing projects; converting larger dwellings to multiple units; creating short-term or interim housing until more permanent housing is available; reducing the number of vacant homes and properties; continuing to fund homeless prevention programs; expanding shelter capacities; and expanding housing options for elderly and disabled.

The Housing Needs Assessment gives a basic overview of what is addressed in the Needs Assessment, in order to determine how the City should allocate Federal CDBG and HOME funding.

Housing Needs Assessment

At least 70 percent of CDBG funded activities must go towards benefitting low- to moderate-income (LMI) households, meaning that a household's income cannot exceed 80 percent of the area median income (AMI) established by HUD. **LMI households** are defined as those whose gross income falls into one of the categories below:

- Extremely low-income: Households earning 0-30% AMI

- Low-income: Households earning >30-50% AMI
- Moderate-income: Households earning >50-80% AMI (subject to adjustments for areas with unusually high or low incomes or housing costs).

Definitions of housing problems and family type that will be further analyzed in the sections below are as follows:

- **Substandard Housing** - Lacking complete plumbing or kitchen facilities. This includes households without hot and cold piped water, a flush toilet and a bathtub or shower, or kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator.
- **Overcrowded** - Households having complete kitchens and bathrooms but housing more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- **Severely Overcrowded** - Households having complete kitchens and bathrooms but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- **Housing Cost Burden** – This is represented by the fraction of a household’s total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
 - A household is cost burdened if the household is spending more than 30 percent of its monthly income on housing costs.
 - A household is considered *severely* cost burdened if the household is spending more than 50 percent of its monthly income on housing costs.
- **Elderly household** – a household where at least one person is at least 62 years of age
- **Persons with disabilities** - individual with a physical or mental impairment that substantially limits one or more major life activities; (2) individual with a record of such impairment; or (3) individual who is regarded as having such an impairment.
- **Families with children** – a household with a least one minor child under the age of 18
- **Households at imminent risk of homelessness** - someone who will lose their primary nighttime residence in 14 days provided that no subsequent residence has been identified and the person/ family lacks the resources or support networks needed to obtain other permanent housing.

Disproportionately Greater Need

As per HUD definitions, disproportionate housing needs is defined as “significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups or the total population experiencing that category of housing need in the applicable geographic area”(24 CFR § 5.152). Specifically, a disproportionately greater need exists when the members of a racial/ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the jurisdiction as a whole at that income level. This Needs Assessment shows comparisons of racial ethnic/ethnic groups in the City and the jurisdiction as a whole in the area of: housing problems, severe housing problems, cost burden and severe cost burden. A narrower comparison of housing problems and severe housing problems by income level are compared to those income levels of the jurisdiction as a whole.

Public Housing

The Santa Clara County Housing Authority (SCCHA) is the regional Public Housing Authority (PHA) for the City of Sunnyvale. Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high rise apartments for elderly families. There are approximately 1.2 million households living in public housing units, managed by some 3,300 HAs. The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford.²

In addition to managing and maintaining public housing units, the PHA also administers the Housing Choice Voucher (HCV) program, and owns and manages affordable housing units. Sometimes PHAs provide other services, which might include such things as: homeownership opportunities for qualified families; employment training opportunities, and other special training and employment programs for residents; and support programs for the elderly. The City of Sunnyvale does not have public housing units, and SCCHA owns and maintains only four units, which are in the City of Santa Clara. Although SCCHA only has four public housing units in its portfolio, it manages almost 11,000 housing vouchers. Community stakeholders would like to see additional vouchers allocated to the City to serve homeless and LMI households.

SCCHA was awarded the opportunity to participate in the federal demonstration program. “Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW allows PHAs exemptions from many existing public housing and voucher rules and

² https://www.hud.gov/topics/rental_assistance/phprog

provides funding flexibility with how they use their Federal funds. PHAs in the MTW demonstration have pioneered a number of innovative policy interventions that have been proven to be successful at the local level, and subsequently rolled out to the rest of the country's PHAs. Currently, there are 39 MTW PHAs nationwide and HUD plans to expand the program to addition 100 PHAs by 2022.”³

Homeless Needs Assessment

A person is experiencing homelessness if they spend at least one night in a place not meant for human habitation, such as a park or sidewalk (unsheltered), or in emergency housing, transitional housing, or a motel paid for by a social service agency (sheltered). All jurisdictions that receive funding to serve homeless populations are required to conduct a biennial Point in Time (PIT) count. of sheltered and unsheltered people experiencing homelessness on a single night in January.

The Santa Clara Continuum of Care (CoC) is the responsible entity for the PIT count, for all cities in the county of Santa Clara. The Santa Clara PIT count was conducted on the night of January 29, through the morning of January 30, 2019, and in response the CoC produced a comprehensive report of the count, the Santa Clara County Homeless Census & Survey (from here on out, will be referred to as the 2019 County Point in Time Count).

The number of homeless living in the City increased substantially between the years 2017 and 2019 by approximately 147 percent. In 2017, a total of 253 people living in the City were experiencing homelessness compared to 624 people in the year 2019. In 2019, 147 homeless were unsheltered and 131 were sheltered. To help address homeless issues the City continues to participate in county-wide efforts to end homelessness throughout the County.

Non-Homeless Special Needs Assessment

As discussed above the City contains multiple population types. This section discusses housing needs of special needs populations that are not homeless but could benefit from supportive housing. These populations include:

- Elderly households (defined as 62 and older)
- Frail elderly (defined as elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, or performing light housework)
- Persons with disabilities (mental, physical, and/or developmental disabilities)
- Persons with alcohol or other drug addiction
- Persons living with HIV/AIDS and their families

³ <https://www.hud.gov/mtw>

- Victims of domestic violence, dating violence, sexual assault, and stalking

Non-Housing Community Development Needs

This section addresses the City's needs for public facilities, public improvements, and public services. Examples include: senior centers, handicapped centers, homeless facilities, youth centers, childcare centers, neighborhood facilities, fire stations/equipment, health facilities, parks, recreational facilities, and facilities for special needs population.

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

The CHAS data below is a special tabulation of ACS data derived from the US Census Bureau and is provided by HUD to be used by the City in its Consolidated Plan. Previously, for the 2015 -2020 Consolidated Plan, HUD provided 2005-2009 data; for this 2020-2025 Consolidated Plan period, HUD provided 2011-2015 data. When HUD data was not provided, more current data (such as 2013-2017 ACS data) was used. Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	140,081	148,180	6%
Households	50,308	55,095	10%
Median Income	\$87,263.00	\$105,401.00	21%
Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)			

Table 5 - Housing Needs Assessment Demographics

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,630	5,450	5,310	5,225	32,480
Small Family Households	2,025	2,025	2,235	2,230	19,645
Large Family Households	315	595	500	635	1,830
Household contains at least one person 62-74 years of age	1,465	1,015	1,065	780	4,165
Household contains at least one person age 75 or older	1,205	1,210	790	705	1,385
Households with one or more children 6 years old or younger	910	895	1,045	1,239	5,520
Data Source: 2011-2015 CHAS					

Table 6 - Total Households Table

Housing Needs Summary Tables

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	155	115	25	55	350	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	450	195	145	200	990	0	10	20	25	55
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	235	475	160	320	1,190	85	15	40	95	235
Housing cost burden greater than 50% of income (and none of the above problems)	2,625	1,000	295	0	3,920	1,065	705	295	175	2,240
Housing cost burden greater than 30% of income (and none of the above problems)	335	905	1,380	780	3,400	170	380	410	535	1,495
Zero/negative Income (and none of the above problems)	335	0	0	0	335	125	0	0	0	125
Data Source: 2011-2015 CHAS										

Table 7 – Housing Problems Table

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	3,465	1,785	625	575	6,450	1,150	725	360	295	2,530
Having none of four housing problems	635	1,435	2,500	2,340	6,910	915	1,505	1,830	2,015	6,265
Household has negative income, but none of the other housing problems	335	0	0	0	335	125	0	0	0	125
Data Source: 2011-2015 CHAS										

Table 8 – Housing Problems 2

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	1,440	1,135	765	3,340	245	415	315	975
Large Related	240	415	145	800	40	15	100	155
Elderly	925	335	120	1,380	680	485	275	1,440
Other	1,170	635	730	2,535	314	185	55	554
Total need by income	3,775	2,520	1,760	8,055	1,279	1,100	745	3,124
Data Source: 2011-2015 CHAS								

Table 9 – Cost Burden > 30%

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	1,300	470	125	1,895	215	285	120	620
Large Related	185	150	0	335	40	15	50	105
Elderly	780	120	35	935	540	240	115	895
Other	1,025	465	140	1,630	310	165	15	490
Total need by income	3,290	1,205	300	4,795	1,105	705	300	2,110
Data Source: 2011-2015 CHAS								

Table 10 – Cost Burden > 50%

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	585	585	215	445	1,830	50	15	30	90	185
Multiple, unrelated family households	10	100	90	65	265	35	10	30	35	110
Other, non-family households	90	10	0	20	120	0	0	0	0	0
Total need by income	685	695	305	530	2,215	85	25	60	125	295
Data Source: 2011-2015 CHAS										

Table 11 – Crowding Information 1/2

	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								

Table 12 – Crowding Information – 2/2

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

The 2013-2017 ACS data shows that 12,558 (23 percent) of Sunnyvale households are single person households. Of the single person households in the City, 7,095 (40 percent) experience at least one housing problem, and 3,505 single person households (20 percent) are severely cost burdened.

The Santa Clara County 2019 PIT count counted 9,706 homeless individuals (total sheltered and unsheltered) across the County, which included 2,470 chronically homeless individuals, 653 homeless veterans, and 1,456 transition age youth.⁴ The PIT Count counted 624 individuals experiencing homelessness in the City, specifically, although there is no data showing the demographics of these individuals.

Many housing and social service programs target special needs populations (e.g., chronically homeless, veterans, transition age youth); however, most single homeless adults do not fall into any of the special needs populations, and actually make up 67 percent of the homeless population nationwide.⁵

All single homeless individuals (regardless of whether they belong to a special needs population) need housing that is affordable, as well as low or no barrier. Many homeless individuals have zero income, some have a criminal background, and some have pets when coming in off the streets. Each of the items listed above is a barrier to housing as landlords/owners have a variety of approval requirements when applying for housing. Additionally, most homeless shelters alone do not allow pets. Thus, this population tends to stay unsheltered.

In addition to housing, homeless individuals need supportive services, which may differ by special needs group. Supportive services may include assessment of service needs, assistance with moving costs, case management, child care, education services,

⁴ Santa Clara Office of Supportive Housing. 2019 Santa Clara County Point in Time Count (PIT) & Survey. <https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Documents/2015%20Santa%20Clara%20County%20Homeless%20Census%20and%20Survey/2019%20SCC%20Homeless%20Census%20and%20Survey%20Report.pdf>

⁵ <https://endhomelessness.org/homelessness-in-america/homelessness-statistics/state-of-homelessness-report/>

employment assistance and job training, food, housing search and counseling services, legal services, life skills training, mental health services, outpatient health services, outreach services, substance abuse treatment services, transportation, and utility deposits.⁶

Many single person households are also thought to be elderly households. The number of elderly households has increased over the last several years (from 27 to 33 percent of the population),⁷ and the number of elderly persons earning less than 80 percent of the AMI (moderate-income) has increased from 41 percent to 49 percent.⁸ Elderly households have a need for affordable housing. Elderly individuals tend to be on a fixed income, and have a need for ground-level, accessible housing units. The 2011-2015 ACS reveals that in 2015 there were 55,095 households in the City, and of those households 14,995 (27 percent) have at least one person 62 or older. Of these elderly households, 18 percent are extremely low-income, 15 percent are very low-income, and 12 percent are low-income. There are **475** affordable housing units in the City available for single elderly households; however, the waitlists tend to be long, which puts elderly households at risk of living in substandard housing and experiencing a high housing cost burden. Based on the above data, the need for additional affordable housing for the elderly and frail elderly population exists in the City.

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.

Persons with Disabilities:

According to 2013-2017 ACS five-year estimates, there are at least 9,801 Sunnyvale residents living with a disability (hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, or independent living difficulty). Elderly individuals make up the most significant portion of Sunnyvale's disabled population, with 57.6 percent of persons living with disabilities age 65 years and older.

Living with disabilities can pose additional hardship for housing choice, especially for affordable housing options. This population may live on a fixed income, need a housing unit that is compliant with the Americans with Disabilities Act (ADA-accessible) and/or offer enough space for medical equipment and possibly a live-in aid. Additionally, a disabled household needs housing near transportation, grocery stores, mainstream services, and supportive services. When the many needs of a disabled household are taken into consideration, household choice is often extremely limited due to a limited

⁶ 24 CFR 578.53

⁷ 2007-2011 CHAS data and 2011-2015 CHAS Data

⁸ 2007-2011 CHAS data and 2011-2015 CHAS Data

housing stock in the area, and families must take any available housing unit regardless of whether it is near their support system or meets their specific needs.

Stakeholder subject matter experts who engaged in the community outreach interviews see a need for a variety of options of housing (size and income levels) for the disabled and elderly and would like to see CDBG and HOME funds used over the next five years to seek out available housing that would be appropriate for this population.

Domestic violence:

During stakeholder interviews, it was reported that the County has seen an increase in the number of victims of domestic violence and there is a need for additional services.

The City does not have the exact count of people facing domestic violence within the City. However, the 2019 County Point in Time Count identified six percent of homeless individuals within the County, as currently experiencing domestic/partner violence or abuse. Additionally, the Young Women's Christian Association (YWCA) Network provided services to 40 City residents during the 2018-2019 program year.

Currently, the Continuum of Care (CoC) partners with local victim service providers to offer training for all staff that work with homeless clients. Staff are trained on a trauma-informed, victim centered approach, which is the current best practice. They also discuss safety and planning protocols for serving survivors of domestic violence, dating violence, human trafficking, sexual assault, and stalking, as well as the Violence Against Women Act (VAWA) requirements. Survivors of domestic violence may have the need to be outside of the City or jurisdiction, in an undisclosed location, or must move one or more times in order to stay in a safe housing situation.

What are the most common housing problems

Of the total households in the City, 8,980 (16.3 percent) experience at least one severe housing problem.

Cost Burden

Cost burden is the most common housing problem in the City with 11,179 households (20.3 percent) paying more than 30 percent of their income toward housing costs. Community stakeholders feel cost burden could be lessened by working to increase the earning capacity of LMI households in the City.

Severe Cost Burden

In 6,905 households (12.3 percent) pay more than 50 percent of their income toward housing costs. Community stakeholders feel severe cost burden could decrease in the City if the City enacted additional rent stabilization policies

Overcrowding

In 2,510 households (4.5 percent) experience overcrowding with more than one person per room. Both stakeholders and focus group attendees feel there is a need to create additional affordable housing, in all sizes.

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

Low to moderate income (LMI) renters are more likely to experience at least one housing problem. 58 percent (8,055) of LMI renter households are cost burdened and 35 percent (3,124) of LMI owner households are cost burdened.

LMI renters are also more likely to be overcrowded. Approximately 16 percent (2,215) of LMI renter households are overcrowded and 3 percent (295) of owner households are overcrowded.

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

Low-income individuals, families with children who are at imminent risk of homelessness, and households that are eligible for rapid re-housing (RRH) have similar characteristics and can be discussed together. In all cases, the primary focus is helping the household solve their immediate crisis, in order to stay housed or find and secure housing. Subject matter experts believe these populations can be successful without long-term supportive services. RRH rapidly connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services.⁹ The three components include: a. housing identification, b. rent and move-in assistance, and c. RRH case management and supportive services. Providing financial assistance and services for a shorter period, allows for flexibility and a far less costly program overall.

Compared to Permanent Supportive Housing (PSH), RRH programs need only provide one, two, or three of the available components and it may be as short as a one-time move-in payment of help with a deposit, or as long as two years of rental assistance or 36 months of supportive services. The program is based on a client's particular needs and does not provide services that are not needed.

⁹ <https://www.hudexchange.info/resource/3891/rapid-re-housing-brief/>

Since a RRH program only provides the minimum of needs, costs are kept to a minimum, which allows a program to serve a greater number of participants than a PSH program. RRH programs are also extremely flexible in that not only are they tailored to the client's particular needs, but a client that needs additional assistance can return and obtain that assistance later. RRH programs allow for a one-time rental deposit, 24 months of rental assistance, and six additional months of supportive services after the completion of rental assistance.

The Santa Clara County 2019 PIT Count found that the primary cause of first-time homelessness was job loss. When asked what may have prevented homelessness, the answer was rent or mortgage assistance, and then employment assistance, showing that short-term assistance can prevent homelessness.

The CoC's RRH programs offer housing-focused case management from program entry. RRH is a Housing First program with a goal of helping households obtain permanent housing as quickly as possible, with "just enough" financial assistance to help the household become stable (based on their needs). Housing may be in an apartment, shared housing/room rental, subsidized housing, or living with friends or family members. RRH programs build a client centered plan that prioritizes employment, builds sustainable support systems and encourages case management. RRH participants are eligible for continued case management, even after rental assistance is complete.

The CoC connects clients with:

- **Employment Services** – the gap between high rents and low wages is the primary barrier for retention of housing for (RRH) participants. Increasing income for RRH participants is the central focus of supportive services if the participant's current income is inadequate to cover housing costs.
 - The **Living Wage Employment Initiative** (LWEI) is a program that engages previously homeless program participants in job training, holds jobs fairs, and connects them with living-wage employment leading to careers in high growth industries such as healthcare, technology, advances manufacturing, building and construction.
 - In 2017 and 2018, 30 percent of participants reached the County's living wage threshold, and 91 percent of those who obtained full-time employment remained employed for at least one year.
 - LWEI secured 285 employment and job training slots prioritized for people experiencing homelessness or in a housing program.
 - In 2017 and 2018, 61 percent of LWEI participants obtained full-time employment.¹⁰

¹⁰ San Jose/Santa Clara City & County CoC FY2019 CoC Application

- **Affordable Housing** – some households will be unable to increase their income to pay market rate rent, even at a cost burdened rate. Therefore, there is a need for some households to seek out subsidized housing options.
 - Developed with a County Housing Bond and other funds, 125 units are set aside for RRH clients with 1,475 additional RRH units planned throughout the County over the next 10 years.
 - Program providers supporting tenants through education of landlord/tenant laws to ensure lease compliance in order to stay housed.
- **Mainstream Services and Systems** – complementary supportive services available to qualifying households in the jurisdiction.
 - School districts, child welfare agency, justice system, victim service providers to help clients address root cause of housing instability.
 - Connecting clients with mainstream benefits to help cover household expenses such as food, utilities, and healthcare.
- **Landlord Incentive Program** – dedicated funding is used to recruit and retain owners/landlords.
 - The All the Way Home Veterans program has engaged 791 new landlords since 2015.

As households near the end of the RRH program, providers work with clients on housing stability. This is done through:

- Identifying potential challenges that may arise and troubleshooting them in advance
- Scheduling follow-up visits – case management may continue for six months after the completion of rental assistance
- Ensuring there is a crisis plan in place
- If household has greater financial barriers or extra ordinary housing challenges, there may be a need for additional intervention or longer-term assistance. This can be done through:
 - Transfer to Permanent Supportive Housing Program
 - Referral to HCV with the Housing Authority
 - Move to more affordable housing

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:

The HUD definition of imminent risk of homelessness is someone who will lose their primary nighttime residence in 14 days provided that no subsequent residence has been identified and the person/ family lacks the resources or support networks needed to obtain other permanent housing.

The County of Santa Clara CoC reviewed local data and national trends regarding imminent risk of homelessness. The CoC cites national research indicating factors including low or no income, mental illness, abuse, and criminal justice involvement. Locally, ongoing PIT data shows eviction, lack of employment, and low or no income as primary causes of homelessness. As discussed above, housing costs are also an issue, with 58 percent of LMI renter households in the City experiencing cost burden and 35 percent of LMI owner households experiencing cost burden. Nationally, people living in poverty who struggle to afford necessities are at the greatest risk of homelessness, with risk factors including severe cost burden and living doubled up. “In 2017, 6.7 million households spent more than 50 percent of their income on rent. They were experiencing a severe cost burden... 4.4 million people in poor households were ‘doubled up’, which means they were living with family and friends.” (National Alliance to End Homelessness, 2019)¹¹

The CoC then used these risk factors along with the Prevention VI-SPDAT to create program guidelines and household eligibility for the County’s Homelessness Prevention System (HPS).¹² The Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) is a survey administered to homeless and those at imminent risk of homelessness to prioritize for services.

Based on findings discussed above, the following eligibility criteria was created for HPS: low income; self-report of imminent risk of homelessness OR unsafe housing situation; AND a Prevention VI-SPDAT score of 8 or greater. The Prevention VI-SPDAT is for those at imminent risk of homelessness and scores the following factors: income and financial health, history of homelessness, eviction risk, abuse and/or trafficking, interaction with emergency services including criminal justice, and acuity of mental and physical needs.

HPS includes 13 agencies that offer financial assistance and supportive services that are targeted to client’s needs. Supportive services may include working with a Housing Specialist to retain housing or possibly relocation.

The County Office of Supportive Housing is the HPS Program Manager. Other partner agencies include five local victim service providers to assist families fleeing unsafe housing; the Law Foundation of Silicon Valley for eviction prevention services; CalWorks and Supportive Services for Veteran Families (SSVF) to provide financial assistance,

¹¹ National Alliance to End Homelessness (2019) *State of Homelessness*
<https://endhomelessness.org/homelessness-in-america/homelessness-statistics/state-of-homelessness-report/>

¹² San Jose/Santa Clara City & County CoC FY2019 CoC Application

case management, connections to benefits and job training; and the Bill Wilson Center to work with school district homeless liaisons and training of school staff to identify at-risk families to refer to HPS.

The County and the City of San Jose allocated \$10 million in new State funding over two years to fund the HPS program, which allows for an annual capacity of 900 households, countywide. HPS tracks data and outcomes in order to continually evaluate system outcomes. HPS has had successful outcomes; in the first two years of the program, 92 percent of participants remained housed one year after assistance.

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

Ongoing PIT data show eviction, lack of employment, and low or no income as primary causes of homelessness. As discussed above, housing costs are also an issue, 58 percent of renter LMI households in the City are cost burdened, while 35 percent of owner LMI households are cost burdened. The National Alliance to End Homelessness cites overcrowding or “doubled up” as a housing characteristic that leads to homelessness. The CoC also cites national research indicating additional factors including low or no income, mental illness, abuse, and criminal justice involvement. Throughout the County, 22 stakeholders were interviewed as part of the Consolidated Plan’s community engagement, which included nonprofit homeless providers. When asked how CDBG and HOME funds should be spent regarding homeless services, stakeholders stated that there is a need for homelessness prevention programs, which may include employment assistance, rental or utility assistance, or legal advocacy.

Additionally, providers identified a need for the County to continue to update resource guides and websites that point to correct agencies, based on needs and work with service agencies for quicker response rates to help people in crisis.

Last, stakeholders see a need for an increase in fair housing efforts to decrease evictions that lead to homelessness. This would include education for tenant rights regarding housing conditions and creating engagement activities and programs. There is a need for these activities to be provided in Vietnamese, and held within non-English speaking communities, as well as LMI communities that typically do not engage in services. Additionally, there is a need to increase local housing advocacy for households with disabilities and those with disabilities that are seeking housing.

When asked the primary cause of homelessness for homeless individuals, 30 percent of survey respondents reported job loss as the primary cause, 22 percent cited alcohol or drug use, 15 percent cited a divorce/separation, 14 percent cited eviction, and 13 percent cited an argument with—or being asked to leave by—a family member or friend.

When asked what might have prevented their homelessness, survey respondents most commonly reported rent or mortgage assistance (42 percent an increase from 30 percent in 2017), followed by employment assistance (37 percent).

For homeless families, the top three primary causes of homelessness, were: job loss (32 percent), eviction (25 percent), and a divorce or separation (19 percent).

Discussion

Overall, the City needs to continue to invest in job training programs and affordable housing to prevent homelessness and quickly re-house those that are recently homeless. In addition, there is a need for expanded outreach to LMI households with housing problems that are at imminent risk of homelessness to make them aware of community resources available.

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

According to HUD, a disproportionately greater need exists when the members of a racial/ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the jurisdiction as a whole at that income level. Housing problems are: lacks complete kitchen facilities; lacks complete plumbing facilities; more than one person per room; or cost burden greater than 30 percent.

0%-30% of Area Median Income

Housing Problems	Has one or more of the 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	5,125	1,045	460
White	1,975	580	100
Black / African American	260	0	0
Asian	1,445	295	270
American Indian, Alaska Native	40	15	0
Pacific Islander	10	0	15
Hispanic	1,340	90	55
Data Source: 2011-2015 CHAS *The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

Table 13 - Disproportionally Greater Need 0 - 30% AMI

>30%-50% of Area Median Income

Housing Problems	Has one or more of the 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	3,800	1,655	0
White	1,325	840	0
Black / African American	105	65	0
Asian	1,160	390	0
American Indian, Alaska Native	0	10	0
Pacific Islander	70	0	0
Hispanic	1,015	295	0
Data Source: 2011-2015 CHAS *The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

Table 14 - Disproportionally Greater Need >30 - 50% AMI

>50%-80% of Area Median Income

Housing Problems	Has one or more of the 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	2,775	2,535	0
White	990	1,210	0
Black / African American	90	20	0
Asian	970	805	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	635	475	0
Data Source: 2011-2015 CHAS *The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

Table 15 - Disproportionally Greater Need >50 - 80% AMI

>80%-100% of Area Median Income

Housing Problems	Has one or more of the 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	2,185	3,040	0
White	930	1,155	0
Black / African American	20	70	0
Asian	700	1,180	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	440	530	0
Data Source: 2011-2015 CHAS *The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

Table 16 - Disproportionally Greater Need >80 - 100% AMI

Alternative Data Table: Disproportionately Greater Need of Households Experiencing one or more Housing Problems (Jurisdiction)

	0-30% AMI Extremely low-income		>30-50% AMI Low-income		>50-80% AMI Moderate-income		>80-100% AMI Above Moderate Income	
	#	%	#	%	#	%	#	%
Jurisdiction as a Whole	5,125	77%	3,800	70%	2,775	52%	2,185	42%
White	1,975	74%	1,325	61%	990	45%	930	45%
Black / African American	260	100%	105	62%	90	82%	20	22%
Asian	1,445	72%	1,160	75%	970	55%	700	37%
American Indian, Alaska Native	40	73%	0	-	0	-	-	-
Pacific Islander	10	40%	70	-	0	-	-	-
Hispanic	1,340	90%	1,015	77%	635	57%	440	45%

Discussion

Data above shows that two ethnic/racial groups in the jurisdiction experience disproportionately greater housing problems, compared to the jurisdiction as a whole:

- **Hispanic Households**
 - 90 percent of extremely low-income households experience one or more housing problems, compared to 77 percent of all extremely low-income households within the jurisdiction as a whole. (**Table 13 and Alternative Table**)
 - 77 percent of low-income households experience one or more housing problems, compared to 70 percent of all low-income households within the jurisdiction as a whole. Although, this does not meet the threshold of disproportionately greater, it is a notable difference. (**Table 14**)
- **Black/African American Households**
 - 82 percent of moderate-income households experience one or more housing problems compared to 52 percent of all moderate-income households within the jurisdiction as a whole. (**Table 14**)

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

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience severe housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

Severe housing problems include:

- Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms; and
- Households with severe cost burden, spending more than 50 percent of income on gross housing costs

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of the 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	4,615	1,550	460
White	1,750	805	100
Black / African American	210	50	0
Asian	1,320	420	270
American Indian, Alaska Native	10	50	0
Pacific Islander	10	0	15
Hispanic	1,290	140	55
Data Source: 2011-2015 CHAS *The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%			

Table 17 – Severe Housing Problems 0 - 30% AMI

>30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of the 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	2,510	2,940	0
White	825	1,340	0
Black / African American	25	145	0
Asian	805	745	0
American Indian, Alaska Native	0	10	0
Pacific Islander	70	0	0
Hispanic	680	630	0
Data Source: 2011-2015 CHAS *The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%			

Table 18 – Severe Housing Problems >30 - 50% AMI

>50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of the 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	985	4,330	0
White	355	1,845	0
Black / African American	10	100	0
Asian	395	1,385	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	205	905	0
Data Source: 2011-2015 CHAS *The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%			

Table 19 – Severe Housing Problems >50 - 80% AMI

>80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of the 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	870	4,355	0
White	120	1,970	0
Black / African American	0	90	0
Asian	435	1,450	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	290	685	0
Data Source: 2011-2015 CHAS *The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%			

Table 20A – Severe Housing Problems >80 - 100% AMI

Alternative Data Table: Disproportionately Greater Need of Households Experiencing one or more Severe Housing Problems (Jurisdiction)

	0-30% AMI Extremely low-income		>30-50% AMI Low-income		>50-80% AMI Moderate-income		>80-100% AMI Above Moderate-Income	
	#	%	#	%	#	%	#	%
Jurisdiction as a Whole	4,615	70%	2,510	46%	985	19%	870	17%
White	1,750	66%	825	38%	355	16%	120	6%
Black / African American	210	81%	25	15%	10	9%	0	-
Asian	1,320	66%	805	52%	395	22%	435	23%
American Indian, Alaska Native	10	17%	0	-	0	-	0	-
Pacific Islander	10	40%	70	-	0	-	0	-
Hispanic	1,290	87%	680	52%	205	18%	290	30%

Table 20B

Discussion

Data above shows that two ethnic/racial groups in the jurisdiction experience disproportionately greater severe housing problems, compared to the jurisdiction as a whole:

- Hispanic Households
 - 87 percent of extremely low-income households experience one or more severe housing problems, compared to 70 percent of all ELI households within the jurisdiction as a whole. (**Table 17 and Alternative Table**)
 - 30 percent of low-income households experience one or more severe housing problems, compared to 17 percent of all low-income households in the jurisdiction as a whole. (**Table 20**)
- Black/African American Households
 - 81 percent of extremely low-income households experience one or more severe housing problems compared to 70 percent of all extremely low-income households within the jurisdiction as a whole. (**Table 17**)

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:

According to HUD, a disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing cost burden problems at a greater rate (10 percentage points or more) than the income level as a whole. A household is considered “cost burdened” if it spends more than 30 percent of its income on housing expenses, and a household is considered “severely cost burdened” if it spends more than 50 percent of its income toward housing expenses including utilities. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Housing Cost Burden

Housing Cost Burden	<=30%	>30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	38,980	8,355	7,305	460
White	16,100	3,610	2,815	100
Black / African American	535	255	245	0
Asian	17,485	2,755	2,355	270
American Indian, Alaska Native	25	35	10	0
Pacific Islander	60	0	80	15
Hispanic	3,790	1,475	1,645	55
Data Source: 2011-2015 CHAS				

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternative Table: Disproportionately Greater Cost Burden (Jurisdiction)

	<30% of Income		>30-50% of Income Cost Burdened		>50% of Income Severely Cost Burdened	
	#	%	#	%	#	%
All Jurisdiction Households	38,980	71%	8,355	15%	7,305	13%
White	16,100	71%	3,610	16%	2,815	12%
Black/African American	535	52%	255	25%	245	24%
Asian	17,485	76%	2,755	12%	2,355	10%

	<30% of Income		>30-50% of Income Cost Burdened		>50% of Income Severely Cost Burdened	
	#	%	#	%	#	%
American Indian, Alaska Native	25	36%	35	50%	10	14%
Pacific Islander	60	39%	0	-	80	52%
Hispanic	3,790	54%	1,475	21%	1,645	24%

Discussion:

Data above shows that two ethnic/racial groups in the jurisdiction experience disproportionately greater cost burden, compared to the jurisdiction as a whole (**Table 21**):

- Black/African American Households
 - 25 percent of households are cost burdened compared to 15 percent of households in the jurisdiction as a whole.
 - 24 percent of households are severely cost burdened compared to 13 percent of households in the jurisdiction as a whole.
- American Indian, Alaska Native
 - 50 percent of households are cost burdened compared to 15 percent of households in the jurisdiction as a whole.
- Pacific Islander
 - 52 percent of households are severely cost burdened compared to 13 percent of households in the jurisdiction as a whole.
- Hispanic
 - 24 percent of households are severely cost burdened compared to 13 percent of households in the jurisdiction as a whole.

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?

As discussed above, a disproportionately greater need exists when the members of a specific racial/ ethnic group at a given income level experience housing problems or cost burden at a greater ratio (at least 10 percentage points or more) than at that income level in the jurisdiction as a whole. **Tables 13** through **21** show CHAS data from 2011-2015, provided by HUD, which compare extremely low-, low-, moderate-, and above moderate-income households within racial/ethnic groups in the jurisdiction, compared to extremely low-, low-, moderate-, and above moderate-income households in the jurisdiction as a whole. In addition to income, the tables compare housing problems, severe housing problems, cost burden, and severe cost burden.

Hispanic households in the City have the greatest disproportionate need in the jurisdiction, impacted at some income level, at all housing problems. The income category with the greatest impact is extremely low-income households:

- 90 percent of households experience at least one housing problem, compared to 77 percent of the jurisdiction as a whole.
- 87 percent of households experience severe housing problems, compared to 70 percent of the jurisdiction as a whole.

Black/African American households have several categories in which there is a disproportionately greater need compared to the needs of households as a whole. The income category with the greatest impact is moderate-income households:

- 82 percent of Black/African American households experience at least one housing problem, compared to 52 percent of the jurisdiction as a whole.

Additional needs by income category include:

- 81 percent of low-income households experience one or more severe housing problems compared to 70 percent of all low-income households in the City as a whole. (**Table 17**)
- Cost burden impacts 15 percent of households in the jurisdiction, Black/African American and American Indian/Alaska Native populations are disproportionately cost burdened.
 - 50 percent of American Indian/Alaska Native households
 - 25 percent of Black/African American households

- Severe cost burden impacts 13 percent of households in the jurisdiction, Black/African American, Pacific Islander, and Hispanic populations are disproportionately severely cost burdened
 - 24 percent of Black African/American households
 - 57 percent of Pacific Islander households
 - 24 percent of Hispanic households

See Sections NA-15, NA-20, and NA-25 for more details.

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

Cost burden impacts the greatest number of racial/ethnic groups in the City. The increase in rent, lack of affordable housing in all sizes, and a gap in wages, generally leads to cost burden. Regional public forums identified five-year community priorities that would attempt to address the area's high cost burden. These priorities include maintenance and rehabilitation of existing housing; workforce development; continued funding of sustainable housing solutions; new construction of affordable housing; new emergency assistance including transitional housing; increased services for special needs populations; continued improvements to homeless prevention programs; homeless shelters; and education and job/housing placement.

Similarly, when interviewing community stakeholders, many of the same solutions were identified to help close the gap between wages and rent that leads to cost burden. These needs include: affordable housing - including those of all sizes; first-time home buyer programs for low-income home buyers; increased funding for rental subsidies; new programs to help LMI households keep up with the cost of living; increased availability of transitional housing and rapid re-housing; and workforce training and employment assistance.

Community stakeholders are increasingly concerned with the decrease in homeownership across all racial/ethnic groups that has occurred since the housing boom of the mid-2000s. There has been a national decrease in homeownership; however, certain racial/ethnic groups have been far less likely to become homeowners compared to the jurisdiction as a whole. In 2015, 27 percent of Black/African American applicants and 19 percent of Hispanic applicants were denied mortgages, compared to about 11 percent of White and Asian applicants, according to data from the federal Home Mortgage Disclosure Act.¹³ Lenders cite different reasons for denials, but reasons for denial appear to be common across racial/ethnic group. Among Black/African American applicants, poor credit history was cited, and among Whites, Hispanics, and Asians, denials were based on too high of a debt to income ratio. Community stakeholders would like to see financial

¹³ <https://www.pewresearch.org/fact-tank/2017/01/10/blacks-and-hispanics-face-extra-challenges-in-getting-home-loans/>

literacy classes available for families to help them resolve some of their debt issues, in order to make them more attractive loan candidates.

In addition to denial rates, racial/ethnic groups tend to have less of a down payment, thereby qualifying for a higher loan rate which causes a more expensive monthly payment. Black/African American and Hispanic households reported putting down 10 percent or less, versus Whites and Asians.¹⁴ Also, when households are approved for loans, racial/ethnic groups are more likely to pay a higher interest rate. In 2015, less than 66 percent of Black/African American and Hispanic loan holders had mortgage rates below 5 percent, compared to 73 percent of White applicants and 83 percent of Asian applicants. Conversely, a larger percentage of Black/African American (23%) and Hispanic (18%) loan holders were paying 6 percent mortgage rates (a higher rate), compared to White (13%) and Asian (6%) loan holders.

Community stakeholders argue that the City could help with the downturn in homeownership by continuing existing programs listed below while adding new programs to the community. These programs include:

- Continue current First-Time Home Buyer programs and increase funding for down payment assistance;
- Provide assistance for housing needs when move-in occurs;
- Review and fill the gaps that exist in mortgage affordability after upfront costs fulfilled; and
- Create incentives for property owners to sell to a buyer from a pre-established list of low- and moderate- income families.

The City currently has a first-time homebuyer loan (FTHB) program funded with HOME funds. The program is available for second mortgages up to \$50,000 for below market rate (BMR) or lower-cost market-rate homes in Sunnyvale.

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

A minority concentration is defined as a census tract with a block group with a predominant race or ethnicity other than non-Hispanic white.

According to the 2013-2017 ACS five-year estimates, 44 percent of the City's population is White, 2 percent is Black/African/American, 45 percent is Asian, and 17 percent is

¹⁴ <https://www.pewresearch.org/fact-tank/2017/01/10/blacks-and-hispanics-face-extra-challenges-in-getting-home-loans/>

Hispanic or Latino. As displayed in **Map 1**, the census tracts below include a minority concentration of either Hispanic or Asian residents:

Hispanic Households

- Census tracts 5046.02, 5048.03, 5052.02, 5085.04, 5088, 5089, 5090

Asian Households

- Census tracts 4078.05, 5048.03, 5048.06, 5082.02, 5082.03, 5082.04, 5083.04, 5084.01, 5084.03, 5084.04, 5085.03, 5085.05, 5085.07, 5086.02, 5087.04, 5088, 5091.02, 5091.06, 5091.07

NA-35 Public Housing – 91.205(b)

Introduction

The Santa Clara County Housing Authority (SCCHA) is the regional Public Housing Authority (PHA) for the City of Sunnyvale.

SCCHA assists approximately 11,000 households through the Housing Choice Voucher (HCV) program, along with four public housing units, and owns and controls more than 2,700 affordable housing units. The affordable housing units include multi-family, single-family, and senior/elderly housing units and are found throughout the County of Santa Clara.

The City collaborates with SCCHA to provide HCV, a homeownership program for HCV participants, supportive services, and other assistance to Sunnyvale residents. The City works collaboratively with SCCHA in its efforts to increase federal appropriations for HCV and other affordable housing programs in Sunnyvale and throughout the County.

The City has partnered with SCCHA on several housing efforts in recent years. Several Sunnyvale housing projects have been awarded project-based vouchers, including the Life's Garden, Aster Park Apartments, Plaza De Las Flores, Morse Court, and Homestead Park Apartments.

County-wide efforts that include City residents include the Moving to Work (MTW) program, a federal demonstration program that links broad federal goals with locally designed initiatives. MTW encourages select housing authorities to propose and, upon HUD approval, implement innovative changes to the way affordable housing programs are administered. The program's goal is to promote self-sufficiency and expand housing choices for participants.

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
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
Data Source: PIC (PIH Information Center)									

Table 22 - Public Housing by Program Type

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	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
Data Source: PIC (PIH Information Center)								

Table 23 – Characteristics of Public Housing Residents by Program Type

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	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
Data Source: PIC (PIH Information Center)									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	20	8	3,217	133	3,038	38	0	7

Not Hispanic	0	28	12	6,964	559	6,198	174	0	29
Data Source: PIC (PIH Information Center) *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

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

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in programs and activities conducted by HUD, or that receive financial assistance from HUD.

The SCCHA Administrative Plan (Admin Plan) Section 1.8 defines a disability as “A physical or mental impairment that substantially limits one or more of the major life activities of an individual.”¹⁵ The applicant or participant must have a record of such impairment or being regarded as having such impairment.

Section 1.8 also discusses the PHA’s policy on reasonable accommodations, which is discussed below:

- Designed so that persons with disabilities may fully access and use the housing program and related services
- Reasonable accommodations can be requested beginning when a family applies to a waiting list
- Applicants and participants are notified of their right to apply for a reasonable accommodation, in certain PHA forms and letters
- An applicant or participant with a disability must meet the essential obligations of the Assisted Housing Program and the lease with the owner. This requirement can be met independently or with assistance from another person or agency
- An applicant or participant, or a person on their behalf must first request in writing or verbally, the reasonable accommodation, before the PHA will provide an accommodation

Currently, 17 percent of HCV participant families report a disability. Additional data on the needs of those in units or on the waitlist is unavailable.

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

For HCV holders, the greatest needs include locating a housing unit that will accept a voucher. Voucher holders have a limited amount of time to find a housing unit that accepts a voucher, is at the fair market rent, and meets the Housing Quality Standards required by HUD.

Often, voucher holders are forced to transfer their voucher to another location outside of the jurisdiction (Port-Out), accept a unit that is smaller than desirable for their family size,

¹⁵ https://www.scchousingauthority.org/assets/1/6/Chapter_1_-_Policies_and_Objectives_rev._03-22-18.pdf

or move farther away from public transportation, a job, or support system, or otherwise risk the possibility of losing a voucher.

In an attempt to lessen the stress of finding housing units that accept HCVs, the PHA created an initiative under the MTW program. In 2017, SCCHA piloted a Landlord Initiative to provide vacancy payments to HCV landlords who re-rent their units to SCCHA program participants. In the 2020 SCCHA MTW Annual Plan, the SCCHA made a request to HUD to expand upon this initiative and create an incentive program to attract new owners and landlords to rent to HCV participants. Additionally, owners and landlords that rent to voucher holders for the first time will receive a one-time bonus payment. This program was created to maintain and increase the number of housing units and choices available to HCV participant households.

As of 2019, California SB 329 no longer allows landlords/owners to refuse to rent to HCV participants. By advertising that the housing unit is not available to a voucher holder, this is a form of discrimination, and the voucher holder now has the right to apply like everyone else. As with any applicant, the voucher holder will have to meet the same criteria as any other applicant, such as credit requirements or past rental history. This law was created to make more units available to voucher holders and make it a more fair process.

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

HCV participants are much like general LMI households, they must make less than 80% AMI in order to keep their voucher. As discussed above, voucher holders have a difficult time finding a housing unit, this is the same for LMI households in their search for an appropriate and affordable housing unit.

Community stakeholders agree that there needs to be more options for both low income households in the population at large and voucher holders. During stakeholder interviews, needs were discussed that included varieties and sizes of housing units, particularly near employment and transit. Ideas included increasing funds to rehab vacant homes, old nursing homes/care units, and mobile home parks to create additional affordable housing options.

Discussion

SCCHA is the regional Public Housing Authority (PHA) for the City of Sunnyvale. The City works collaboratively with the PHA to continue to serve LMI families and find affordable housing options and solutions in the community.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

On a single night and throughout the early morning of January 29-30, 2019, the County of Santa Clara CoC performed the biennial PIT count. The PIT count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. HUD requires that CoCs conduct a count, every other year, of unsheltered people experiencing homelessness, which is defined as sleeping in a place not meant for human habitation, such as a car, park, or abandoned building.

The CoC must also conduct an annual count of people experiencing homelessness who are sheltered in an emergency shelter, transitional housing, or a safe haven on a single night. The majority of the information available regarding the homeless population in the City is sourced from the 2019 County PIT count. Addressed below, are some of the demographics of homeless persons in the County of Santa Clara and City of Sunnyvale.

Homeless Needs Assessment

The number of homeless persons living in the City increased substantially between the years 2017 and 2019, by approximately 147 percent. In 2017, a total of 253 people living in the City were experiencing homelessness, compared to 624 people in the year 2019. In 2019, 147 homeless were unsheltered and 131 were sheltered. To help address homeless issues the City continues to participate in countywide efforts to end homelessness throughout the County.

The following table provides the characteristics of the homeless population at the County level. Approximately 9,706 individuals are experiencing homelessness in the County on any given night, and only 18 percent of those (1,784) will be sheltered. The primary subpopulation of those experiencing homelessness are households with only adults, as compared to households of adults with children. The survey also found that 276 unaccompanied youth are experiencing homelessness.

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)	700	221	921	*See discussion of available data in narrative below	*	*

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 Only Children	N/A	N/A	N/A	N/A	N/A	N/A
Persons in Households with Only Adults	1,532	6,977	8,509	*	*	*
Chronically Homeless Individuals	371	2,099	2,470	*	*	*
Chronically Homeless Families	N/A	N/A	N/A	N/A	N/A	N/A
Veterans	209	444	653	*	*	*
Unaccompanied Youth	14	254	276	*	*	*
Persons with HIV	29	165	194	*	*	*
Source: Santa Clara County 2019 Point in Time Count (PIT) and Survey Report, County-wide numbers						

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):

Estimate the # Becoming Homeless Each Year

- An average of 1,420 persons in households with only adults become homeless in the County each year. From 2017 to 2019, the number of adult homeless individuals increased from 5,670 to 8,509.
- An average of 74 persons with HIV/AIDS become homeless in the County each year. From 2017 to 2019, the homeless persons with HIV stayed at 2 percent of the homeless population; however, the homeless population as a whole increased from 7,394 to 9,706 persons.
- An average of 187 homeless persons become chronically homeless persons in the County each year. From 2017 to 2019, the chronically homeless count increased from 2,097 to 2,470 persons.

- Overall, 36 percent or approximately one-third of those surveyed indicated that their current episode of homelessness was their first incidence of homelessness.

Estimate the # Exiting Homelessness Each Year

- An average of 77 persons in households with adults and children exit homelessness in the County each year. From 2017 to 2019, the number of homeless individuals in families decreased from 1,075 to 921.
- An average of 187 unaccompanied youth exited homeless in the County each year. From 2017 to 2019, the number of unaccompanied youth decreased from 649 to 276.
- An average of four veterans exit homelessness in the County each year. From 2017 to 2019, the number of homeless veterans decreased from 660 to 653.
- Approximately two-thirds of those surveyed said they had experienced homelessness previously and that this was not their first incidence of homelessness. Moreover, 35 percent experienced homelessness for the first time between the ages of 0 to 24.

Estimate the # of Days Persons Experience Homelessness

During the 2019 PIT count, 1,335 homeless persons were asked about the length of their current episode of homelessness. Overall, only a small percentage (6 percent) had been homeless 30 days or less, while most (94 percent) had experienced homeless for more than a month, and of those 67 percent had experienced homeless for one year or more.

- 2 percent reported they had been homeless seven days or less
- 4 percent reported they had been homeless 8-30 days
- 6 percent reported they had been homeless 1-3 months
- 12 percent reported they had been homeless 4-6 months
- 9 percent reported they had been homeless 7-11 months
- 67 percent reported they had been homeless one year or more

There is no data available on chronically homeless families or households with only children (households with only children are when older siblings are taking care of younger siblings).

Nature and Extent of Homelessness: (Optional)

Jurisdiction	Unsheltered		Sheltered		Total		'17-'19 % Change
	2017	2019	2017	2019	2017	2019	
Total Incorporated	5,259	7,652	1,775	1,594	7,034	9,246	31%
City of Campbell	94	74	0	0	94	74	-21%
City of Cupertino	127	159	0	0	127	159	25%
City of Gilroy	295	345	427	359	722	704	-2%
City of Los Altos	6	76	0	0	6	76	*
City of Los Altos Hills	0	2	0	0	0	2	*
Town of Los Gatos	52	16	0	0	52	16	*
City of Milpitas	66	125	0	0	66	125	89%
City of Monte Sereno	0	0	0	0	0	0	*
City of Morgan Hill	388	114	0	0	388	114	-71%
City of Mountain View	411	574	5	32	416	606	46%
City of Palo Alto	256	299	20	14	276	313	13%
City of San Jose	3,231	5,117	1,119	980	4,350	6,097	41%
City of Santa Clara	199	264	73	62	272	326	20%
City of Saratoga	12	10	0	0	12	10	*
City of Sunnyvale	122	477	131	147	253	624	147%
Total Unincorporated	189	270	113	89	302	359	19%
Confidential Locations	NA	NA	58	101	58	101	74%
Total	5,448	7,922	1,948	1,784	7,394	9,706	31%

Data Source: County of Santa Clara Continuum of Care (Santa Clara County 2019 Point in Time Count (PIT) and Survey Report)

*Note: Percentage change was not calculated for rows with less than 50 individuals.

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

The City does not have an estimate of the number and type of families or veterans experiencing homelessness in the area; however, the 2019 County PIT Count identified 269 homeless families with children living in the County. These families with children encompassed a total of 921 household members, an average of 3.4 persons per household. The total number of families in the County make up 9.5 percent of all homeless individuals counted. Of these families with children, 24 percent are unsheltered.

As discussed in NA-35, LMI households are more likely to become homeless than the general population due to housing problems and special needs. Although there is no city-level data in regards to the number of homeless families with children, NA-10 discusses

the number of households that identify as families, that are also extremely low-, very low-, low, and moderate-income households (AMI). The comparisons below are based on the total number of households in the jurisdiction.

- Small Families are defined as having 2-4 household members. There are currently 8,515 LMI (15.5 percent) small family households in the City.
- Large Families are defined as having 4 or 5 or more members. There are currently 2,045 LMI (3.7 percent) large family households in the City.
- 4,089 LMI (7.4 percent) households in the City report having one or more children aged 6 or younger in the household. *This number is duplicative of the numbers above.

The PIT count also identified 653 homeless veterans, of which 68 percent were unsheltered. Veterans make up 6.7 percent of all homeless, countywide.

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

There is no data on the City level for the number of homeless persons by race for the City of Sunnyvale. However, data exists for Santa Clara County as a whole. For 2019, the racial breakout is as follows:

- 44% White
- 24% multi-racial/other
- 19% Black
- 8% American Indian/Alaskan Native
- 3% Asian
- 2% Native Hawaiian or Pacific Islander

According to the 2019 County PIT Count, 43 percent of respondents indicated that they were of Hispanic/Latinx origin, which was much higher than the general population (26 percent) of the County.

Additionally, as discussed above in NA-15, NA-20, and NA-25 certain racial/ethnic groups in the City have a disproportionately greater need than the jurisdiction as a whole, with regards to housing problems which are known to lead to homelessness. These racial/ethnic groups in the City include all (Hispanic, Black/African American, American Indian/Alaska Native, and Pacific Islander), except Asian.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Approximately 477 unsheltered homeless individuals and 147 sheltered homeless individuals live in the City.

An **unsheltered** location is a place not meant for human habitation, such as a park, sidewalk, alley, field, abandoned building, etc.

A **sheltered** location includes all emergency shelters and transitional housing for the homeless, domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless.

Most of the unsheltered persons in Sunnyvale live in central and northern parts of the City.

Although limited in numbers, the City serves many population types for sheltered homeless. Temporary housing options in the City include:¹⁶

Type of Housing	Name of Program	Beds Available	Population Served
Transitional Housing	Momentum Arbor & Duane Houses	9	Adults with mental health diagnosis
Transitional Housing	Socorro House	5	At-risk young adults
Emergency Shelter	Home First	125	Single Adults

Community stakeholders discussed the need for additional emergency shelter space for transition age youth as well as improving interim housing, providing safe overnight parking options, and additional service options to those who are currently homeless.

Discussion:

The 2019 County PIT count showed that the City's homeless population increased by 147 percent. The sections above discuss many housing problems that lead to homelessness as well as possible community solutions that could prevent or decrease homelessness. However, this section addresses the immediate need of individuals and families currently experiencing homelessness. The City currently has 125 shelter beds available and 14 transitional housing beds for special needs populations. With the current surge in homelessness in the City, there is a need for an additional 485 beds, in a variety locations and types—e.g., single person shelters, harm reduction shelters, transitional housing, car parks, family shelters, and shelters that allow pets.

¹⁶ 2017 HIC Inventory List

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

Introduction

The following section addresses the needs of persons who are not homeless but require supportive housing. The Special Needs populations considered in this section are the following:

- Elderly households (defined as 62 and older)
- Frail elderly (defined as elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, or performing light housework)
- Persons with disabilities (mental, physical, and/or developmental disabilities)
- Persons with alcohol or other drug addiction
- Persons living with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

Describe the characteristics of Special Needs populations in your community:

Elderly and Frail Elderly Households

Although HUD defines an elderly person as 62, the US Census tracks individuals who are 65 and older; therefore, two data sets are provided to best represent the number of elderly persons living in the City. As of 2017, the City had 15,456 (11 percent)¹⁷ individuals 65 or older and 8,490 (15 percent)¹⁸ households with at least one person 62 or older. These numbers are similar to those in the City's previous five-year Consolidated Plan—i.e., 15,490¹⁹ individuals 65 or older and 12,470²⁰ households containing at least one person over the age of 62—meaning that the elderly population in the City has remained stable over the last five years and there will continue to be a need for services for this population.

Households with Disabilities

According to 2013-2017 ASC 5-year estimates, 9,801 (6.5 percent) of the population have a disability. Disabilities impact people of all ages; there are 572 (0.44 percent) of residents ages 5-17 in the City with one or more disabilities, 3,884 (2.97 percent) ages 18-64, and 5,089 (3.89 percent) ages 65 or older.

Federal nondiscrimination laws define a person with a disability to include any (1) individual with a physical or mental impairment that substantially limits one or more major life activities; (2) individual with a record of such impairment; or (3) individual who is

¹⁷ 2017 HUD AFFH Data

¹⁸ 2011-2015 CHAS

¹⁹ 2008-2012 ACS

²⁰ 2007-2011 CHAS

regarded as having such an impairment. In general, a physical or mental impairment includes, but is not limited to, examples of conditions such as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, human immunodeficiency virus (HIV), developmental disabilities, mental illness, drug addiction, and alcoholism.²¹ ACS data consists of six broad disability categories to show characteristics of residents of persons with disabilities in the City. By number and percentage of total population, residents with disabilities reported experiencing the following: hearing difficulty, 3,359 (2.57 percent), vision difficulty, 1,937 (1.31 percent), cognitive difficulty, 2,875 (2.2 percent), ambulatory difficulty, 5,067 (3.59 percent), self-care, 2,041 (1.56 percent), and independent living difficulty, 3,921 (3 percent).

Persons with alcohol or other drug addiction

Alcohol and other drug (AOD) addiction is a disability under federal law. The City does not have data on persons or households that experience AOD addiction and narrowing down these numbers in a non-homeless population tends to be a challenge. Even the data that does exist is at the State level and is not of current date. The State of California collected data from all clients at entry and exit of AOD treatment facilities in 58 counties throughout the State. The California Department of Alcohol and Drug Programs (ADP) developed the California Outcomes Measurement Systems (CalOMS) data collection report. Data was collected during the 2006 -2007 fiscal year.

Of the clients entering the AOD facilities, 64.2 percent were male, compared to 35.8 percent female.

Clients tended to be middle aged with 53.7 percent aged 26 to 45 years old; followed by 24.4 percent were aged 46 to 64; then 15.5 percent aged 18 to 25.

The race/ethnicity of those entering an AOD facility were as follows: 43.4 percent White; 33.9 percent Hispanic/Latino; 15.2 percent Black; 3.5 percent other; 2.4 percent Asian/Pacific Islander; and 1.6 percent American Indian/Alaska Native.

Persons living with AIDS/HIV and their families

AIDS/ HIV data is available at a County level and State level. In the County, according to the California Department of Public Health data, Office of AIDS, there were 156 newly diagnosed cases of HIV in Santa Clara County in 2017. The average rate per year has

²¹ https://www.hud.gov/program_offices/fair_housing_equal_opp/disability_overview

been 2.9 percent in 2013, 3.2 percent in 2014, 3.1 percent in 2015, 2.7 percent in 2016, and 3.3 percent in 2017.²²

Countywide, in 2017, males represent 86 percent of people living with HIV. The prevalence of HIV among males was more than six times the prevalence among females. Broken down by race, White represented (34 percent), Hispanic/Latino (40 percent), African American (11 percent), and Asian/Pacific Islander (12 percent). Furthermore, as an age group, people aged 45 to 64 had the highest rates.²³

Victims of domestic violence, dating violence, sexual assault, and stalking

City level data is not available; however, State level data is available through the National Coalition of Domestic Violence. In California, 32.9 percent of women²⁴ (1 in 3 women)²⁵ and 27.3 percent of men²⁶ (1 in 4 men)²⁷ experience intimate partner physical violence, intimate partner sexual violence and/or intimate partner stalking in their lifetimes. Domestic Violence is most common among women between the ages of 18 and 24.²⁸

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

Elderly and frail 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 the elderly, many of whom are living on fixed incomes. The demand for elderly housing serving various income levels is expected to increase and stay at a stable level, as shown above by the consistent number of aging households in the City. Community stakeholders see a very important need for the aging population of the City and make many suggestions to help elderly households stay housed or find affordable housing. These suggestions

²²California HIV Surveillance Survey 2017

<https://www.cdph.ca.gov/Programs/CID/DOA/CDPH%20Document%20Library/California%20HIV%20Surveillance%20Report%20-%202017.pdf>

²⁴ HIV Epidemiology Annual Report County of Santa Clara 2017.

<https://www.sccgov.org/sites/phd/hi/hd/Documents/hiv-report-2017.pdf>

²⁴ Centers for Disease Control and Prevention (2014). Lifetime prevalence of rape, physical violence, and/or stalking by an intimate partner by state of residence—U.S. women, NISVS 2010. Retrieved from http://www.cdc.gov/violenceprevention/nisvs/state_tables_74.html.

²⁵ Black, M.C., Basile, K.C., Breiding, M.J., Smith, S.G., Walters, M.L., Merrick, M.T., Chen, J., & Stevens, M. (2011). The national intimate partner and sexual violence survey: 2010 summary report. Retrieved from http://www.cdc.gov/violenceprevention/pdf/nisvs_report2010-a.pdf.

²⁶ Centers for Disease Control and Prevention (2014). Lifetime prevalence of rape, physical violence, and/or stalking by an intimate partner by state of residence—U.S. women, NISVS 2010. Retrieved from http://www.cdc.gov/violenceprevention/nisvs/state_tables_74.html.

²⁷ Black, M.C., Basile, K.C., Breiding, M.J., Smith, S.G., Walters, M.L., Merrick, M.T., Chen, J., & Stevens, M. (2011). The national intimate partner and sexual violence survey: 2010 summary report. Retrieved from http://www.cdc.gov/violenceprevention/pdf/nisvs_report2010-a.pdf.

²⁸ Truman, J. L. & Morgan, R. E. (2014). Nonfatal domestic violence, 2003-2012. Retrieved from <http://www.bjs.gov/content/pub/pdf/ndv0312.pdf>.

include: classes to teach technology (transportation to the classes included); access to nutrition information and healthy food for homebound households; retrofitting current housing and building affordable housing that is ADA-accessible, including bedrooms, kitchens and bathrooms; and partnerships/oversight of senior care facilities in the area.

Households with disabilities may need affordable housing, particularly if they receive Federal Social Security Benefits or have additional medical costs. Disabled households may also need an accessible housing unit due to a physical disability, which may include being on the first floor or a complex that has an elevator; accessible bathroom, and kitchen facilities; or accessible units for the deaf or hard of hearing that include special doorbells, intercoms, and smoke alarms. In addition to housing needs, some households may need supportive services such as transportation, education, life skills, and case management in order to continue to live independently.

Community stakeholders noted the need for more accessibility around town as well. This would include wheelchair ramps, curb cuts, bathrooms, sidewalks, and handrails. Additionally, stakeholders feel there needs to be an increase in advocacy for additional accessible housing units during the planning phase of affordable communities.

Persons with alcohol and other drug addiction need low or no barrier affordable housing when exiting an AOD facility. They may have lost their housing, job or have a criminal background due to their past addiction, and housing stability is important to continue in their recovery or to a harm reduction model of living. The County of Santa Clara offers Substance Use Treatment Services through the MediCal and the County Department of Behavioral Health. Stakeholders see a gap in services available for this population and feel that additional supportive services are necessary. Living with a disability or chronic health condition there is a need for nutrition and food subsidies, particularly for those under 60 that do not already qualify for additional help. This may mean collaborating with other service entities to provide routine nutrition and food delivery services or creating and expanding food storage areas, particularly to food desert areas.

Stable and affordable housing available to persons living with **HIV/ AIDS** and their families helps provide a more consistent level of access to medical care and supportive services that are necessary for the well-being of households directly affected by HIV/AIDS. Stable and affordable housing can also result in fewer hospitalizations and decreased emergency room care. Persons living with HIV/AIDS are at a higher risk of losing their housing due to increased medical costs and limited incomes due to the reduced ability to keep working when ill. In addition to affordable housing, housing assistance, such as short-term rental or mortgage payment assistance, may prevent homelessness among persons with HIV/AIDS and their families. In addition to housing, households may need supportive services such as transportation to medical appointments, and case management particularly for connection to mainstream services and counseling for the family.

Victims of domestic violence, dating violence, sexual assault, and stalking can fall into homelessness if they do not have enough support and financial resources when leaving their abuser. The Santa Clara PIT count indicated that 6 percent of all survey respondents reported currently experiencing domestic/partner violence or abuse, and 27 percent indicated that had been abused by a relative or someone they stayed with at some point in their lifetime. Community stakeholders reported seeing a recent increase in domestic violence victims and the need for an increase in services. Victims need affordable, safe, and confidential housing which may be a shelter, transitional or rapid re-housing, or permanent housing. Additionally, victims need supportive services such as case management, counseling, transportation, connection to mainstream resources, job training, and life skills.

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

The County of Santa Clara identified a total of 3,502 individuals living with HIV as of 2017. Of those individuals, 2,724 (77.8%) are currently in treatment and 2,315 (66.1%) are virally suppressed.²⁹ Statistics break down further to show that 86 percent of people living with AIDS are male, 13 percent are female, and 1 percent are transgender. Furthermore, 34 percent of people living with AIDS are White, 40 percent are Latino, 11 percent are African American, and 12 percent are Asian or Pacific Islander.³⁰

Those with late HIV diagnoses, defined as having an AIDS diagnosis within three months of an HIV diagnosis, are typically older (44% are 40 years or older), female (36%), and African American (38%). The most common transmission modes related to late HIV diagnoses are other/unknown and intravenous drug use.³¹

Discussion:

Community stakeholders addressed needs and priorities that encompass all special needs populations. This includes using funding for training of counselors and referral personnel and creating life skills training in larger affordable housing buildings.

²⁹ HIV Epidemiology Annual Report County of Santa Clara 2017 <https://www.sccgov.org/sites/phd/hi/hd/Documents/hiv-report-2017.pdf>

³⁰ California HIV Surveillance Survey 2017 <https://www.cdph.ca.gov/Programs/CID/DOA/CDPH%20Document%20Library/California%20HIV%20Surveillance%20Report%20-%202017.pdf>

³¹ HIV Epidemiology Annual Report County of Santa Clara 2017 <https://www.sccgov.org/sites/phd/hi/hd/Documents/hiv-report-2017.pdf>

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

Describe the jurisdiction's need for Public Facilities:

From the community engagement survey, 64 percent of respondents residing in the City answered that facilities for children who are abused, abandoned, or neglected are a high priority need. Community stakeholders agreed, stating that more safe spaces are needed for homeless and foster youth.

Community stakeholders see a need for a mental health recovery facility and 54% of community engagement survey responses prioritized the need for healthcare facilities in the City.

Community stakeholders see a need for safe parking areas for the unsheltered homeless population that sleep in their cars or RV's, and 55% of community survey respondents would like to see a facility that serves the homeless, such as temporary housing or emergency shelter.

A priority addressed during community meetings is bringing technology to senior centers, which community stakeholders would also like to see, as well as classes to get seniors and elderly persons more engaged in technology.

How were these needs determined?

Community needs were determined through extensive community engagement efforts including: a resident survey, which was available in a paper version and online, in four different languages; stakeholder interviews; regional forums; and pop-up events. The survey and pop-up events sought to solicit feedback from County and City residents, while stakeholder interviews and community forums focused on community development practitioners and experts.

- **81** City resident survey responses were received
- **22** stakeholders participated in the process
- An additional **45** attendees provided feedback at community engagement workshops and focus groups
- Four total pop-up events were held countywide, with two being held in Sunnyvale
 - Farmers market, City of Sunnyvale, October 26, 2019
 - Community Center, City of Sunnyvale, November 21, 2019
 - 220 responses were received between all four pop-up events

Describe the jurisdiction's need for Public Improvements:

Sidewalk improvements and accessibility were high priorities for community members who completed the community survey and those that attended the community meetings, as well as community stakeholders. Thirty-nine percent of community survey respondents residing in the City answered that sidewalk improvements are a high priority need, and community stakeholders have concerns about sidewalks including curbing, wheelchair ramps, and handrails. Sidewalks were not the only accessibility issue brought up by both stakeholders and community members from the community meetings. During the four County wide community meetings, the number one concern was the lack of accessibility in the City, this includes bathrooms and park features.

Last, community survey data showed 52 percent of residents answered that cleanup of contaminated sites is a high priority need.

How were these needs determined?

See the description of community engagement above.

Describe the jurisdiction's need for Public Services:

Community stakeholders see a service need for nutrition programs and food delivery assistance to homebound seniors and elderly; and 63 percent of community survey respondents said access to fresh and nutritious food is a high priority need, with 50 percent responding that additional food banks are needed in the area.

Attendees from the community meetings would like the City to streamline the planning, permitting, and development process.

Increase of transportation options was a high priority for many groups. Stakeholders see a need for transportation from LMI areas to employment centers, and focus groups see a high priority for increasing transit and ridership through incentives. Last, stakeholders think area ride-share programs can be improved.

Employment was also a high priority in many groups: 54 percent of community engagement respondents answered that employment training services are a high priority need; the community focus groups' employment priority needs are specific to young adults in the City; and stakeholders' priority needs include workforce training, employment assistance, job fairs, and family financial literacy courses.

From the community engagement survey, 57 percent of respondents residing in the City answered that services for children who are abused, abandoned, or neglected are a high priority need, and 50 percent answered that there is an additional need for childcare services in the City.

Stakeholders' high priority needs also include a citywide wellness program.

Community survey respondents stated that addressing homelessness is a high priority in the City: 59 percent believe there needs to be additional resources, 65 percent say emergency housing assistance to prevent homelessness is a high priority, and 53 percent believe there needs to be, specifically, additional mental health services available in the City.

Last, community stakeholders find a high priority need for the City to work with cellular providers to improve services in LMI areas; continue to overcome the digital divide; fund projects that increase digital inclusion and reduce cost to access; provide technical support regarding Wi-Fi safety for LMI families, particularly the elderly; and fund computer hardware and software upgrades in schools.

How were these needs determined?

See the description of community engagement above.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

Housing Market Problems

In October 2019, the City of Sunnyvale ranked as the third highest average rent among small cities in the United States;³² the average rent for an apartment (studio to 3 bedroom) in Sunnyvale is \$3,004, with the average size being 825 square feet, an increase of 75 percent from the median rent of \$1,714 in 2015. Additionally, with an estimated 3.8 percent rental housing vacancy rate,³³ competition for available and affordable rental housing is extremely challenging. With the median household income in the area at \$131,791,³⁴ many community members are cost burdened, meaning they are spending more than 30 percent of their gross income on rent.

The City has 58,451 residential units, according to the 2013-2017 ACS five-year estimates. Of those units, 29,674 are rentals, making up a variety of all sizes, from studios to 5 bedrooms or more as well as mobile homes. Of the households paying rent, 8 percent report paying 30-35 percent and 28 percent report paying 35 percent or more of their income toward gross housing costs, which includes rent and basic utilities, such as water, sewer, trash, electricity, and gas, creating a rent burden for 36 percent, or more than a third of renters, in the City.

Similar to renters, owning a home in Sunnyvale is also expensive regardless of having a mortgage or having the home paid off, and homeowners also experience a high level of cost burden. Owner-occupied units make up 47 percent (26,007) of the housing stock, and 63 percent of those owners (16,306) hold a mortgage on that home. Owning a home comes with additional costs above and beyond the mortgage alone. These costs may include, but are not limited to, property taxes, utilities, homeowner's insurance, mortgage insurance, and homeowner association fees. In 2015, more than 50 percent of mortgage paid \$3,000 or more each month for their mortgage alone; of the 16,306 households in the City with a mortgage, approximately 9 percent are cost burdened by their monthly housing costs—i.e., paying gross housing costs of 30-35 percent of their income each month, which includes mortgage plus any of these additional costs. Approximately 21 percent of mortgage holders are paying more than 35 percent of their income on gross housing costs. Of the reported 9,701 homeowners in the City without a mortgage, 3 percent pay 30-35 percent of their monthly income for gross housing costs and 11 percent

³² RentCafe.com

³³ ACS Housing Characteristics 2017

³⁴ <https://www.census.gov/quickfacts/fact/table/sunnyvalecitycalifornia#>

pay 35 percent or more. With median wages not keeping up with the rising costs of housing, utilities, and insurance, even homeowners become cost burdened.

Low-moderate income (LMI) households are most likely to be at imminent risk of homelessness due to their inability to keep up with the cost of living. Community stakeholders identified that there is a need to increase the earning capacity of the LMI households in the City, as well as stabilizing rents, and to create a “rainy day” fund for a homeless prevention program for LMI households.

Housing Market Solutions

The City has made efforts to improve the problem of affordable housing. In 1980, as a long-time regional leader in addressing housing, the City enacted its below market rate (BMR) ordinance, followed by its Housing Mitigation Program in 1983.

At a City Study Issue Meeting on February 17, 2017, City Council opted to investigate the need for a City Housing Strategy. The Housing Strategy was proposed to holistically examine the overall local housing context, given growing concern about housing affordability and availability in Sunnyvale and the region.³⁵ The City’s goal is to develop a Housing Strategy that will identify potential improvements to existing housing programs as well as approaches to increase affordable housing stock and improve housing affordability. The City is conducting a thorough review of existing City policies, studying several housing-related topics, and gathering input from various stakeholder groups and residents, through both outreach meetings and online surveys. This analysis includes rent stabilization programs for Sunnyvale mobile home parks; age-friendliness of housing in Sunnyvale; strategies to increase the affordable housing supply, such as a land acquisition financing program for nonprofit developers, and reinstating and updating the rental inclusionary ordinance consistent with AB 1505; and strategies to help with the demand for affordable housing, such as homebuyer, tenant, and financial literacy education programs. This City Housing Strategy report is scheduled for presentation to the City Council in spring 2020.³⁶

Since early 2019, the City has engaged with over 1,000 residents around various policies related to housing, land use, and development. Thus far, the City has completed several important tasks including gathering community input on rental inclusionary requirements, gathering input from residents, residential developers, and other stakeholders, adopting a 15 percent rental inclusionary requirement, gathering community input on mobile home park needs and potential policies, gathering input from mobile home park residents, owners, and other stakeholders, and gathering community input on age-friendly housing needs and potential policies.

³⁵ <https://sunnyvale.ca.gov/property/housing/strategy.htm>

³⁶ <https://sunnyvale.ca.gov/property/housing/strategy.htm>

Outcomes from the City's community engagement surrounding age-friendly policy option initiatives include: the City of Sunnyvale joined the Age-Friendly Communities network, a program of the World Health Organization; the City pledged to work to become more age-friendly; and the library and Community Services Department created a Draft Age-Friendly Action Plan which focuses on low-cost actions that do not create a lot of ongoing responsibilities for other departments.

Outcomes from the City's community engagement surrounding demand-side policy housing option initiatives include: safe RV/car parking for homeless, relocation assistance, HIP program funding, down-payment assistance, and adoption of a right to lease ordinance, which requires that residential landlords offer leases to tenants in rental units, thereby increasing stability for tenants and reducing displacement.

Outcomes from City's community engagement surrounding supply-side policy housing option initiatives include evaluation of various options for rehabilitation or new build of affordable housing and market-rate housing. Sunnyvale has a range of residential zoning districts. Allowable residential densities in Sunnyvale reach a maximum of 45 dwelling units per acre, and developments that provide affordable housing may be eligible for a 35 percent density bonus.

Community stakeholders and members of the public both agree that more affordable housing is needed. Some stakeholders are working towards increasing their investments in new housing, housing rehab programs, and other projects that would increase the number of affordable housing units. Stakeholders stated that funds should be used to convert larger dwellings to multiple units, to create short-term housing while other housing is being rehabbed, and to reduce the number of vacant homes and properties.

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

Introduction

The City covers 22 square miles of land, which encompasses 57,295 housing units (2011-2015 ACS) with the majority being single-family homes (39 percent) followed by multifamily complexes with 20 or more units (21 percent).

Various area and specific plans are currently underway to study new housing opportunities. These plans cover Downtown, the Lawrence Area, El Camino Real, and Moffett Park.

The City continues to work to attract both affordable and market-rate builders to the area to serve the growing population. There are currently over 3,000 residential housing units set to be built in the upcoming years. Current projects underway include:

- Santorini – 18 above market-rate luxury townhomes for sale.
- Nova at the Vale – 136 above market-rate luxury townhomes for sale.
- CityLine Sunnyvale Residential – 90 new apartments on Iowa Avenue will begin construction in late 2020 with a tentative completion in fall 2021. Twenty-five percent of the units are set aside for persons with developmental disabilities.
- Greystar Apartments on Kifer Road – 520 market-rate apartments for rent.
- Corn Palace – 58 single family homes and a two-acre public park.
- AMD – 944 apartment units with six percent reserved for very low-income households, and 107 three-story townhome-style dwellings with 13 percent affordable units in accordance with the City's Below Market Rate Program. This will be the City's largest housing project to date.
- Butcher's Corner – 138 residential units, consisting of 39 townhomes and 99 apartment units, and 6,934 square feet of retail/office use.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	22,200	39%
1-unit, attached structure	5,180	9%
2-4 units	4,990	9%
5-19 units	9,065	16%
20 or more units	11,770	21%
Mobile home, boat, RV, van, etc.	4,090	7%
Total	57,295	100%

Data Source: 2011-2015 ACS

Table 26 – Residential Properties by Unit Number

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	40	0%	1,835	6%
1 bedroom	410	2%	10,365	35%
2 bedrooms	4,730	18%	11,575	39%
3 or more bedrooms	20,490	80%	5,650	19%
Total	25,670	100%	29,425	99%
Data Source: 2011-2015 ACS				

Table 27 – Unit Size by Tenure

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

- The City currently has 1,438 assisted rental units. Of those units, 400 are targeted for very low-income households, 994 are targeted for low-income households, and 44 are targeted for moderate-income households. The City has a variety of units available, including single-room occupancy (SRO), shared housing, and one- to five-bedroom units to serve families of all sizes. Additionally, some properties/units are specific to special needs populations such as the elderly, persons experiencing homelessness or at risk of homelessness, victims of domestic violence, or persons with disabilities.
 - Community members and stakeholders voiced concerns over the need for additional affordable housing in the City. Additionally, this housing should be near transit, employment centers, and accessible to the elderly population.
- The City has 176 below market rate (BMR) units at various apartment complexes throughout the City, which serve low-income households at 50 percent of the area median income (AMI). These households can be either a single individual or families.
- The City also has a BMR Home Buyer Program, which requires developers of large housing projects to sell a percentage of the homes at below market prices to low- and moderate-income households through the BMR Home Ownership program. BMR homes are not subsidized by the City, but prices are restricted by the City. The BMR program is administered by the City's Housing Division.
- The City currently houses LMI residents who receive tenant-based rental assistance vouchers known as HCVs from SCCHA. The City currently has 587 tenant-based voucher holders, which includes single individuals and family households. These vouchers are held by very low-income and low-income individuals and families, who pay 30 percent of their adjusted gross income on rent; the voucher covers the difference between fair market rent (FMR) and the 30 percent of adjusted gross income.

- The City uses HOME funds to fund a Rapid Rehousing program that provides tenant based rental assistance to homeless clients and those very low-income households at imminent risk of homelessness. Clients must be working, job seeking, or have the ability to obtain employment or other sources of income after the two-year period ends, so that they can take over their full rent payment at that time. Clients receive case management to assist them in a housing search to find available units, to help maintain or obtain their employment and benefits, and to assist them in addressing related needs.
- The City partners with SCCHA to receive project-based vouchers for five apartment complexes in the City.
- A new multifamily 66-unit project named Benner Plaza, completed in spring of 2019, was provided a \$600,000 HOME loan. Benner Plaza consists of six new HOME-funded units, 13 units for homeless families, and 10 units for families at imminent risk of homelessness; the remaining households earning up to 60 percent AMI. A total of 356 HOME assisted housing units in the City are available for households of various income levels, up to 80% AMI.
- Project Sentinel provided fair housing services to Sunnyvale residents. These services include fair housing outreach and education, investigation of housing discrimination complaints, reconciliation of fair housing disputes, and legal advocacy for those who need legal redress for harms caused by housing discrimination. A total of 25 clients received fair housing services funded by the CDBG grant to Project Sentinel during the program year.
 - Although advocacy during times of need is extremely important, community stakeholders would like a more proactive approach to fair housing, including increased landlord/tenant education and increased local advocacy and planning for tenants with disabilities.
- The City's Home Improvement Program (HIP) offers loans and grants for lower-income households. Available options include:
 - Grants of up to \$6,500 for seniors and/or disabled lower-income homeowners or renters to retrofit the home to eliminate physical barriers which inhibit the use of the home and/or improve accessibility, such as with grab bars, handrails, lifts, or ramps.
 - Grants of \$1,000 for homeowners for paint and supplies or loans up to \$4,000 for homeowners to hire a professional painter.
 - Grants up to \$2,500 for homeowners to fund urgent health and safety related repairs, such as burst pipes, water heater repairs, heating repairs and sewer line repairs.
 - Deferred loans up to \$25,000 (\$5,000 for mobile homes) or matching grant of up to \$5,000 to increase home energy efficiency, including insulation, weather

stripping, air sealing, and the replacement of inefficient and aging appliances, heating systems, windows, and other types of weatherization improvements.

- Loans of up to \$60,000 (\$15,000 for mobile homes) to address deferred maintenance or repair of plumbing, roofing, electrical, and/or heating systems, and/or windows, flooring and wall repairs or replacements.

Community stakeholders voiced concerns over the need for additional outreach for the HIP program; specifically, to their disabled clients.

Next, the City will break ground on City-owned land to build new affordable rental housing in downtown. The City has allocated \$12 million toward 90 residential apartments, of which 25 percent are set aside for persons with developmental disabilities. Construction is set to begin in the winter of 2020 with a tentative completion of fall 2021.

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

Rent-restricted housing in the City includes both publicly subsidized affordable housing, generally assisted with any combination of federal, state, local, and/or private subsidies, and deed-restricted (inclusionary) rental units. There are 40 units from the BMR program that are at risk of converting to market rate. None of the assisted rental projects in the City have affordability terms that expire during this Consolidated Plan time frame.

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

As discussed in the Needs Assessment, there is a need for less expensive housing units for extremely low-income and low-income households who are cost burdened or severely cost burdened. As shown in the Market Analysis, the City is short 5,925 affordable housing units for households earning 0-30% of the area median income (AMI). Additionally, the City is short 2,740 affordable housing units for households earning >30-50% of the AMI. However, there is an abundance of housing for those earning in the >50-80% (or moderate) AMI range, at 3,600 units above the current need. The Community Survey identified *Creating additional affordable housing available to low income residents* as the number one **greatest need** and *Increase affordable rental housing inventory* as the **most pressing housing need**. Community focus groups believe that these needs can be overcome by creating housing bond programs and creating measures that prioritize affordable housing.

In addition to the need for housing for extremely low-income and low-income populations, a specific need exists for housing that is designed and constructed to serve those with special needs. Additional affordable housing is also important to serve the increase in the homeless population in the City; during the last PIT count, the City saw an increase in homelessness by a total of 147 percent. Much of the homeless population will need subsidized housing that also includes supportive services located both on- and off-site.

Housing needs to be available for a variety of populations, including but not limited to the chronically homeless, singles, families, transition age youth, former foster youth, LGBTQ, elderly, persons with disabilities, and veterans. The Community Survey identified housing for special needs individuals as the number two **most pressing housing** in the City.

Describe the need for specific types of housing:

Combined with a need for affordable housing for the already large population of the City that is cost burdened or severely cost burdened by rent, there is a need for more housing in all forms. Developing a variety of types of new housing could help alleviate the need for low-cost housing and serve a large group of households with varying needs and income in a short period of time within a city with a low vacancy rate. Types of housing can include SROs, shared housing (roommate situations), apartments, duplexes, and single-family homes of all sizes. Community stakeholders agree that the market for housing surpasses what is available, and the solution is to increase affordable housing options and alternatives with a variety of sizes and income levels, particularly for extremely low- and low-income households, homeless, persons with disabilities, and elderly persons. Ideas to create more housing also included rehabilitating old nursing homes/care units, mobile home parks, motels, and group homes.

Additionally, there is a need for many units that meet ADA requirements, and are accessible for those with mobility issues. Community stakeholders are seeing disabled clients in homes that lack proper accessibility, which can be a dangerous situation. Many people coming out of homelessness have mobility issues. They may use a wheelchair, walker, or cane and will need some reasonable accommodations in their units. This may result in an additional expense for the tenant, landlord, or local/state/federal agencies.

Discussion

California housing element law requires that each city and county develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups, as determined by the jurisdiction’s Council of Governments. This fair share allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories.

In the Bay Area region, the agency responsible for allocating these regional housing needs is the Association of Bay Area Governments (ABAG). ABAG allocates the region’s projected housing needs among its jurisdictions by income category, called the Regional Housing Needs Allocation (RHNA) process. The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” for thorough zoning.

The 2015-2023 Housing Element for the City identified a need for an additional 5,452 affordable units in the City. Of those units, 30 percent need to be for extremely low-income or very low-income households (0-50% AMI); 17 percent for low-income households (51-80% AMI); 17 percent for moderate-income households (81-120% AMI); and 36% for above moderate-income households, or those at over 120+%, as shown in **Table 28**.

Income Level	Percent of AMI*	RHNA Allocation	Percent of Total RHNA Allocation
Very Low**	0-50%	1,640	30%
Low	51-80%	906	17%
Moderate	81-120%	932	17%
Above Moderate	120%	1,974	36%
Total		5,452	100%

Data Source: Association of Bay Area Governments, Regional Housing Needs Determination (July 18, 2013)

*AMI: Area Median Income for Santa Clara County

** Half of the Very Low allocation, or 820 units, is presumed to be needed for Extremely Low Income households, pursuant to Govt. Code 65583 (a)(1).

Table 28 – Sunnyvale Regional Housing Needs Allocation 2015-2023

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

Introduction

The City of Sunnyvale is one of the major cities of the notorious Silicon Valley, the birthplace of high technology and social media. In addition to tech, Sunnyvale is also home to several aerospace and defense companies. The addition of high-tech companies to the area has brought high wages, but only for those that have a specific skill set or education.

The housing crisis that hit California most impacts extremely low-income and low-income residents. As shown in **Table 29**, from 2009–2015, median rent in the area increased 29 percent from \$1,333 to \$1,714. Moreover, in just the last four years, median rent has nearly tripled to \$3,004, according to rentcafe.com. During this 2009-2015 period, median income only increased 21 percent, leaving an 8 percent gap in funds between income and housing costs, creating the potential of a cost burden or severe cost burden for even more households.

As shown in the Needs Assessment, the most common housing problem in the City across all households and income levels is cost burden, which is exacerbated by the lack of affordable housing available for very low-income and low-income households. There is a deficiency of 5,925 units for households earning 0-30% of the HAMFI and 2,740 units for households earning >30-50% of the HAMFI.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	\$704,300	\$790,300	12%
Median Contract Rent	\$1,333	\$1,714	29%
Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)			

Table 29 – Cost of Housing

Rent Paid	Number	%
Less than \$500	1,344	4.6%
\$500-999	1,730	5.9%
\$1,000-1,499	8,045	27.3%
\$1,500-1,999	9,190	31.2%
\$2,000 or more	9,115	31.0%
Total	29,424	100.0%
Data Source: 2011-2015 ACS		

Table 30 - Rent Paid

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	705	No Data
50% HAMFI	2,710	1,240
80% HAMFI	8,190	2,020
100% HAMFI	No Data	2,885
Total	11,605	6,145
Data Source: 2011-2015 CHAS		

Table 31 – Housing Affordability

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$2,128	\$2,526	\$3,096	\$4,174	\$4,794
High HOME Rent	\$1,611	\$1,728	\$2,074	\$2,389	\$2,645
Low HOME Rent	\$1,281	\$1,372	\$1,646	\$1,902	\$2,122
Data Source: HUD FY2019 Small Area FMRs for Sunnyvale Zip Codes and HOME Rents (Metropolitan Area)					

Table 32 – Monthly Rent

Affordable Housing Gap Table

Household Income Range	# Renter Households	Affordable Units	Gap
0-30% HAMFI	6,630	705	-5,925
30-50% HAMFI	5,450	2,710	-2,740
50-80% HAMFI	5,310	8,190	3,600
Total	17,390	11,605	
Data Source: 2011-2015 CHAS			

Table 33 – Affordable Housing Gap Table

Is there sufficient housing for households at all income levels?

The current vacancy rate in the City of 3.8 percent includes all residential housing, for sale and for rent, and at all income levels. A lack of vacant rental units or homes could result in a price increase if there are not enough new homes built. Ideally, an area will have a 7 percent rental vacancy rate and 2 percent ownership rate to give people proper competition in choice and affordability. As shown in the **affordable housing gap table above**, there is a drastic need for housing units for very low-income and low-income households. As mentioned above, stakeholders feel that the vacancy rate could be

addressed by looking at other housing options such as rehab of old facilities, shared housing, mobile home parks, motels, and vacant homes in the community that need rehabilitation in order to be habitable. Not only would these options create more housing, they would create more choices, and availability for those at all income levels.

To address the lack of affordable housing, the City is currently working with neighboring cities, the SCCHA, the County of Santa Clara, the Housing Trust of Silicon Valley, and other private and/or nonprofit agencies to coordinate efforts and use resources strategically. The goal is to provide adequate and affordable housing for residents of Santa Clara County, particularly for those who live and/or work in Sunnyvale. The City's regional efforts include leveraging private and local government resources with federal resources for the provision of affordable housing. For example, in late 2016, voters of Santa Clara County passed Measure A, an affordable housing bond, that will provide nearly a billion dollars over ten years to support affordable housing production and related housing programs throughout the county. The City has been actively collaborating with staff of the County and other cities in planning programs and projects that will be able to utilize the Measure A bond funds. A Sunnyvale Councilmember is one of the members on the County's Measure A Bond Oversight Board, which further strengthens the City's role in this important regional housing effort.

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

Between 2009 and 2015, there was a 12 percent increase in median home prices, and a 29 percent increase in average rent. During this same period, median income only increased 21 percent, leaving an 8 percent gap for renters, and further putting households at risk of cost burden and even homelessness.

To combat rent gouging and the lack of supply and affordability of housing, and to slow the increase of rent in all areas of California, on October 8, 2019, the California governor signed into law AB 1482 Tenant Protection Act of 2019. AB 1482 states: “[*subject to division b*] an owner of residential real property shall not, over the course of any 12-month period, increase the gross rental rate for a dwelling or a unit more than 5 percent plus the percentage change in the cost of living, or 10 percent, whichever is lower, of the lowest gross rental rate charged for that dwelling or unit at any time during the 12 months prior to the effective date of the increase.” Although the state has passed a law to protect tenants in regard to rent increases, stakeholders would like to see the City create local policies and advocate for rent and housing value stabilization.

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

FMRs are used to determine payment standard amounts for the HCV program, and rent ceilings for rental units in the HOME program. FMRs are rent amounts calculated by the

size of the unit and both the metropolitan area and the small area (zip code). These amounts are calculated annually by HUD's Office of Policy of Development and Research. FMRs are established based on the 40th percentile of rents charged for standard rental housing in the area.

In 2016, HUD expanded the FMRs from metropolitan areas neighborhood levels known as small area fair market rents (SAFMRs); this allows vouchers to pay more in high-rent neighborhoods. The SAFMR has been helpful to increase the FMR in Sunnyvale to keep up with the median rent to aid voucher holders in their search for housing.

The FMRs in the City are comparable to the area median rent, which is ideal because HCV holders have more of a choice available for housing. Additionally, they have a limited amount of time to use their voucher, and with more units in their price range, it makes it easier to quickly find available housing in the area. Additionally, owners and landlords are more likely to rent to HCV participants if they can receive the same amount of rent as they could from a non-voucher holder.

HOME-assisted housing units are subject to rent limits designated to help make rents affordable to low-income households. Annually, HUD determines a high HOME rent and a low HOME rent; these amounts are then assigned to a certain percentage of housing units on the property, based on previous restrictions placed on the property through covenant, deed, or other HUD-approved mechanisms. HOME rents are great for keeping housing affordable for low-income renters; however, there is a limit to how long the property owner must keep the property affordable. The property may have a 5-, 10-, 15-, or 20-year affordability period, after which the owner chooses whether to renew the affordability period. If the HOME rents do not keep up with the median area rents, this may impact the owner's decision as to whether they will renew their contract, which could mean a loss of affordable housing stock for the area.

Discussion

The City's current affordable housing serves 28 percent of the very low- and low-income population in the City. Although several affordable housing properties are available, there are not enough units to meet the need of LMI households. Affordable housing properties create waitlists for households hoping to move in and get a reprieve from high rents. The City still needs 5,925 housing units for households in the 0-30% HAFMI and 2,740 housing units for households in the >30-50% HAFMI.

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

Introduction

Describe the significant characteristics of the existing housing supply, including age and condition, the number of vacant and abandoned units.

The Heritage District of Sunnyvale is the oldest residential area in the City. This neighborhood is bounded by Maude Avenue on the north, Wolfe Road on the east, Old San Francisco Road on the south, and Mathilda Avenue on the west. The district includes 69 historic homes or streetscapes and four of the eight national landmarks in Sunnyvale. Though single-family homes are predominant, there are several options for condominiums in the district. The most prominent condominium complex is Santa Helena, located off Arques Avenue and North Fair Oaks Avenue. The majority of the single-family homes are modest, single-story bungalows built between the 1930s and the 1950s. Most of these homes have been preserved in their original condition, with three or four bedrooms and one or two bathrooms, and range from 800 square feet to 1,400 square feet, and were built on lots of 5,000 square feet to 7,000 square feet.³⁷

Many homes built prior to 1978 have lead-based paint, which people can be exposed to through chipping paint or paint dust in the air or soil, both inside and outside. Children under age 6 and pregnant women exposed to lead-based paint are at risk of damage to the brain and other vital organs such as the kidneys, nerves, and blood. Sixty-one percent of the City's housing stock was built in 1979 or earlier, which means that more than half of the housing stock may have contained lead-based paint used during its original build. The housing stock includes single-family homes, multi-family, and mobile homes.

Definitions

A housing condition defined by HUD includes one of the following:

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

Substandard housing includes residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

³⁷ <https://deleonrealty.com/neighborhoods/sunnyvale/heritage-district/>

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,500	25%	10,140	34%
With two selected Conditions	140	1%	1,560	5%
With three selected Conditions	0	0%	50	0%
With four selected Conditions	0	0%	10	0%
No selected Conditions	19,030	74%	17,665	60%
Total	25,670	100%	29,425	99%
Data Source: 2011-2015 ACS				

Table 34 - Condition of Units

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,565	10%	2,110	7%
1980-1999	3,645	14%	9,110	31%
1950-1979	17,735	69%	16,725	57%
Before 1950	1,720	7%	1,480	5%
Total	25,665	100%	29,425	100%
Data Source: 2011-2015 CHAS				

Table 35 – Year Unit Built

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	19,455	76%	18,205	62%
Housing Units build before 1980 with children present	4,040	16%	1,235	4%
Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)				

Table 36 – Risk of Lead-Based Paint

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	NA	NA	2,777
Abandoned Vacant Units	NA	NA	NA
REO Properties	NA	NA	NA
Abandoned REO Properties	NA	NA	NA

Table 37 - Vacant Units

Alternative Data Table: Vacant properties for the City using ACS data.

	2010	2015	2017
Total Vacancies	2,410	2,205	2,777
For Rent	996	1,023	1,192
Rented, Not Occupied	225	174	267
For Sale Only	247	86	107
Sold, Not Occupied	30	174	132
For Seasonal, Recreational or Occasional Use	320	374	463
For Migrant Workers	0	0	0
Other Vacant	592	374	616
Data Source: ACS Data 2017, 2015, 2010 (Vacancy Status B25004)			

Need for Owner and Rental Rehabilitation

Though 61 percent of the housing stock in the City was built in 1979 or prior (**Table 35**), there is not a great deal of need for rehabilitation. In addition to the loan programs that the City offers for low-income owners to rehab their homes, interest rates have been low and have allowed owners to self-finance projects to rehabilitate their homes. The City has seen a large number of requests for building permits related to home rehabilitation of older homes in the City.³⁸

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

Approximately 61 percent of the housing units in the City were built in 1979 or earlier, which means that lead-based paint could have been used within the unit. In the 2009-

³⁸ Housing Element 2015 - 2023

2011 Consolidated Plan, the City stated that most of its housing stock had been rehabilitated since that time and any lead-based paint has since been abated or sealed.

Additionally, the City has offered a Home Improvement Program for many years to low-income homeowners to conduct lead-based paint testing and abatement if needed.

Although the City does a great deal of outreach, during stakeholder engagement interviews, many nonprofit providers mentioned the need for homeowner rehabilitation programs, which means that the City needs to do additional outreach to stakeholders to make sure information is distributed to their clients, which are LMI and special needs households.

Discussion

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of 7 percent to 8 percent for rental housing and 2 percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate often leads to rising rents and sales prices and can contribute to household overcrowding.

Vacancy rates are based on all unoccupied housing units, for any reason. With the increased cost of land and lack of real estate, it is important to maintain the current housing stock, so that existing housing units do not add to the already low vacancy rate. The City is active in seeking out low-income households with housing issues to participate in its Housing Improvement Program to help resolve housing issues and keep people in their homes.

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

Introduction

The City does not have public housing units; however, there are 983 vouchers being used in the City, which includes 374 project-based (at a specific apartment complex), 587 tenant-based (the client finds a housing unit that will accept the voucher), and 22 allocated to individuals with disabilities.

As mentioned above, there was a significant increase in homelessness in 2019, as well as a large gap between the need for versus available affordable housing. During community stakeholder interviews, service providers discussed the need for additional allocation of vouchers to the City. Allocating additional vouchers to the City is one way make housing more affordable for LMI households.

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	0	0	983	374	587	0	0	22
# of accessible units	NA	NA	NA	NA	NA	NA	NA	NA	NA
Data Source: PIC (PIH Information Center) *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Describe the supply of public housing developments:

The City does not have public housing units. The closest public housing units (four units total) are in the City of Santa Clara, and none are ADA-accessible. There are no public housing developments located in the City; however, there are many subsidized affordable housing properties, with a combined total of 1,438 units, developed through other state, federal, and/or local funding programs. Additionally, there are 374 units subsidized with project-based vouchers provided by SCCHA.

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:

There is no public housing in the City of Sunnyvale.

Public Housing Condition

Public Housing Development	Average Inspection Score
NA	NA

Table 39 - Public Housing Condition

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

There is no public housing in the City of Sunnyvale.

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

Although there are no public housing units in the City, there are 983 housing choice vouchers and 374 project-based vouchers with the SCCHA. In 2008, SCCHA was selected by HUD to participate in the Moving to Work (MTW) demonstration program. The program's goal is to promote participants' self-sufficiency and expand participants' housing choices. In the last 10 years, HUD has approved 45 activities within the program. Many community stakeholders spoke of the need to streamline the complex intake processes, which is an ongoing goal of the MTW program. Below is a summarized list of activities the SCCHA implemented that directly impact the positive living environment of low- and moderate- income families who are HCV participants.³⁹

- Expediting the initial income verification process – extends the time period that initial documents are valid, from 60 days to 120 days, to provide relief to applicants.
- Exploring new housing opportunities for the chronically homeless – identifies chronically homeless families outside of the HCV waitlist and connects them with case management services and referrals to project-based housing assistance.
- Utilization of LIHTC Tenant Income Certification Income and Asset Verification – allows tenants to only have to turn in documents once.
- Provide project-based vouchers to 100% of units in family projects – complexes with supportive services available, instead of the 25% of the units in any one complex that would be allowed should there not be supportive services offered on site. This gives low-income families more choices.

³⁹ SCCHA Moving to Work (MTW) Annual Plan FY2020

- Payment standard changes between regular reexaminations – if the FMR has increased, the tenant will be able to take advantage of the new payment standard during an interim (if needed) reexamination, instead of having to wait until the annual.
- Excluding asset income from calculations for families with assets under \$50,000
- Streamlined approval process for exception payment standard for reasonable accommodation – HCV
- Project-Based Voucher Inspection Self-Certification – allows PBV owners and tenants to self-certify the correction of reported Housing Quality Standards (HQS) deficiencies within 30-day period after the initial HQS inspection. This activity only applies to the HQS deficiencies which are not life threatening.
- Modified Elderly Definition for PBV – modified the age of elderly identified by HUD (62 or older) to age 55 or older to align with the definition used by several affordable housing developments in the area.
- Special needs population direct referral program – creates an exception to HCV waiting list regulations to create a direct referral program for certain special needs populations who are not best served through a waiting list, such as disabled individuals at risk of institutionalization or transition-age youth.
- FSS Program – Waive Contract of Participation Requirements – eliminates the requirement to participate in a reexamination within 120 days of enrollment, and instead uses the family income as determined at the last regular reexamination, which may be up to two years before enrollment for families which are not on fixed incomes. Second, allows the successful maintained employment of any adult member of the enrolled family – rather than just the head of household – to count toward the family's FSS goals.

Discussion:

A major priority for SCCHA is to ensure that the HCV program continues to operate effectively. One important aspect is creating and maintaining good relationships with owners and landlords. Landlords are often discouraged by the additional administrative burden associated with the HCV program and may not know much about how it works. Therefore, in 2017, the Housing Authority's MTW piloted a Landlord Initiative to provide vacancy payments to HCV landlords who re-rent their unit to SCCHA program participants.

In the 2020 SCCHA MTW Annual Plan, the Housing Authority requested HUD to expand upon this initiative and create an incentive program to attract new owners and landlords to rent to HCV participants. Owners and landlords that rent to voucher holders for the first time will receive a one-time bonus payment.

This program was created to maintain and increase the number of housing units and choices available to HCV participant households.

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

Introduction

Multiple organizations in the County provide homeless housing opportunities, including emergency shelters, transitional housing, and permanent supportive housing. The following is a bed inventory on the city level.

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)	175	-	-	12	-
Households with Only Adults	-	-	8	18	-
Chronically Homeless Households	-	-	-	33	-
Veterans	-	-	-	-	-
Unaccompanied Youth	-	-	-	-	-

Table 40 - Facilities and Housing Targeted to Homeless Households

In addition, five beds were provided with rapid rehousing placement, four of which were for veterans.

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.

Mainstream services are public benefits that all households may be eligible for, regardless of whether they are homeless. The most challenging part is connecting homeless persons to mainstream services, in order to complement the housing and services offered through federally funded programs.

Each year, housing providers are offer a 12-hour mainstream services training to address eligibility, the application process, and best practices. The training is hosted by the Continuum of Care, and taught by local benefit offices, as well as advocates and legal services partners.

Sunnyvale Benefits or Services:

- Non-Employment Income:
 - SSI/SSDI – Social Security/Social Security Disability, General Assistance/Cash Aid, CALWORKS, Veterans Benefits, Tribal TANF, CAPI, EDD
- Food Related Assistance:
 - CalFresh/SNAP, WIC
 - Fresh Approach – Mobile Farmers Market and nutrition education
- Legal Services:
 - Bay Area Legal Aid/Law Foundation of Silicon Valley
- Medical:
 - Medicaid/Medicare/Covered California/Valley Homeless Healthcare Program (VHHP)
 - Health Mobile – Mobile dental services for homeless and low-income community members through a grant from El Camino Healthcare District
 - Planned Parenthood Mar Monte
- Employment Training Opportunities:
 - Living Wage Employment Initiative - The area Continuum of Care provides a “Living Wage Employment Initiative,” a program that engages previously homeless program participants in job training, holds jobs fairs, and connects them with living-wage employment leading to careers in high-growth industries.⁴⁰
 - CalWorks – Job Training Program
 - Workforce Innovation Opportunity Act (WIOA)
- Transportation:
 - CalWorks
- Childcare:
 - Early Childhood Providers
 - CalWorks

Although mainstream services are accessible to all City residents, community stakeholders identified some gaps in services that would benefit homeless families, both previously homeless and sheltered/unsheltered homeless. These benefits include creating nutrition programs, cooking instruction, and food delivery. Stakeholders feel

⁴⁰ FY 2019 CoC Application

these benefits are particularly important for those staying in areas of possible food deserts, where there is no easy access to fresh groceries, as well as those with chronic health issues who are under the age of 60 and may need additional nutritional support due to their health. Ideas include creating local food storage areas and working with grocers to fill in food desert areas.

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 City provides grant funds to several organizations that serve homeless households, with varying activities:

Homeless Outreach: The WorkFirst Sunnyvale and LifeMoves programs include outreach and assessment of needs to homeless clients.

Emergency Shelter: YWCA provides crisis counseling and related services to survivors of domestic violence living in Sunnyvale. LifeMoves provides shelter and comprehensive supportive services for Sunnyvale homeless clients at several shelter facilities in San Jose, including one for homeless women with or without children, and two for single adults, one of which serves those with mental health conditions.

Rapid Re-housing (RRH): Known as the Tenant Based Rental Assistance program or TBRA this program is available to homeless clients and very low-income households at imminent risk of homelessness. Clients must be working, job-seeking, or have the ability to obtain employment or other sources of income after the two-year period ends, so that they can take over their full rent payment at that time. Clients receive case management and housing search assistance to find units, maintain or obtain employment and benefits, and address related needs.

Employment Services: WorkFirst, the City's employment development activity, provides workforce training, job-search skills, volunteer experience, career counseling, and case management to homeless clients. In addition to employment-related activities, clients receive supportive services such as food assistance, mainstream benefit enrollment, and housing assistance. This program coincides with the City's Sunnyvale Community Services RRH program, and Downtown Streets Team (DST). DST works in partnership with the City to provide volunteer opportunities to homeless clients, and at the same time, to provide case management and employment services to find housing and a job.

Bill Wilson Center: Provides family and individual counseling services to assist individual youth and their families with emotional and mental health issues. The Bill Wilson Center

provides shelter, transitional housing, rapid re-housing, crisis services, foster family services, independent living program, maternity living program, Medi-Cal youth services, safe place, and more for individuals, families, transition-age youth, LGBTQ, foster youth, former foster youth, trafficked minors, and parenting youth.

Affordable Housing: The City provided a \$600,000 HOME loan to Benner Plaza apartments. This project created 66 new affordable housing units, which includes six HOME-funded units, thirteen for homeless families, and ten for families at risk of homelessness. The remaining units are designated for households earning up to 60% AMI.

Additionally, the following are the number of beds allocated to homeless programs within specific demographic categories in the County:

- Households with children: 1,160
- Single females: 61
- Single females and households with children: 278
- Single males: 401
- Single males and females: 1,630
- Single males and females and households with children: 4,197
- Unaccompanied youth males and females: 23
- Domestic violence: 308

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

Introduction

The City currently invests and partners with several agencies that serve senior and elderly households to provide services such as loans and grants to repair and retrofit homes, nutrition programs, and rehabilitation of already established affordable housing. Additionally, funds are provided to the Bill Wilson Center, which works with transition age youth to provide counseling and many other services to prevent homelessness. Lastly, the City invests in the YWCA Support Network, providing counseling services to victims of domestic violence. The City is committed to preventing homelessness within special needs populations by investing in services throughout the community.

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

Elderly and Frail Elderly Households

Elderly households have a range of housing needs, including the retrofitting of existing housing for aging in place, downsizing to increase access to health care and transit, and residential care, such as assisted living. Elderly and frail 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. Community stakeholders see a very important need for the aging population of the City and make many suggestions to help elderly households stay housed or find affordable housing. These suggestions include: classes to teach technology (transportation to the classes included); access to nutrition information and healthy food for homebound households; retrofitting current housing and building affordable housing that is ADA-accessible, including bedrooms, kitchens and bathrooms; partnerships/oversite of senior care facilities in the area.

Persons with mental, physical, and/or developmental disabilities

Persons with a disability may require affordable housing near transit services, wheelchair-accessible units, and/or assistance with living independently. In addition to housing needs, some households may need supportive services such as transportation, education, life skills, and case management in order to continue to live independently.

Community stakeholders noted the need for more accessibility around town as well. This would include wheelchair ramps, curb cuts, bathrooms, sidewalks, and handrails. Additionally, stakeholders feel there needs to be an increase in advocacy for additional accessible housing units during the planning phase of affordable communities.

Persons with alcohol or other drug addictions

Persons with alcohol and other drug addiction need low or no barrier affordable housing when exiting an AOD facility. Living with a disability or chronic health condition there is a need for nutrition and food subsidies, particularly for those under 60 that do not already qualify for additional help. This may mean collaborating with other service entities to provide routine nutrition and food delivery services or creating and expanding food storage areas, particularly to food desert areas.

HIV/AIDS Family Households

Those living with HIV or AIDS may require longer term services in order to ensure adherence to their medical plans. Stable and affordable housing can also result in fewer hospitalizations and decreased emergency room care. Persons living with HIV/AIDS are at a higher risk of losing their housing due to increased medical costs and limited incomes or reduced ability to keep working due to related illnesses. In addition to affordable housing, housing assistance, such as short-term rental or mortgage payment assistance, may prevent homelessness among persons with HIV/AIDS and their families. In addition to housing, households may need supportive services such as transportation to medical appointments, and case management particularly for connection to mainstream services and counseling for the family.

Public Housing Households

The City does not have Public Housing units, however there are 983 HCV holders in the City. The most pertinent supportive services for this population include housing search. When participants first receive an HCV voucher, it is their responsibility to find a housing unit from a landlord/owner that will accept a housing voucher, one that fits within the HUD fair market rent, and one that passes HUDs Housing Quality Standards.

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

SCCHA created an HCV waiting list preference for non-elderly, disabled families referred by the Silicon Valley Independent Living Center and transitioning out of nursing homes or other health care institutions.

Outreach is done daily at jails and Veterans Affairs (VA) psychiatric facilities throughout the County to ensure that veterans are not discharged to the street.

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)

Programs and activities already in place to help special needs populations include the following:

Home Improvement Program: Loans and grants for lower-income Sunnyvale households. While the Home Improvement Program has five types of grants or loans available, only one has specific eligibility for households with special needs: *Home Access Grants for Home Owners and Renters Grants of up to \$6,500 for seniors and/or disabled lower-income homeowners or renters to retrofit the home to eliminate physical barriers which inhibit the use of the home and/or improve accessibility, such as: grab bars, hand rails, lifts, or ramps.*

The Bill Wilson Center provides counseling services to assist individual youth and their families with emotional and mental health issues. The Bill Wilson Center provides shelter, transitional housing, rapid re-housing, crisis services, foster family services, independent living program, maternity living program, Medi-Cal youth services, safe place, and more for individuals, families, transition age youth, LGBTQ, foster youth, former foster youth, trafficked minors, and parenting youth.

The **Sunnyvale Senior Nutrition Program**, hosted by the First United Methodist Church, provides high-quality, cost-effective, hot nutritious meals in a congregate setting, five days a week, to Sunnyvale residents age 60 or older.

The **YWCA Support Network** provides crisis counseling and related services to survivors of domestic violence who reside in Sunnyvale. In 2018-19, the program received \$31,000 in CDBG funds from the City to provide individual counseling, group counseling, support groups, and/or children's play therapy to 40 Sunnyvale residents.

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))

Affordable Housing.

Home Improvement Program: Loans and grants for lower-income Sunnyvale households. While the Home Improvement Program has five types of grants or loans available, only one has specific eligibility for households with special needs: *Home Access Grants for Home Owners and Renters Grants of up to \$6,500 for seniors and/or disabled lower-income homeowners or renters to retrofit the home to eliminate physical*

barriers which inhibit the use of the home and/or improve accessibility, such as: grab bars, hand rails, lifts, or ramps.

Non-housing Community Development.

The **YWCA Support Network** provides crisis counseling and related services to survivors of domestic violence who reside in Sunnyvale.

The **Sunnyvale Senior Nutrition Program**, hosted by the First United Methodist Church, provides high-quality, cost effective, hot nutritious meals in a congregate setting, five days a week to Sunnyvale residents age 60 or older.

The Bill Wilson Center provides family and individual counseling services to assist individual youth and their families with emotional and mental health issues. The Bill Wilson Center provides shelter, transitional housing, rapid re-housing, crisis services, foster family services, independent living program, maternity living program, Medi-Cal youth services, safe place, and more for individuals, families, transition age youth, LGBTQ, foster youth, former foster youth, trafficked minors, and parenting youth.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City's land use designations and zoning ordinance are supportive of development of a variety of housing types, including single and multi-family housing, ownership and rental, and mobile homes. The City does not have any policies that would constrain housing development as there are no growth limitations or unreasonable taxes or fees. Additionally, the City is adding approximately 400 new housing units per year. Generally, high land and construction costs have been the primary barrier in building affordable housing.

Additionally, the County's Assessment of Fair Housing identified the following contributing factors to fair housing issues, including affordable housing, through analysis of data and community engagement feedback:

- Displacement of residents due to economic pressures
- Land use and zoning laws
- Source of income discrimination
- Community opposition
- Availability of affordable units in a range of sizes
- Availability, type, frequency, and reliability of public transportation
- Lack of access to opportunity due to high housing costs
- Lack of affordable, accessible housing in a range of unit sizes
- Lack of affordable housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of resources for fair housing agencies and organizations
- Location and type of affordable housing
- Loss of affordable housing
- Private discrimination

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

Introduction

Economic Development Market Analysis

The majority of City residents are highly educated, with 69 percent of persons holding a bachelors degree. Almost 25 percent of the residents of the City work in professional, scientific, or management services positions and 16 percent in manufacturing jobs. These positions are in high demand in the area, and there are more jobs available, then there are workers to fill-them. Due to many of these companies being located within or near the City, 72 percent of residents commute less than 30 minutes to their place of employment.

Although there is an abundance of positions in the sectors listed above, there is a deficit in the area of Education and Health Care Services. For the 6,510 positions available in the City, there are 9,404 persons qualified for a position in the sector, which means that people are unemployed or forced to commute longer in order to get to their place employment, as 22 percent of residents 30-59 minutes to get to work each day.

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	422	14	1	0	-1
Arts, Entertainment, Accommodations	6,282	6,143	9	7	-2
Construction	1,997	1,938	3	2	-1
Education and Health Care Services	9,404	6,510	14	7	-6
Finance, Insurance, and Real Estate	3,228	2,790	5	3	-1
Information	7,152	11,343	10	13	3
Manufacturing	10,546	17,661	15	20	5
Other Services	1,835	1,408	3	2	-1
Professional, Scientific, Management Services	15,742	22,510	23	26	3
Public Administration	0	0	0	0	0
Retail Trade	4,798	5,485	7	6	-1
Transportation and Warehousing	802	1,243	1	1	0
Wholesale Trade	2,914	5,615	4	6	2
Total	65,122	82,660	--	--	--
Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)					

Table 41 - Business Activity

Labor Force

Total Population in the Civilian Labor Force	82,540
Civilian Employed Population 16 years and over	76,840
Unemployment Rate	6.91
Unemployment Rate for Ages 16-24	13.47
Unemployment Rate for Ages 25-65	5.53
Data Source: 2011-2015 ACS	

Table 42 - Labor Force

Occupations by Sector	Number of People
Management, business and financial	36,505
Farming, fisheries and forestry occupations	2,040
Service	5,425
Sales and office	11,710
Construction, extraction, maintenance and repair	3,234
Production, transportation and material moving	2,110
Data Source: 2011-2015 ACS	

Table 43 – Occupations by Sector

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	52,050	72%
30-59 Minutes	15,935	22%
60 or More Minutes	3,900	5%
Total	71,885	100%
Data Source: 2011-2015 ACS		

Table 44 - Travel Time

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	4,085	475	2,040
High school graduate (includes equivalency)	6,010	765	2,085
Some college or Associate degree	11,725	1,345	3,000
Bachelor's degree or higher	46,140	2,305	8,390
Data Source: 2011-2015 ACS			

Table 45 - Educational Attainment by Employment Status

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	225	935	775	1,435	1,415
9th to 12th grade, no diploma	840	1,250	845	1,365	1,095
High school graduate, GED, or alternative	1,785	2,450	1,970	4,455	3,270
Some college, no degree	3,470	2,990	2,350	5,650	2,885
Associate degree	390	1,195	945	2,940	1,345
Bachelor's degree	2,105	10,425	7,335	9,815	3,915
Graduate or professional degree	715	11,030	9,920	8,380	3,060
Data Source: 2011-2015 ACS					

Table 46 - Educational Attainment by Age

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,972
High school graduate (includes equivalency)	33,986
Some college or Associate degree	44,108
Bachelor's degree	83,737
Graduate or professional degree	104,514
Data Source: 2011-2015 ACS	

Table 47 – Median Earnings in the Past 12 Months

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

The 2011-2015 ACS five-year estimates shows a total of 65,122 workers in the City. Of those, 24 percent worked in the field of professional, scientific, and management services; 16 percent worked in manufacturing; 14 percent in education and health care services; and 11 percent in information. All other business activities accounted for less 10 percent of workers. These numbers are not surprising as Sunnyvale is a part of California's Silicon Valley and is known for tech companies and manufacturing. Per the Community and Business profile on the City website, the largest sales tax producers are shown below.

25 Largest Sales Tax Producers

Amazon	Intuitive Surgical	Ross
Arco	Juniper Networks	Safeway (all Sunnyvale sites)
Bloom Energy	Hopkins Honda	Sensity Systems
Cepheid	Lowe's	Sunnyvale Ford
Costco	Lifepoint	Sunnyvale Volkswagen
Finisar	Nissan Sunnyvale	Target
Fry's Electronics	Pearson Buick GMC	Tesla
Home Depot	Peninsula Building Materials	Toyota Sunnyvale
Infinera	Pine Cone Lumber	

Data from First Quarter 2019

The top five employers are in the technology and aerospace industry: Google, Juniper Networks, Lockheed Martin Space Systems, Apple, and Yahoo.

Per the same data set in first quarter 2019, the 25 largest employers are listed below:

25 Largest Employers		
Rank	Top Employers	Employees
1.	Google	9,801
2.	Juniper Networks	5,130
3.	Lockheed Martin Space Systems	4,610
4.	Apple	4,000
5.	Yahoo Holdings	3,877
6.	LinkedIn	3,261
7.	NetApp	2,209
8.	A2Z Development Center	2,021
9.	Intuitive Surgical Operations	1,526
10.	West Valley Engineering	1,476
11.	Northrop Grumman Marine Systems	1,226
12.	Cepheid	1,200
13.	Synopsys	1,194
14.	Hewlett Packard	1,035
15.	Infinera Corporation	1,024
16.	Wal-Mart	980
17.	Pharmacyclics	782
18.	Fortinet	771
19.	Proofpoint	650
20.	Bloom Energy Corporation	608
21.	Riverbed Technology, Inc.	586
22.	Microsoft Corporation	529
23.	Finisar	399
24.	Mercedes-Benz Research	380
25.	Costco	379
Last Updated: Aug 26, 2019		

Describe the workforce and infrastructure needs of the business community:

Table 45 above shows workers in the area and the number of jobs within each business sector.

- Education and Health Care Services – 2,894 more workers than jobs available in the City.
 - The City does not have a hospital or major medical center within City limits.
 - The City has eight elementary schools
 - The City has two middle schools
 - The City has one high school
 - The City has one private TK-8th grade school
 - The City has one school for gifted students TK-8th grade
 - The City has one private middle/high school
 - The City has one continuation high school
 - The City has one community college
 - The City does not have a university
- Information – 4,191 more jobs than workers available in the City
- Manufacturing – 7,115 more jobs than workers available in the City
- Professional, Scientific, Management Services – 6,768 more jobs than workers available in the City.
- The City has a 3.8 percent vacancy rate, making it difficult to find housing.
- Retail Trade – 687 more jobs than workers available in the City
- Transportation and Warehousing – 441 more jobs than workers available in the City

Infrastructure Needs

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.

The City has many projects upcoming that will lead to business and economic growth in the area, as well as the creation of jobs. These projects include hotels, childcare centers, office buildings, and housing.

The City Manager's Office is currently working on an Economic Development Market Analysis, with an anticipated completion date of Summer 2020.

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

The Bay Area workforce is a combination of highly specialized and skilled labor. The dominant cluster economy is well-developed venture capital markets. As noted by ABAG, the location quotient, which defines the most concentrated sectors in the region, and clusters, which focus on sectoral networks in Santa Clara, show the strongest location quotient in Santa Clara County to be in the Information sector followed by the Professional and Business Services sector.

Table 49 shows that 69 percent of the employed workforce in the City holds a bachelor's degree or higher compared to the national average of only 23 percent. Additionally, 17 percent of the workforce in the City hold an associate degree, 9 percent have a high school diploma or GED, and only 6 percent have not graduated from high school.

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.

NOVA (North Valley Job Training Consortium) – Funded through WIOA

- Sunnyvale residents have access to employment development and training services provided by NOVA. NOVA is funded entirely through federal, state, and foundation grants, with the primary resources coming from the Workforce Innovation and Opportunity Act (WIOA). Many of the services and programs provided by NOVA target disadvantaged youth and adults who may have limited education or barriers to employment.

Sunnyvale Community Services

- A Community-Based Development Organization (CBDO) to implement “Work First Sunnyvale” Workforce Development Program. The program provides job readiness training, job skills training, and job placement to individuals who are currently homeless or at imminent risk of homelessness, working with the local Downtown Streets Team.

Santa Clara County Department of Employment and Benefit Services (DEBS)

- Provides low-income individuals and families with access to employment assistance.

Foothill College

- Provides an apprenticeship program, career services, and access to internships.

- Tools for Transition and Work — 12-month program for people with disabilities who can function independently on a college campus but may not currently have the ability to succeed in a traditional college classroom.
 - Equal access and higher education options for people with disabilities.

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

The jurisdiction does not participate in a Comprehensive Economic Development Strategy.

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 allocates CDBG funds to WorkFirst, which provides employment development for homeless persons as well as job training. These newly trained individuals then participate in beautification projects throughout the City.

WorkFirst provides workforce training, job-search skills, volunteer experience, career counseling, and case management to homeless clients. In addition to employment-related activities, clients receive supportive services such as food assistance, mainstream benefit enrollment, and housing assistance. This program coincides with the City's Sunnyvale Community Services RRH program, and Downtown Streets Team (DST). DST works in partnership with the City to provide volunteer opportunities to homeless clients, and at the same time, to provide case management and employment services to find housing and a job.

Discussion

The majority of City residents are highly educated, work near their homes, and have an abundance of job options. The City has many development projects on the horizon that will create jobs in the area, which include hotels, childcare facilities, office buildings, and retail establishments. For more information on current projects, visit:

<https://sunnyvale.ca.gov/business/projects/devreports.htm>.

MA-50 Needs and Market Analysis Discussion

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

A concentration is defined as a group that is at least 20 percentage points higher than the citywide average.

During 2019, the City logged 3,244 Code Enforcement issues. Of those issues, only 23 were housing-related problems. The 23 housing-related problems were spread throughout five zip codes of Sunnyvale, with the greatest concentration in the 94086 zip. This concentration of housing problems was seven problems or 40 percent more than any other zip code. As discussed in MA-20, this area consists of the Heritage District, which includes some of the oldest homes in the City.

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

A minority concentration is defined as a census tract with a block group with a predominant race or ethnicity other than non-Hispanic white. An LMI concentration is defined as a census tract with a block group in which 51 percent or more of household are low- or moderate income.

As discussed in NA-30, the census tracts below include a minority concentration of either Hispanic or Asian residents:

Hispanic Households

- Census Tracts 5046.02, 5048.03, 5052.02, 5085.04, 5088, 5089, 5090

Asian Households

- Census Tracts 4078.05, 5048.03, 5048.06, 5082.02, 5082.03, 5082.04, 5083.04, 5084.01, 5084.03, 5084.04, 5085.03, 5085.05, 5085.07, 5086.02, 5087.04, 5088, 5091.02, 5091.06, 5091.07

As displayed in the map below, there are multiple census tracts that qualify as LMI concentrations, including:

- Census Tracts 5046.02, 5047, 5048.02, 5048.03, 5052.022, 5083.03, 5085.08, 5088, 5090, 5091.07

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

Census tracts identified as a minority concentration are generally scattered throughout the City. The median household income in the City of Sunnyvale is \$118,314. The median household income of the minority concentration census tracts ranges from \$66,574 to

\$175,833. The median income for all but six of these census tracts is above 80 percent of the City's median household income. The census tracts where the median income is below 80 percent of the City median household income include:

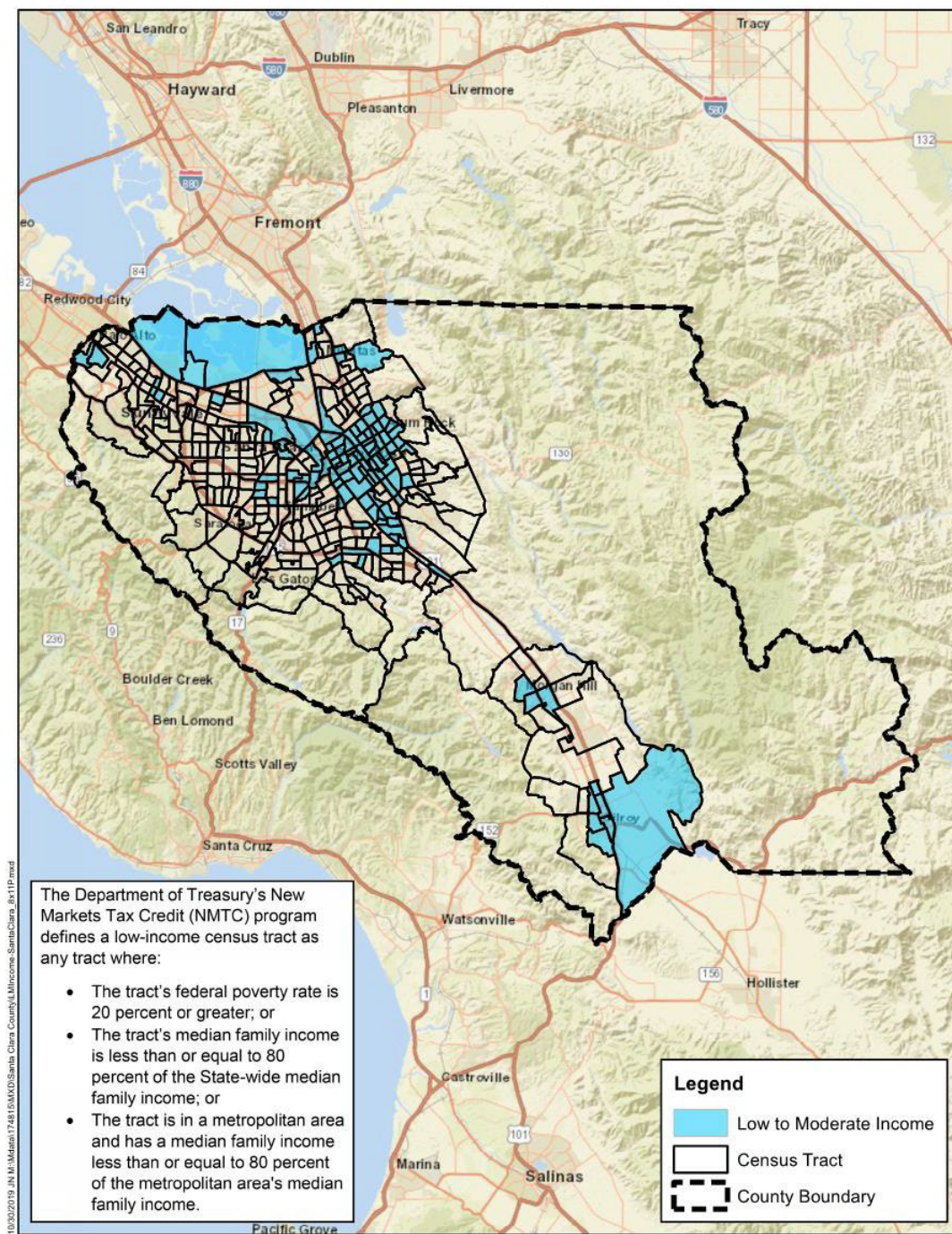
- Census Tracts 5090, 5046.02, 5089, 5083.04, 5053.02

Census tracts identified as an LMI concentration are generally in the northern portion of the City.

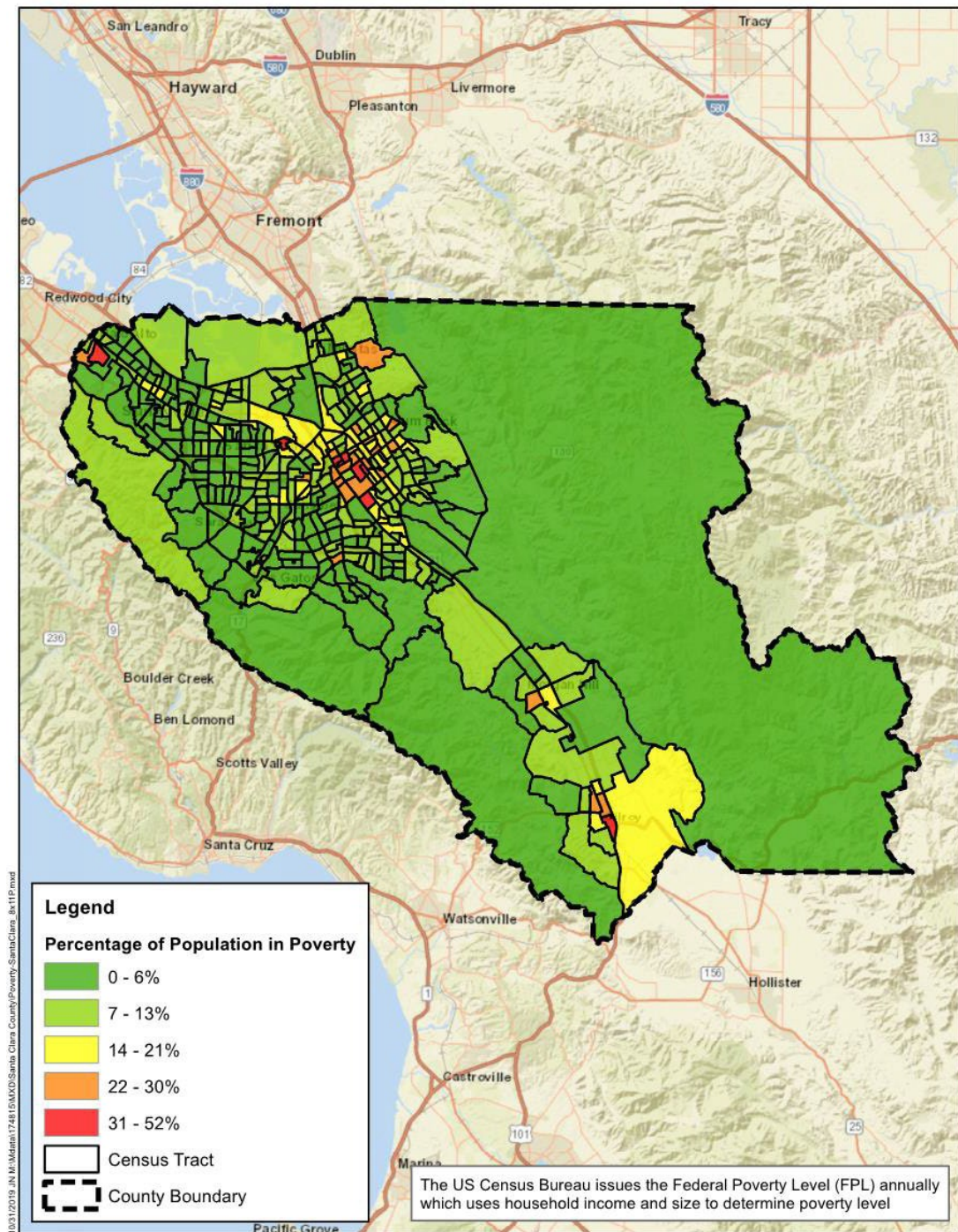
Are there other strategic opportunities in any of these areas?

There are no strategic opportunities identified for these areas at this time.

Map 2 – Areas of Low- and Moderate-Income Concentration



Map 3 – Population in Poverty



MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

All zip codes in the City have at least one fixed broadband option, and all but one zip code has service providers with discounts available to LMI families. Only one zip code offers a provider with wireless internet services. Below is a list of available options by zip code.

- 94085 – two options, Comcast/Xfinity and AT&T. No fixed wireless options.
- 94086 – three options, Comcast/Xfinity, AT&T, and Sonic.net – sonic fiber, starting at \$40/month, no fixed wireless options.
- 94087 – two options, Comcast/Xfinity and AT&T. No fixed wireless options.
- 94089 – one option – Sonic.net, one fixed wireless option - <https://ethericnetworks.com/>

Xfinity offers an Internet Essentials program that allows qualifying customers to purchase a plan for just \$9.95 per month. Internet Essentials is designed to help students, seniors, and low-income families. The program offers 15 Mbps internet and free in-home Wi-Fi and requires no credit check.

Xfinity also offers low-cost computers as part of the Internet Essentials program. Customers can choose a laptop or desktop computer for \$149, which includes Microsoft Office, Norton Security Suite, and a 90-day warranty.

AT&T's Access program offers up to 10 Mbps internet to eligible low-income families for \$10.00 per month. To qualify for Access, customers must have at least one family member who participates in the SNAP program.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Most areas of the City have two options of discounted plans for low-income households; however, there are many more options available for low-income families offered through discounts from the federal government. Adding providers to the City would give LMI households, as well as all households, a choice in internet speeds and costs.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

City residents face possibilities of natural disasters such as earthquake, tsunami, and flooding. Sunnyvale is located between two active earthquake faults, sits near the Pacific Ocean, as well as near two Dams, Anderson Dam, and Stevens Dam.

Sunnyvale has an extensive Safety and Noise plan as part of their General Plan that addresses natural disaster risks and plans moving forward to mitigate those risks. The City of Sunnyvale coordinates programs and classes in conjunctions with well-trained volunteers to provide supplemental effective disaster response training and support to the community. Three training opportunities are offered with different topics and levels of preparation for households as well as the Sunnyvale Amateur Radio Emergency Service (SARES) program, which is a group of volunteers serving the Sunnyvale Department of Public Safety to provide reliable backup communication.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

LMI households face many challenges, as discussed above in the Needs Assessment and Market Analysis, yet these challenges are intensified when faced with a natural disaster or other types of emergency. Those that lose their homes will be slower to rebuild, especially with a large insurance deductible. For those that rented, they may not have renter's insurance. Additionally, LMI households are less likely to have internet or cell phone service or may lack proper English skills to be notified or have proper information of what to do or where to go. Second, LMI households may lack transportation to quickly leave their home in the case of an emergency. Lastly, LMI households with disabilities may not be able to leave their home due to improper ADA access to their home.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a road map of how the City will spend its federal funds over the next five-years, using the analysis created by the Consolidated Plan process. This includes whether City needs are within a certain geographic location, or citywide; the priority of City needs for affordable housing, homeless services, non-homeless special needs population services, and non-housing community development; and how the City's market conditions of housing, employment, social services, broadband availability, and hazard mitigation impact the needs of the community.

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

Geographic Area

The City has no special geographic target area. All funding will benefit the entire City.

1	Area Name:	Detail:
	Other Target Area Description:	Not applicable
	HUD Approval Data:	-
	% of Low/Mod:	-
	Revital Type:	-
	Other Revital Type:	-
	Identify the neighborhood boundaries for this target area.	-
	Include specific housing and commercial characteristics of this target area.	-
	How did your consultation and resident participation process help you to identify this neighborhood as a target area?	-
	Identify the needs in this target area.	-
	What are the opportunities for improvement in this target area?	-
	Are there barriers to improvement in this target area?	-

Table 48 - Geographic Priority Areas

General Allocation Priorities

The City allocates CDBG funds to benefit LMI households and does not have target areas. More specifically, the City supports projects that serve income-eligible or special needs populations, regardless of location. There are no blighted areas in the City nor high-poverty/unemployment rate concentrations that would justify creating a focused area.

One goal of affirmatively furthering fair housing is to prevent concentrations of poverty. As such, the City will continue to provide services across its jurisdiction.

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

Priority Needs

1	Priority Need Name	Affordable Housing	
	Priority Level	High	
	Population	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Individuals Transitional Age Youth Veterans Elderly	Frail Elderly Persons with Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide	
	Associated Goals	Affordable Housing	
	Description	Assist in the creation and preservation of affordable housing for low income and special needs households	
	Basis for Relative Priority	As discussed in the Needs Assessment, there is a 5,925-unit gap of affordable housing units for households earning between 0%-30% AMI and a gap of 2,740 affordable housing units for households earning >30-50%. Additionally, cost burden is the most common housing problem in the City with 11,179 households (20.3 percent) paying more than 30 percent of their income toward housing costs.	
2	Priority Need Name	Homelessness	
	Priority Level	High	
	Population	Chronic Homeless Individuals Families with Children Mentally Ill Chronic Substance Abuse	Veterans Persons with HIV/AIDS Victims of Domestic Violence Transition Age Youth
	Geographic Areas Affected	Citywide	
	Associated Goals	Homelessness	
	Description	Support activities to prevent and end homelessness.	
	Basis for Relative Priority	As discussed in the Needs Assessment, 624 persons are experiencing homelessness in the City of Sunnyvale and 9,706 persons are experiencing homelessness county-wide.	
3	Priority Need Name	Other Community Development Efforts	
	Priority Level	High	
	Population	Extremely Low	Frail Elderly

		Low Moderate Large Families Families with Children Chronic Homelessness Individuals Veterans Persons with HIV/AIDS Transition Age Youth 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	Citywide	
	Associated Goals	Other Community Development Efforts	
	Description	Support provision of essential human services, particularly for special needs populations and maintain/expand community facilities and infrastructure.	
	Basis for Relative Priority	As identified during community engagement efforts, LMI and special needs households are in needs of supportive services and public improvements.	
4	Priority Need Name	Expanding Economic Opportunities for Lower-Income People	
	Priority Level	Low	
	Population	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS	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	Citywide	
	Associated Goals	Expanding Economic Opportunities for Lower-Income People	
	Description	Support economic development activities that promote employment growth and help lower income people secure and maintain jobs	
	Basis for Relative Priority	As identified through community engagement efforts, economic development is a high priority to residents of Sunnyvale.	

Table 49 – Priority Needs Summary

Narrative (Optional)

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 discussed in the Needs Assessment, 20 percent of households (11,179) pay more than 30 percent of their income toward housing costs.
TBRA for Non-Homeless Special Needs	As discussed in the Needs Assessment, special needs population require affordable housing to meet the needs of disabilities, low household incomes, rising healthcare costs, and children.
New Unit Production	There is a significant need for both market-rate and affordable multi-family housing. The City will continue to encourage the development of market-rate multi-family housing.
Rehabilitation	As identified through community engagement efforts, there is a significant need for rehabilitation of housing units.
Acquisition, including preservation	With a lack of vacant land, acquisition and preservation is an important tool for providing affordable units to LMI households.

Table 50 – Influence of Market Conditions

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG HOME	Public-Federal	Planning and Administration	\$230,000 \$42,675	-	\$0	\$230,000 \$42,675	\$920,000 \$170,000	Payment of reasonable administrative costs and carrying charges related to the planning and execution of the Consolidated Plan.
HOME	Public-Federal	New construction	\$700,000	-	\$0	\$700,000	\$2,800,000	New construction of affordable rental housing for LMI households and those persons with disabilities
HOME	Public-Federal	TBRA	\$600,000	-	-	\$600,000	\$2,400,000	Rapid Re-housing assistance for homeless and those at imminent risk of homelessness
CDBG	Public-Federal	Homeowner Rehab	\$50,000	-	-	\$50,000	\$200,000	Funds for rehabilitation projects for LMI homeowners for health and safety or ADA needs that may otherwise force them to leave their home
CDBG	Public-Federal	Public Improvements	\$318,776	-	-	\$318,776	\$1,275,104	ADA sidewalk improvements
CDBG	Public-Federal	Public Services	\$411,224	-	-	\$411,224	\$1,644,896	WorkFirst

CDBG	Public-Federal	Public Services	\$187,000	-	-	\$187,000	\$748,000	Public Services Grants
------	----------------	-----------------	-----------	---	---	-----------	-----------	------------------------

Table 51 - 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

Through the SCCHA and affordable housing developers, the City utilizes benefits from additional federal programs to provide community development activities, affordable housing activities, and supportive services. The other federal grant programs include:

- Section 8 Housing Choice Voucher Program;
- Section 202;
- Section 811; and
- Affordable Housing Program (AHP) through the Federal Home Loan Bank.

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

In the City's 2015-2023 Housing Element Update, the City identified one 9.3-acre vacant site that would be able to accommodate 96 new units.

Discussion

HUD allocations are critical to overcoming barriers; however, it is not sufficient to address all the needs of LMI households. Therefore, the City will continue to leverage other funding sources to provide services to populations in need.

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 Sunnyvale	Government	Homelessness Non-homeless special needs Community development: public facilities Community development: neighborhood improvements Community development: public services Community development: economic development Planning	Jurisdiction

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City works with the private sector, public sector, real estate industry, local residents, and other as needs to address Consolidated Plan goals. The City itself has a number of departments that provide social and human services to residents of the City, including:

- Community Development Department
- Public Works Department
- Neighborhood preservation Division; and
- Housing and Human Services Commission.

These departments are responsible for the planning, administration, public infrastructure projects, community engagement, and decision making related to community development.

The City also collaborates with non-profit organizations and other entitlement jurisdictions to fund services and evaluate community development needs of the region.

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	X	
Legal Assistance	X	X	X
Mortgage Assistance			
Rental Assistance		X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement			
Mobile Clinics	X	X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	X
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS			X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

Table 53 - 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)

The City participates in the Santa Clara County Continuum of Care (CoC), which has the primary responsibilities of coordinating efforts to prevent and end homelessness.

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

The CoC had adopted the Community Plan to End Homelessness in Santa Clara County (2015-2020), which creates a community-wide roadmap to ending homelessness. The plan was created through a series of community summits related to specific homeless populations in the County. 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 transition age youth. The Plan aims to implement the following three steps:

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

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 will continue to coordinate with the private sector, public sector, real estate industry, local residents, and other as needs to overcome gaps in institutional structures and the service delivery system.

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	2020	2025	Affordable Housing	Citywide	Affordable Housing	HOME: \$700,000	Rental Units Constructed
2	Homelessness	2020	2025	Homelessness	Citywide	Homelessness	HOME: \$600,000	Rapid Rehousing Homelessness Prevention
3	Other Community Development Efforts	2020	2025	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Other Community Development Efforts	CDBG: \$318,776	Public Facility or Infrastructure Activities Other Than Low/Moderate-Income Housing Benefit
4	Expanding Economic Opportunities for Lower Income People	2020	2025	Non-Housing Community Development	Citywide	Expanding Economic Opportunities for Lower Income People	CDBG:\$411,224	Jobs Created or Retained
5	Public Services	2020	2025	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Other Community Development Efforts	CDBG:\$187,000	Public Service Activities Other Than Low/Moderate Income Housing Benefit
6	Affordable Housing	2020	2025	Affordable Housing	Citywide	Affordable Housing	CDBG: \$50,000	Homeowner housing rehabilitation

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Block 15
2	Goal Name	Homelessness
	Goal Description	TBRA – Rapid Re-housing Program
3	Goal Name	Other Community Development Efforts
	Goal Description	ADA Curb Ramps
4	Goal Name	Expanding Economic Opportunity for Lower Income People
	Goal Description	WorkFirst program for homeless individuals and those at imminent risk of homelessness
5	Goal Name	Public Services
	Goal Description	Human Services Grants
6	Goal Name	Affordable Housing
	Goal Description	Homeowner Housing Rehabilitation

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)

The City estimates that CDBG and HOME funds will provide affordable housing to approximately 300 households over the Consolidated Plan period.

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

SCCHA incorporates residents' input into the decision-making process through the involvement of tenant commissioners and board members. SCCHA has also created a Resident Counsel comprised of five residents from HUD-funded programs, which evaluates the effectiveness of SCCHA's rental assistance programs. SCCHA also operates a Family Self Sufficiency Program designed so residents can be involved in the development of self-sufficiency goals, job training, and other services.

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

Generally, the City faces the same affordable housing barriers as the rest of the Bay Area, including:

- High cost of development constraining the development of affordable housing units in favor of higher-end units;
- Lack of developable land prevents housing development and increases the price of land; and
- Local opposition prevents affordable housing from being built in high-resource areas.

Stakeholders echoed these barriers and further identified that private companies that can contribute to the construction of affordable housing are not always approached.

City residents reported experiencing discrimination in accessing housing. During community engagement, the City surveyed residents for their input on various community and housing needs. Of the 81 respondents, 22 percent of those surveyed said they personally experienced housing discrimination with 75 percent of those incidences occurring at an apartment, as opposed to a single-family home or other locations. Other types of housing where respondents reported discrimination include: when applying for City/County programs, public or subsidized housing project, single-family home, and shared space. The two most common types of discrimination were race and source of income and over 90 percent of reported incidences were at the hands of a landlord.

Also, at regional community engagement meetings, City residents reported the most common or pressing housing problems to be lack of affordable housing supply, lack of affordable housing zoning, rising housing costs due to technology companies, and insufficient private sector funding for government/nonprofit programs.

The City has not identified any local policies that constitute a barrier to affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has identified strategies to remove or ameliorate barriers to affordable housing in their 2015-2023 Housing Element, it includes, but is not limited to:

- Utilizing vacant or underutilized residential sites;
- Converting industrial sites to residential sites;
- Increasing mixed-use development;
- Continuing the Below Market Rate Housing In-Lieu Fee program;

- Leveraging CDBG, HOME, and Housing Trust of Silicon Valley funds; and
- Implementing Density Bonus provisions.

To address discrimination against tenants, the City will continue to promote fair housing services to residents through its website, monthly e-newsletter, online, brochures, and through outreach events every April. By contacting these service providers, residents can request information, assistance, and even advocacy related to foreclosure preventions, tenancy rights, and financial education. Last year, brochures were distributed to Sunnyvale Senior Center, Sunnyvale Public Library, Sunnyvale City Hall, and Sunnyvale Community Center.

The City will continue to find ways to partner with housing organization and obtain funding through various sources (CDBG, HOME, tax credit financing etc.) to construct new or rehabilitated existing affordable housing units. The City recently completed the Benner Plaza which added six new affordable housing units in 2019.

SP-60 Homelessness Strategy – 91.215(d)

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

The Santa Clara Office of Supportive Housing also surveys homeless individuals every two years and strategic plans every five years, which involves extensive community engagement.

Addressing the emergency and transitional housing needs of homeless persons

Peninsula Healthcare Connection provides integrated primary and mental healthcare and intensive case management for homeless individuals or those at imminent risk of becoming homeless in Santa Clara County. New Directions is a community-based case management program for chronically homeless individuals with complex medical and psychosocial needs that aims to decrease the number of emergency room visits and hospital admissions. Community partners include Good Samaritan Hospital, Santa Clara Family Health Plan, Valley Homeless Healthcare Program, El Camino Hospital, Santa Clara Office of Supportive Housing, and Downtown Streets Team.

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.

It is recommended that chronically homeless individuals receive intensive case management aimed to assist them in finding housing, resources, and receiving services to stay in housing. Case management is person based rather than shelter based and with the goal of rapid re-housing.

The five-year goals of the Community Plan to End Homelessness includes creating approximately 5,500 housing opportunities for chronically homeless individuals, homeless veterans, and homeless children, youth, and families as well as access to the services that help keep them in housing.

Additionally, part of the City's local funds goes toward funding public services to address the supportive housing needs of very low-income and homeless individuals.

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

Services for those discharged from a publicly-funded institutions include:

- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Medical Center and provides medical services to homeless individuals, including primary care and urgent care. VHHP also manages a Medical Respite program for homeless individuals discharged from hospitals as well as a Backpack Homeless Health Care Program for those in encampments.⁴¹
- The County's Social Services Agency has expedited the review process of homeless households' CalFresh applications so that they may receive benefits within three days.
- The County's Behavioral Health Services Department (BHS) has multiple programs to connect homeless individuals with housing or shelter assistance. BHS also treats those going through behavioral health crises.
- The County's Reentry Resource Center (RRC) provides services to those who have been previously incarcerated and to individuals who are homeless upon release. Services include referrals to drug treatment, housing assistance, food assistance, counseling, and other benefits.
- 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 mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.

⁴¹ Valley Homeless Healthcare Program (VHHP). Santa Clara Valley Medical Center. <https://www.scvmc.org/clinics-and-locations/Valley-Homeless-Health-Program/Pages/overview.aspx>

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

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

The City follows all applicable Lead-Based Paint Regulations, which primarily effect projects funded by the City and HUD. The City also offers paint grants and loans for rehabilitation and free lead-based paint testing.

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

HUD estimates that 38 million housing units have lead-based paint. The likelihood, extent, and concentration of lead-based paint increase with the age of the building. Because the greatest risk of paint deterioration is in dwellings built before 1950, older housing generally commands a higher priority for lead hazard controls. Furthermore, children can be at risk of lead poisoning if they live in or regularly visit a house built before 1978 with on-going or recent renovations or remodeling.

The City works to abate lead-based paint hazard risk with rehabilitation programs and paint grants and loans.

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

The City's anti-poverty strategy is heavily reliant on regional cooperation, including support from nonprofit service providers and partner agencies. As housing is usually the highest single expense facing impoverished families, the City will continue to explore avenues to build new and rehabilitate existing affordable housing. The City is always looking for opportunities to partner and leverage programs and service providers to build service capacity and improve the depth of available resources.

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

Many organizations within the region work to reduce poverty within the City, including:

- Santa Clara Unified School District’s Adult Education Center, which helps students develop a “welfare to work” plan and provides career advising, job placement, resume development, and interviewing skills to students. The Adult Education Center also serves homeless individuals with job training and housing;
- NOVA Workforce Development Board provides training and employment services to those residing in the cities of Santa Clara, Cupertino, Los Altos, Milpitas, Mountain View, Palo Alto, and Sunnyvale. Many of the services and programs provided by NOVA target disadvantaged youth and adult populations, who may have limited education and/or barriers to employment;
- SCCHA is a Moving to Work agency, which allows programs that focus on self-sufficiency and affordable housing.

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

Monitoring

Throughout the program year, the City continually monitors its progress towards Consolidated Plan goals. The City prepares agreements with subrecipients at the beginning of each program year, which outlines the responsibilities and expectations involved with the receipt of federal funds. Subrecipients are required to submit quarterly performance reports that describe achievements toward program goals. Additionally, City staff conducts on-site monitoring of its subrecipients at least every two years to review the management of federal funds. Sub recipients are also expected to maintain documentation available for audit at any time. The City prepares evaluations of subrecipients every other year that are submitted to the Housing and Humans Services Commission for review during the grant application process.

Outreach to Minority and Women-owned Business Enterprises (MBE/WBE)

The City continues to encourage MBE and WBEs to bid on HOME assisted projects. The City also encourages subrecipients to solicit MBE and WBEs in procurement of goods and services for HOME funded projects.

APPENDIX

Community Engagement Summary

County of Santa Clara

2020-2025 Consolidated Plan

Community Engagement Summary

Outreach Results

Administrative Draft

Summary Introduction

The County of Santa Clara and each of its Cities helped create an engagement program that included four types of activities including: stakeholder interviews, community meetings, pop-up events, and a community needs survey. The engagement program began in its planning processes in October and was completed at the end of December. The following summarizes of the highlights of the engagement program. The table below lays out all engagement events including their dates, locations and attendance. Overall, it is estimated that these engagement efforts reached about 2,367 citizens.

Events Table			
Event	Date	Location	Attendance
Community Needs Survey			
Community Needs Survey	October 25, 2019 – December 26, 2019	Online/Paper	Responses: 1,950
Regional Public Forums			
Morgan Hill Public Meeting	November 4, 2019	Morgan Hill Council Chambers	8
Palo Alto Public Meeting	November 7, 2019	Palo Alto City Hall Community Meeting Room	9
Cupertino Public Meeting	November 12, 2019	City of Cupertino Community Hall	14
San Jose Public Meeting	November 20, 2019	Roosevelt Community Center	20
Focus Groups			
Santa Clara Focus Group Meetings	November 7, 2019	1500 Warburton Ave (Circlepoint)	5
Gilroy Focus Group Meetings	November 18, 2019	Gilroy Library, Community Room	2
San Jose Focus Group Meetings 1	November 21, 2019	San Jose City Hall, 6 th Floor	0
San Jose Focus Group Meetings 2	December 10, 2019	San Jose City Hall, 12 th Floor, Room 1254	0
Pop-Up Events			
Pop-Up Event 1	October 19, 2019	Santa Clara Farmers Market	Flyers Distributed: 20 Attendees Approached: 68+
Pop-Up Event 2	October 26, 2019	Sunnyvale Farmers Market	Flyers Distributed: 16 Attendees Approached: 40+
Pop-Up Event 3	November 3, 2019	Palo Alto Farmers Market	Flyers Distributed: 62 Attendees Approached: 100+
Pop-Up Event 4	November 21, 2019	Sunnyvale Community Center	Flyers Distributed: 10 Attendees Approached: 12 Surveys Completed: 3
Stakeholder Interviews			
Destination: Home	November 11, 2019	Phone Call	1

Bridge Housing	November 11, 2019	Phone Call	1
Housing Choices Coalition for Persons with Developmental Disabilities	November 11, 2019	6203 San Ignacio Ave, Suite 108, San Jose, Ca	1
Loaves and Fishes	November 12, 2019	Phone Call	1
Santa Clara Family Health Plan	November 12, 2019	Phone Call	1
Silicon Valley FACES	November 13, 2019	Phone Call	1
LifeMoves	November 13, 2019	Menlo Park	3
Grid Alternatives	November 13, 2019	Phone Call	1
Eden Housing	November 13, 2019	Phone Call	1
Asian Americans for Community Involvement	November 13, 2019	Conference Call	4
Heart of the Valley	November 14, 2019	E-mail	1
Charities Housing Development Corporation	November 14, 2019		1
Community Services Agency	November 15, 2019	Phone Call	1
WeHOPE	November 21, 2019	Phone Call	1
Rebuilding Together (Silicon Valley)	November 21, 2019	Phone Call	1
Health Trust	November 21, 2019	Health Trust Headquarters	3
City of Gilroy, Recreation Department	November 25, 2019	E-mail	1
CommUniverCity San Jose	November 25, 2019	Phone Call	1
Downtown Streets Team	November 26, 2019	Phone Call	1
Vista Center for the Blind and Visually Impaired	December 9, 2019	Phone Call	1
Silicon Valley Leadership Group	January 3, 2020	Phone Call	1

Regional Public Forums – Location of Meeting

Four regional public forums were held throughout Santa Clara County in the Cities of Morgan Hill, San José, Palo Alto, and Cupertino. The Regional Meetings were held on/at:

- November 4, 2019 @ Morgan Hill City Hall, California
- November 7, 2019 @ Palo Alto City Hall, California
- November 12, 2019 @ Cupertino Community Hall, California
- November 20, 2019 @ Roosevelt Community Center, San José, California

A brief overview of the planning process for the Analysis of Impediments to Fair Housing Choice and the 2020-2025 Consolidated Plan was provided and a listening session with live polling was conducted. The following questions were asked:

Question 1. What should the County's top priorities be over the next 5 years?

Question 2. Where are any neighborhood revitalization target areas?

Question 3. What do you feel are the most common or pressing housing problems in the County?

Question 4. What are the ways to overcome these problems?

Question 5. How do you feel local organizations/service providers can better support your priorities?

Question 6. In what ways are LMI families vulnerable to crisis situations, such as natural disasters?

Question 7. Do you feel there is an issue with broadband access and technical literacy? If not, what support is missing?

Question 8. How do you feel the County should spend their annual CDBG allocation? (*Eligible projects are: community and social services, economic development assistance; improvements to public infrastructure and facilities; affordable housing; homelessness; and housing rehabilitation*).

The major themes and outcomes from regional public forums were:

1. What should the County's top priorities be over the next 5 years?

- Enhance transit systems and rider accessibility
- Housing maintenance and rehabilitation
- Increase services for senior citizens and mental health (consumers)
- Provide needed workforce development
- Continue to fund and create sustainable housing solutions
- Increase affordable housing
- Provide more assistance for emergency assistance including transitional housing
- Provide more services for special needs populations: particularly single-income families, seniors, and homeless youth
- Continue to work with and improve homeless prevention programs, shelters, education and job/housing placement

2. Where are any neighborhood revitalization target areas? (priority order)

A. San José

- Downtown San José
- South San José
- Central San José

- San José-Monterey Road Corridor, (poverty and lack of planning)
- East San José (high gang activity)
 - Little Saigon, Alum Rock, Foothills
 - Coyote Creek
- Alviso
- Monterey Rd.
- District 8
- 17th & Santa Clara St.
- Mayfair
- Rengstorff Park
- Southwest Expressway
- Tully Rd.
- Wooster area
- Roosevelt Park

B. Gilroy-(high gang activity)

- East Gilroy and Glenview neighborhoods.

3. Morgan Hill (Boundary area between Morgan Hill and Gilroy)

4. El Camino Real (

5. Other areas mentioned by the general public:

- BART/VTA/ and Caltrain corridors
- Mayfair (San José)
- East Milpitas at Route 680 area
- Stevens Creek
- Older shopping areas and vacant lots throughout the County

3. What do you feel are the most common or pressing housing problem in the County?

- Affordability, particularly for the extremely low income; starter homes are too expensive
- Not enough affordable housing
- Diversity of housing types are not available
- Support for transitioning homeless (i.e, financial, medical and social)
- Housing suitability for diverse population
- Private sector funding for city or service programs
- Affordable housing zoning
- Amenities for concentrated areas of affordability
- Tech companies in cities have driven the cost of housing up
- Monitored portable bathroom sites
- Subsidized auto repair and medical services

4. What are the ways to overcome these problems?

- First-time homebuyer loans
- Housing and employment assistance for foster youth who age out of system
- Family financial literacy
- Streamline planning, permitting and development processes
- Job training for young farmers (i.e, education and support for new agricultural technologies)
- Subsidies or prevention programs for families at risk of displacement
- Community planning that supports sustainable density development. (i.e, TODs, incentives and infrastructure for affordable transportation, bicycles and pedestrians)

- Regulatory requirements for housing diversity or alternative housing
- Increase the 15% cap for social services
- Mobile home parks are being bought out and unit rent prices go up.
- Create a resource navigation center for individuals or social services to use and update

5. How do you feel local organizations/service providers can better support your priorities?

- County, city and service organizations can collaborate and leverage more funding (e.g., City of Mountain View Safe Parking, Move Mountain View and Lots of Love are working together)

6. In what ways are LMI families vulnerable to crisis situations, such as natural disasters?

- Lack of emergency funds for family emergencies, job loss, homelessness, single income families, and extremely low income households
- Emergency preparedness in the home and for a community-sized crisis
- Efficient communication

7. Do you feel there is an issue with broadband access and technical literacy?

- Mountain View and Morgan Hill have issues with cell service
- Centralized facilities are needed for libraries and community centers
- Rapid technology updates make it difficult for communities and/or families to keep up
- Technology is needed at senior centers
- Affordable collaborative internet service for qualified areas

8. How do you feel the County should spend their annual CDBG allocation? (*Eligible CDBG projects are: community and social services, economic development assistance; improvements to public infrastructure and facilities; affordable housing; homelessness; housing rehabilitation*).

- Affordable housing particularly near employment centers
- Transit service expansion and bus service for seniors and homeless
- Housing rehabilitation – special needs populations
- Community and social services
- Economic development assistance
- Improvements to public infrastructure and facilities
- Homelessness – improve interim housing and services options
- Recreation and open spaces
- Home buyer programs
- Mental health services

Stakeholder Interview Meetings

Throughout the County twenty-one stakeholder interviews were held, typically at their places of business. The same eight questions (shown on page 2) were asked of each of the stakeholders. The following provides a collective summary of the overarching themes associated with the eight questions mentioned on page two of this Community Engagement Summary. The following entities were interviewed:

- | | |
|---|--------------------------------------|
| - Asian Americans for Community Involvement | - The Health Trust |
| - Bridge Housing | - Heart of the Valley |
| - Charities Housing | - Housing Choices Coalition |
| - Community Services Agency | - LifeMoves |
| - CommUniverCity San José | - Loaves and Fishes Family Kitchen |
| - Destination: Home | - Rebuilding Together Silicon Valley |
| - Downtown Streets Team | - Santa Clara Family Health Plan |
| - Eden Housing | - Silicon Valley FACES |

- City of Gilroy Recreation Department
- Grid Alternatives
- WeHOPE
- Silicon Valley Leadership Group
- Vista Center for the Blind and Visually Impaired
- Santa Clara County CoC

Issue	Needs
Affordable Housing	
The market for housing is bigger than what is available	<ul style="list-style-type: none"> -Increase affordable housing options and alternatives (varieties are needed in size and income levels, particularly for extremely-low and low-income, homeless, disabled, singles, large families, and elderly residents) in the County. There is legislation requiring more affordable housing, but there is no timetable. -Increase funds to build or rehab homes, old nursing/care units, and mobile home parks (particularly near places of employment and transit routes). Commuter numbers are high. There are 120,000 units proposed near transit in the Bay Area. -Create grant or loan programs for property maintenance. -Create land acquisition funding programs that purchase land dedicated to new housing. Work with Cities to target specific lands. -Create housing plans that fund and implement housing for working families or "Middle Housing." -Revitalize mobile home parks, particularly in District 7 (in San José). -Expand voucher programs to include motels, group homes, and other temporary housing.
Homeownership is rapidly declining	<ul style="list-style-type: none"> -Increase and continue area-wide first-time home buyers programs. -Increase subsidies for down payment. -Review and fill the gaps that exist in mortgage affordability after upfront costs fulfilled. -Provide assistance for housing needs when move-in occurs. -Create incentives for property owners to sell pre-established lists of LMI families.
High cost of land and construction forces higher unit prices	<ul style="list-style-type: none"> -Incentivize developers through subsidies to integrate affordable units. (Unit prices are based on economy, the better the economy the higher rent prices). -Seek out more County distributed Housing Choice Vouchers.
The issue of market rate dependent housing and affordable housing are separate issues	<ul style="list-style-type: none"> -Create affordable housing solutions that do not involve cutting back on market rate housing development.
We do not involve private companies who care	<ul style="list-style-type: none"> -Approach private companies that employ below median income residents to assist in financing affordable housing development.
Affordable housing projects take too much time	<ul style="list-style-type: none"> -Create solutions to reduce the time it takes to build affordable housing. Many granting agencies do not want to see a "built" project prior to funding. Takes too long to satisfy public policy. Many plans require variances which can be a lengthy process. -Develop regional action to allocate land, target needs, and implement.
There is a lack of neighborhood planning and amenities	<ul style="list-style-type: none"> -Create or revitalize neighborhoods with new housing and needed amenities including parks, lighting, and good infrastructure. -Review proposals in the region that support neighborhood sustainability (e.g., District 1-Project HOPE – cultivates leadership and support from SJSU for 1-2 years to improve community involvement, cleanliness and crime reporting). -Improve and create flexible zoning particularly in San José. -Advocate that Cities update ordinances to include flexible, dense and inclusionary residential and mixed-use zoning.

	-Create consistent land use policies for inclusionary housing. Morgan Hill has an inclusionary housing ordinance.
Annual rents and housing values are not affordable but continue to rise	-Create local policies and advocacy for rent and housing value stabilization. -Increase funding for rental subsidy programs. -Create model policies/programs that promote more affordable housing (Review District 3 Community Leadership Council's) (including Hindley and High Neighborhoods)
Developers do not get involved in local planning	-Engage housing developers and the business community when developing Specific/Master Plans and Housing Element background studies and recommendations.
Vital Services & Homelessness Prevention	
Lack of services for homeless residents	-Provide appropriate training for intake staff (navigators) that includes a variety of individual needs. -increase communication on needs, gaps and accomplishments. -Create nutrition programs, cooking instruction and food delivery assistance where homeless exist.
Lack of an anti-homeless strategy (Homeless Prevention)	-Create an inclusive homeless strategy, particularly for special needs populations. <ul style="list-style-type: none"> ▪ Support is needed for other at-risk homeless due to high cost of living (i.e., college students, former homeless, those who cannot live alone, and those with a criminal history). ▪ Provide safe parking areas for unsheltered homeless populations having vehicles and RVs (Palo Alto and Mountain View prohibits RVs). ▪ Develop a comprehensive wrap-around services program for a variety of social service organizations to use. ▪ Increase the number of shelters and shelter space in the County particularly cold weather shelter, emergency shelters and safe parking areas. ▪ Greater communication and integration of social service entities. -Implement the CoC's Community Plan to End Homelessness. Establishing goals and strategies that address the root cause of homelessness, housing affordability and barriers to new housing development. Build more housing for extremely low income households.
There are not enough social service entities to handle homelessness issues	-Increase and or franchise reputable service entities to serve other locations.
Complex system for housing and homeless people	-Reduce complexity and streamline intake systems for homeless needing housing.
There is a high turn-over rate in service provider staff	-Increase wages and professional development for County and outside agency service providers and staff.
County services are strained and communication with other services is low.	-The County should study the feasibility of outsourcing some of its services to existing social service agencies. Collaborating with other service entities may solve capacity problems.
CoC has limited communications	-The CoC can become more effective if they could increase communication on needs, gaps and accomplishments.
Individuals do not know what services are available	-Update County resource guides and websites that point to the right agency. The resources could be listed by "need" and provide contact and address and emails. Service agencies could adopt response policies for service linkage. (It was reported there are sometimes 10 days that will go by without a response.)
Lack of food in certain areas of the County	-Prepare a list of the probable food desert areas and collaborate with service entities that can provide routine nutrition and food delivery service.

	<ul style="list-style-type: none"> -Create and or expand food storage spaces. -Work with local grocers to create secondary outlets in designated food deserts. -Provide food subsidies to individuals with chronic health issues particularly those at-risk (e.g., drug/alcohol/chronic health conditions, and those under 60 where other organizations cannot provide services).
Increase Family Income	
Keeping up with the cost of living	<ul style="list-style-type: none"> -Increase earning capacity of the LMI County residents. -Stabilize rent costs. -Create rainy-day funds for LMI households (most LMI families are at-risk for homelessness).
Families & Individuals in Transition	
Families in transition are struggling	<ul style="list-style-type: none"> -Create County-driven transitional housing programs and services. <ul style="list-style-type: none"> ▪ Services and assistance are needed for women with young children
Lack of transitional housing, permanent supportive housing and rapid rehousing units	<ul style="list-style-type: none"> -Increase transitional housing. -Increase rapid rehousing units and services.
Family displacement	<ul style="list-style-type: none"> -Create programs that serve residents that can no longer afford to remain in their homes. (This is due to rising housing bills (rents or property taxes), or when residents are forced out due to causes such as eminent domain, lease non-renewals, and or mandatory evictions to make way for new development.) -East San José area, in particular, is experiencing displacement. -County and its Cities should create displacement policies when new (re)development is occurring.
Special Needs or Target Populations	
Increased number of individuals with mental/behavior health issues	<ul style="list-style-type: none"> -Increase funding for more trained counseling and referral personnel. -Create life skills training in larger residential buildings where there is more demand. -Research the feasibility of provide more mental health recovery centers.
Housing elements do not improve conditions for special needs/target populations	-Realign Housing Elements, General Plans and Specific Plans to include to a larger degree the needs and goal for the underserved.
Increased numbers of victims of domestic violence	-Increased services for victims of domestic violence.
Lack of services for new immigrants	-Increase housing and services for newly immigrated families. Services that help families with credit establishment and rental history for housing placement.
Unemployed special needs populations	-Increase workforce training and employment assistance
Language barriers	<ul style="list-style-type: none"> -Reduce communication barriers for housing and services. -Increase ESL classes.
Lack of elderly (aging) services	<ul style="list-style-type: none"> -Funding assistance is needed for senior care and housing. Such programs require more oversight. -Provide traveling classes that engage seniors in technology. -Create nutrition programs and food delivery assistance to homebound seniors. -Create policies that new housing units be accessible. Promote handicap accessibility with all new units by providing elevators, at-grade front entrances or first floor bedrooms, kitchens and bathrooms.
Increasing at-risk youth	-Provide separate emergency shelter space. Create safe spaces to foster and provide oversight, particularly children of domestic violence.

	<ul style="list-style-type: none"> -Provide technology resources to youth that are homeless or whose families are LMI. -School district communication improvements for parents to provide homework and tutoring assistance.
Neighborhoods are not accessible	-Increase visitable homes and places in neighborhoods (e.g., wheelchair ramps bathrooms, curbing, sidewalks, handrails).
Emergency/Natural Disaster Effect Vulnerable Populations	
Vulnerable populations are most impacted by power outages	-Create policies on being electric dependent (e.g., San José may switch to all electric water heating).
Residents and older buildings are never ready for disasters	<ul style="list-style-type: none"> -Promote flooding and emergency preparedness classes, making sure communication gaps are covered. -Create a rapid emergency grant program that funds or insures from the government for vulnerable LMI residents (e.g., flooding, fire, etc.). -Create programs to rehab properties that experience frequent damage from disasters. -Create programs that fund LMI homeowners rebuilding projects.
Lack of emergency providers and low response times	-Create more County-driven emergency management employment opportunities and positions.
Low access to services during a disaster	<ul style="list-style-type: none"> -Emergency providers should discuss the LMI issues and service needs to better determine needs. -Services should include replacement of household basic needs (e.g., food and water replacement). Mobile home park households are particularly at risk. -Provide interpreters when needed for services provided, particularly Vietnamese. -Identify where vulnerabilities in the community or neighborhood exist, so they can be assisted first.
Lack of emergency housing and solutions for displaced families	<ul style="list-style-type: none"> -Engage in post-disaster planning particularly for family displacement housing and food and health needs. -Create places to park vehicles owned by displaced families.
Broadband quality if low in certain areas of the County	<ul style="list-style-type: none"> -Public – Private partnership are encouraged to bridge the digital divide. Work with cellular providers to improve services in LMI areas. -Continue to overcome the digital divide. Fund projects that increase digital inclusion and reduce cost to access. -Build new affordable housing units with reduced cost WiFi. -Provide technical support regarding WiFi safety for LMI families, particularly the elderly. -Fund computer hardware and software upgrades in schools.
Employment and Workforce Development	
Shelters lack full services for employment needs	-Increase employment and workforce training for shelter counselors and staff.
Getting to transit routes and affording rides is difficult	-Improve ride-share programs, particularly transit payment systems.
Lack of technology resources for LMI households	-Guide unemployed persons to places having direct access and public computer resources.
Fair Housing	
Landlords do not respond to poor housing conditions and tenants needs	Increase education for tenant rights.
LMI residents are not engaged	Create engagement activities and programs that help craft specific solutions, particularly with Vietnamese communities.
Individuals with disabilities looking for housing have difficulty	-Increase local advocacy for planning for disabilities.

Target Areas	
Neighborhood revitalization	<p>A. San José</p> <ul style="list-style-type: none"> - Downtown San José - South San José - Central San José - San José-Monterey Road Corridor, (poverty and lack of planning) - East San José (high gang activity) <ul style="list-style-type: none"> o Little Saigon, Alum Rock, Foothills o Coyote Creek - Alviso - Monterey Rd - District 8 - 17th & Santa Clara St - Mayfair - Rengstorff Park - Southwest Expressway - Tully Road - Wooster area - Roosevelt Park <p>B. Gilroy (high gang activity)</p> <ul style="list-style-type: none"> - East Gilroy and Glenview neighborhoods. <p>C. Morgan Hill (Boundary area between Morgan Hill and Gilroy)</p> <p>D. El Camino Real</p> <p>Others mentioned by the general public:</p> <ul style="list-style-type: none"> - BART/VTA/ and Caltrain corridors - East Milpitas, Route 680 area - Stevens Creek, off Route 85, near Mountain View - Cupertino - Milpitas - Story and Keene - Eastridge - Old Oakland Road (near mobile home park) - Riverbend (near mobile home park) - San Martin - Older shopping areas and vacant lots throughout the County
Safety improvements	<ul style="list-style-type: none"> -McKinley; north of the McLaughlin Road ramps. Homeless encampments have caused some pedestrian safety issues. -Washington: 1st and Oak Streets. Crime, child endangerment, constant trespassing and police issues. - Jackson, between 10th and 11th, Grant Elementary has a traffic safety issues for students and pedestrians. -Coyote Creek encampments and Scott & Keys low-income residents.
Future CDBG Expenditures	
More affordable housing	<ul style="list-style-type: none"> -Invest in new housing and housing rehab programs and projects that increase the number of affordable units. -Actively support and show advocacy for current and future local development proposals for affordable housing. -Support efforts to create conversions of larger dwellings to multiple units. -Create short-term housing while housing rehab or while new housing projects are being built.
Poor housing conditions	<ul style="list-style-type: none"> -Complete more housing rehabs. -Reduce the number of vacant homes and properties.
Social Services/Homelessness	<p>Funding Priorities include:</p> <ul style="list-style-type: none"> -Homelessness prevention programs.

	-Funding for staffing salaries. -Wellness programs. -Build more shelters and expand existing shelter capacity. -Seek out available housing and provide services particularly for elderly and disabled.
Transportation	-Transit improvements to connect LMI areas to employment centers.
Community facilities	-Revitalize older city infrastructure, particularly accessibility for seniors and disabled individuals.
Economic development	-Fund private business needs for expansion or employee hire. -Fund routine job fares in various regions of the County.
Other Notes	
Notes: Difficult County and or City CDBG Application process	-Decrease the paper work associated with grant application preparation. It is often felt the process is not worth it. -Increase funding for social services. -Reduce the number of awarded applicant and give larger amounts to grantees to make a difference.
San José – Tax proposal	https://sanjosespotlight.com/san-jose-officials-propose-new-property-tax-for-affordable-housing/

Focus Group Meetings

There were two focus groups held on November 7, 2019, and November 18, 2019. There were a total of 7 attendees. Each of the attendees were from social service entities:

- Boys and Girls Clubs of Silicon Valley
- Healthier Kids Foundation
- Live Oak Adult Day Services
- San José Conservation Corps Charter

Agency Priorities:

- Address the lack of housing stock and housing diversity and options
- Increase alternatives for special needs residents, particularly those with disabilities
- Improve transit and incentives to take transit
- Improve health and safety, particularly mental health options for low income families
- Workforce development, particularly for young adults
- Address lack of housing through strong outreach programs – local and regional
- County driven affordable housing projects

Target areas:

- Downtown Gilroy (1st to 10th Streets on Monterey Blvd.) and east of railroad tracks
- El Camino Real
- Morgan Hill
- Transit hubs all around the County

Most common/pressing problems:

- Cost of housing. Morgan Hill Schools are closing due to low enrollment
- Lack of variety of housing types and lack of land
- Lack of financial support networks
- Lack of transitional housing (e.g., tiny homes, accessory housing)
- Lack of zoning regulations that are affordable housing friendly
- Lack of funding for social services, particularly mental health and professional development (after high school)

- Gentrification has pushed affordable housing outside the cities
- Fair housing rules for discrimination seem to be unclear, particularly with individuals with criminal records, bankruptcy, or disabilities
- Lack of coordination between resource organizations

How can we overcome these problems:

- Create housing bond programs
- Restructure federal funds policies, particularly with service or partner organization pulling funds together for a common project; too strict of spending caps with special needs populations
- Create services that provide financial assistance when a catastrophic family event occurs (e.g., layoff, illness)
- Grant writing assistance at the local level.
- Create measurements that prioritize affordable housing

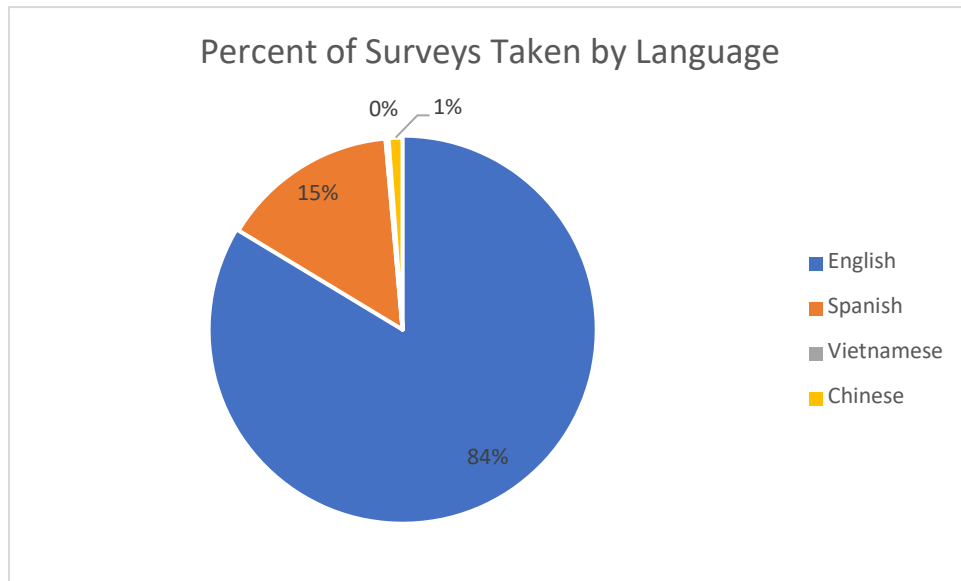
Regional Community Needs Survey

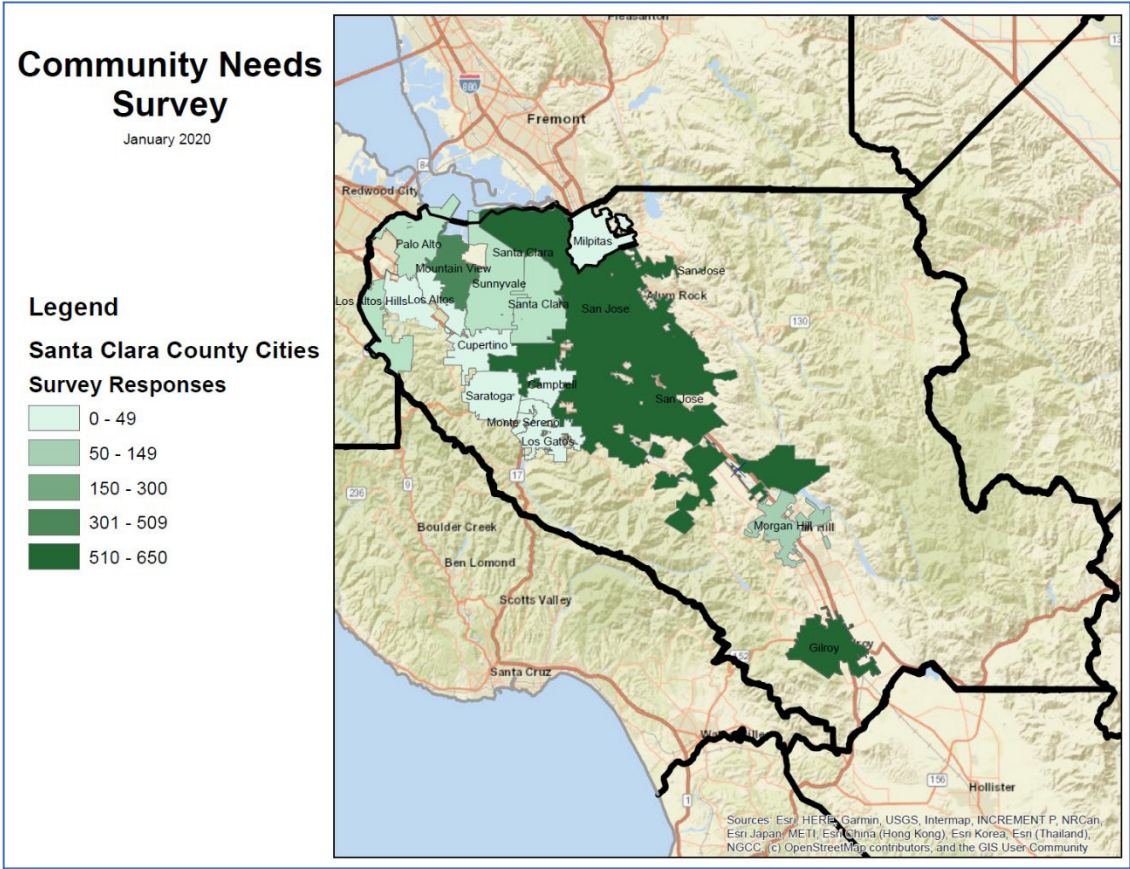
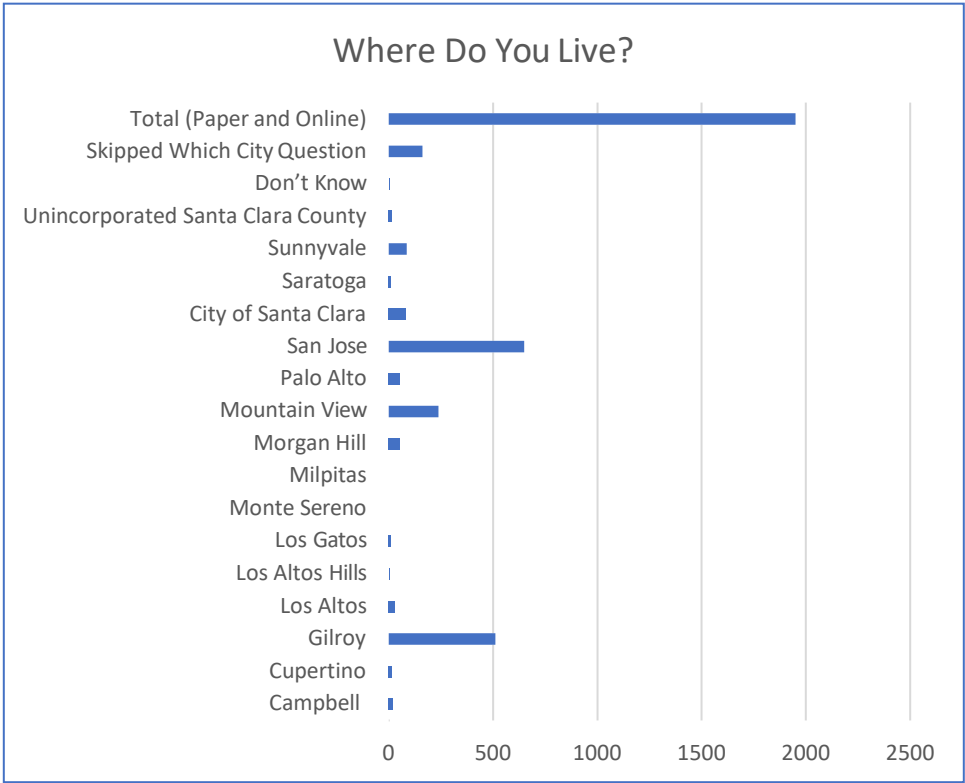
Santa Clara County initiated a Community Needs Survey on October 25, 2019 to December 26, 2019. The survey received 1,950 responses. The survey was available to complete online or by hand; it was distributed and made available in English, Spanish, Vietnamese and Chinese. The following summary highlights some survey responses. A detailed survey summary was prepared (See Appendix).

Introduction Questions						
Where do you live?			What language do you speak?			
City	#	%	English	Spanish	Vietnamese	Chinese
Campbell	21	1.1%	21	0	0	0
Cupertino	17	0.9%	16	1	0	0
Gilroy	511	26.2%	283	224	2	2
Los Altos	31	1.6%	29	0	0	2
Los Altos Hills	4	0.2%	4	0	0	0
Los Gatos	10	0.5%	10	0	0	0
Monte Sereno	0	0.0%	0	0	0	0
Milpitas	0	0.0%	0	0	0	0
Morgan Hill	55	2.8%	40	14	0	1
Mountain View	238	12.2%	206	22	0	10
Palo Alto	53	2.7%	51	1	0	1
San Jose	650	33.3%	630	17	2	1
City of Santa Clara	82	4.2%	80	0	0	2
Saratoga	10	0.5%	10	0	0	0
Sunnyvale	87	4.5%	81	6	0	0
Unincorporated Santa Clara County	16	0.8%	15	0	0	1
Don't Know	3	0.2%	3	0	0	0
Skipped Which City Question	162	8.3%	152	6	1	3
Total (Paper and Online)	1,950	100.0%	1,631	291	5	23

Note: We received one response from a Milpitas resident but note that Milpitas is not participating in the preparation of the 2020-2025 Consolidated Plan. Milpitas' Consolidated Plan covers a different 5-year period.

The three following figures display the percent of surveys taken by each language, as well as the number of online and paper survey respondents per specified City, and a map showing responses per City. The most common language was English (84%) and the two most common cities were San Jose (650 responses) and Gilroy (511).





Survey data also shows that most respondents work within the County. The most common workplaces within the County were the cities of San Jose and Gilroy. Furthermore, most respondents represented residents of the County, however, some were CBOs, Public Agencies, Business Owners and Other.

Needs

What are the County's greatest needs? (Percent of respondents to rank each need as "High")

1. Create additional affordable housing available to low income residents
2. Create more jobs available to low-income residents
3. Improve non-profit community services

What are our most pressing housing needs? (Percent of respondents to rank each need as "High")

1. Increase affordable rental housing inventory
2. Housing for special needs individuals (i.e. seniors, persons w/disabilities)
3. Healthy homes (free of mold, lead, etc)
4. Permanent supportive rental housing for the homeless (case management and supportive services)

What economic development assistance is needed? (Percent of respondents to rank each need as "High")

1. Job training for people who are homeless
2. Financial assistance for business expansion and job creation
3. Storefront improvements in low-income neighborhoods

What public facility improvements are needed most? (Percent of respondents to rank each need as "High")

1. Mental health care facilities
2. Facilities for abused/abandoned/neglected children
3. Educational and healthcare and childcare facilities

What public services are needed the most? (Percent of respondents to rank each need as "High")

1. Mental health
2. Abused/abandoned/neglected children
3. Homeless prevention
4. Emergency housing assistance for homeless
5. Neighborhood cleanups

What are the greatest infrastructure and neighborhood improvement needs? (Percent of respondents to rank each need as "High")

1. Clean up of contaminated sites
2. Street improvements
3. Lighting improvements
4. Water/sewer improvements

Fair Housing Discrimination

- Experienced housing discrimination - 72% No; 19% Yes; Don't Know 9%.
- Where discrimination happened - 50% Apartment complexes; 12% Single family neighborhood
- How were you discriminated – 35% Race; 10% Familial status; 10% Source of income
- By whom – 67% Landlord; 9% City/County staff; 6% Real Estate Agent; 6% Mortgage Lender

Broadband Service

- Broadband internet problems? 33% Yes; 30% No; 23% Do not know. Common problems include: slow and expensive; spotty WiFi in the County, and there is limited competition.
- Do low-and moderate income areas have adequate broadband access? 48% Don't know; 31% No; 20% Yes.

Access to Opportunities (Improvements Needed)

- Jobs that pay a living wage
- Frequency of public transportation

Pop-Up Engagement Activities

The engagement program included attending several pop-up events to inform residents of the planning process for the 2020-2025 Consolidated Plan and to let them know public meetings were scheduled and the Regional Needs Survey was available. Four pop-up events were held at/on:

- Farmers Market, City of Santa Clara, California, October 19, 2019
- Farmers Market, City of Sunnyvale, California October 26, 2019
- Farmers Market, City of Palo Alto, California, November 3, 2019
- Community Center, City of Sunnyvale, California, November 21, 2019

Over 220 residents were polled and were asked, "What is most needed in your community?"

- A regional forum on housing
- Affordable housing
- Development built close to public transportation
- Mixed use development along El Camino Real
- Work to expand public transit route options
- Property maintenance is a problem
- Create viable alternative temporary housing options for homeless (e.g., tiny homes)
- Control rising rent costs

Regional Meetings Notification

An informational flyer was prepared for the various regional meetings. The flyer was distributed through City and County websites, email, handouts at area events, and at community centers and libraries. The flyer was prepared in four languages: English, Chinese, Spanish and Vietnamese. See flyers that follow.



Mon., Nov. 4, 2019

6:00 pm – 8:00 pm

City of Morgan Hill
Council Chambers
17555 Peak Ave.
Morgan Hill, CA 95037

Thurs., Nov. 7, 2019

5:00 pm – 7:00 pm

City of Palo Alto
Community Meeting Room
250 Hamilton Ave.
Palo Alto, CA 94301

Tues., Nov. 12, 2019

12:00 pm – 2:00 pm

City of Cupertino
Community Hall
10350 Torre Ave.
Cupertino, CA 95014

Wed., Nov. 20, 2019

6:00 pm – 8:00 pm

City of San Jose
Roosevelt Community Center
901 E. Santa Clara St.
San Jose, CA 95116

2020 - 2025 Consolidated Plan

REGIONAL FORUMS

Are you a resident, service provider, business owner or housing professional in Santa Clara County? **Join the Discussion!**

Please join the County and Cities of Santa Clara for a series of Regional Forums to help identify **affordable housing, homeless and community improvement needs** over the next five years. **We want to hear from you!**

Why is this important to you?

The County and Cities of Santa Clara receive federal funds to invest in improving local communities. **How should these funds be spent?** Your input will help City and County leaders prioritize spending for important services and community improvements.

How can you participate?

1. Come to one of our interactive Regional Forums
2. Take our short online survey:

English: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY

Spanish: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL

Vietnamese: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_TIENG_VIET

Chinese: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_CHINESE

For more information:

http://bit.ly/AFH_ConPlan or the websites of the cities listed below.

Participating jurisdictions include: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, City of Santa Clara, San Jose, Saratoga, Sunnyvale, and Unincorporated Santa Clara County.

We will provide reasonable accommodations to include all participants. We need at least three (3) business days to accommodate requests for language interpretation, translation and/or disability-related assistance. Please contact Santa Clara County's Office of Supportive Housing, at diana.castillo@hhs.sccgov.org or (408) 793-1841 for assistance.



2019年 11月4日, 週一
 晚 6:00 - 8:00
 摩根希爾市會議廳
 17555 Peak Ave.
 Morgan Hill, CA 95037

2019年 11月7日, 週四
 晚 5:00 - 7:00
 帕洛阿托社區會議室
 250 Hamilton Ave.
 Palo Alto, CA 94301

2019年 11月12日, 週二
 中午 12:00 - 下午 2:00
 庫比蒂諾市社區禮堂
 10350 Torre Ave.
 Cupertino, CA 95014

2019年 11月 20日, 週三
 晚 6:00 - 8:00
 聖何塞市
 羅斯福社區中心
 901 E. Santa Clara St.
 San Jose, CA 95116

2020 - 2025 綜合計劃 區域論壇

您是聖克拉拉縣的居民、服務提供商、企業主或住房專業人士嗎
 ？請加入我們的討論！

請加入聖克拉拉縣和城市舉辦的一系列區域論壇，幫助我們確定未來五年內可負擔住房、無家可歸者和社區改善的需求。我們希望聽到您的意見！

為什麼這對您十分重要？

聖克拉拉縣市獲得聯邦資金投資改善本地社區。這些資金應如何使用？您的意見將幫助市縣領導優先安排重要服務和社區改善方面的支出。

參與活動方式

1. 參加我們的互動式區域論壇
2. 參與一項簡短的在線調查：

英語：https://www.surveymonkey.com/r/SCC_REGIONALSURVEY

西班牙語：https://es.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL

越南文：https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_TIENG_VIET

中文：https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_CHINESE

欲獲得更多信息，請前往：

http://bit.ly/AFH_ConPlan 網站查看關於下列城市的相關內容。

綜合計劃程序參與司法管轄區包括：坎貝爾，庫比蒂諾，吉爾羅伊，洛斯阿爾托斯，洛斯阿爾托斯山，洛斯拉托斯，蒙特塞雷諾，摩根希爾，山景城，帕洛阿爾托，聖克拉拉市，聖何塞，薩拉託加，桑尼維爾和聖克拉拉縣非建制地區。

我們將為所有參與者提供合理支持。請在至少三（3）個工作日前申請口譯、文字翻譯和/或殘障人士等相關幫助。
 請通過電子郵件 diana.castillo@hhs.sccgov.org 或致電（408）793-1841與聖克拉拉縣住房支持辦公室接洽。



Lunes, nov. 4, 2019

6:00 pm – 8:00 pm
Ciudad de Morgan Hill
Cámara del Consejo
17555 Peak Avenue
Morgan Hill, CA 95037

Jueves, nov. 7, 2019

5:00 pm – 7:00 pm
Ciudad de Palo Alto
Sala de Reuniones
Comunitarias
250 Hamilton Avenue
Palo Alto, CA 94301

Martes, nov. 12, 2019

12:00 pm – 2:00 pm
Ciudad de Cupertino
Sala de la Comunidad
10350 Torre Avenue
Cupertino, CA 95014

Miércoles, nov. 20, 2019

6:00 pm – 8:00 pm
Ciudad de San Jose
Centro de Comunidad Roosevelt
901 E. Santa Clara Street
San Jose, CA 95116

Para mas información sobre estos eventos, por favor contacte a Diana Castillo, Condado de Santa Clara, (408) 793-1841

Plan Consolidado 2020 - 2025

FOROS REGIONALES

¿Es usted un residente, proveedor de servicios, dueño/a de negocio o profesional de vivienda en el Condado de Santa Clara? ¡Participe en la Discusión!

Por favor únase con el condado y las ciudades de Santa Clara para una serie de Foros Regionales donde se identificarán **necesidades de mejoramiento para viviendas asequibles, lugares comunitarios y para personas sin hogar** dentro de los próximos cinco años. **¡Queremos su opinión!**

¿Por qué es importante para usted?

El condado y las ciudades de Santa Clara reciben fondos federales para invertir en el mejoramiento de las comunidades locales. **¿Cómo deben usarse esos fondos?** Su opinión ayudará a los líderes del condado y de las ciudades a priorizar servicios importantes y mejoramientos comunitarios.

¿Como se puede participar?

1. Venga a uno de nuestros Foros Regionales interactivos
2. Tome nuestra encuesta:

Inglés: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY

Español: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL

Vietnamita: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_TIENG_VIET

Chino: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_CHINESE

Para más información:

Visite http://bit.ly/AFH_ConPlan o la página web de las ciudades listadas a continuación.

Jurisdicciones participantes incluyen: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, Ciudad de Santa Clara, San Jose, Saratoga, Sunnyvale, y el Condado de Santa Clara No Incorporado.

Proveeremos acomodaciones razonables para incluir a todos los participantes. Necesitamos por los menos tres (3) días hábiles para atender solicitudes de interpretación de idiomas, traducción y/o asistencia relacionada con una discapacidad. Por favor contacte a Diana Castillo, Condado de Santa Clara, Oficina de Vivienda de Apoyo, diana.castillo@hhs.sccgov.org o (408) 793-1841 para asistencia.



Thứ Hai, ngày 4 tháng 11 năm 2019

6:00 pm – 8:00 tối
Phòng Họp Hội Đồng
Thành Phố Morgan Hill
17555 Peak Ave.
Morgan Hill, CA 95037

Thứ Năm, ngày 7 tháng 11 năm 2019

5:00 – 7:00 chiều Phòng
Họp Cộng Đồng Thành
Phố Palo Alto
250 Hamilton Ave.
Palo Alto, CA 94301

Thứ Ba, ngày 12 tháng 11 năm 2019

12:00 – 2:00 chiều
Hội Trường Cộng Đồng
Thành Phố Cupertino
10350 Torre Ave.
Cupertino, CA 95014

Thứ Tư, ngày 20 tháng 11 năm 2019

6:00 – 8:00 tối Thành Phố
San Jose Trung Tâm Cộng
Đồng Roosevelt
901 E. Santa Clara St.
San Jose, CA 95116

Kế Hoạch Hợp Nhất năm 2020 - 2025

CÁC CUỘC HỘI THẢO KHU VỰC

Quý vị có phải là cư dân, người cung cấp dịch vụ, chủ doanh nghiệp hay làm việc trong ngành nhà ở tại Quận Santa Clara không? Hãy cùng thảo luận với chúng tôi!

Xin mời quý vị tham gia với Quận và Thành Phố Santa Clara trong một loạt các Cuộc Hội Thảo Khu Vực nhằm xác định các nhu cầu về nhà ở giá vừa phải, người vô gia cư và các việc cần cải thiện trong cộng đồng trong vòng năm năm tới. Chúng tôi muốn biết ý kiến của quý vị!

Tại sao điều này quan trọng đối với quý vị?

Quận và Các Thành Phố trong Quận Santa Clara có nguồn quỹ liên bang để đầu tư vào việc cải thiện các cộng đồng địa phương. Tiền quỹ liên bang này nên được chi tiêu như thế nào? Những ý kiến đóng góp của quý vị sẽ giúp các lãnh đạo của Thành Phố và Quận đặt ưu tiên việc chi tiêu cho các dịch vụ quan trọng và các nhu cầu cần cải thiện cộng đồng.

Bạn làm thế nào để tham dự?

1. Đến tham dự một trong những buổi Hội Thảo Địa Phương dưới đây
2. Điền vào một bản thăm dò ngắn trên mạng:

Tiếng Anh: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY

Tiếng Tây Ban Nha: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL

Tiếng Việt: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_TIENG_VIET

Tiếng Hoa: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_CHINESE

Để biết thêm chi tiết:

http://bit.ly/AFH_ConPlan hoặc vào xem trang web của các thành phố dưới đây.

Các khu vực tham gia bao gồm: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, Thành Phố Santa Clara, San Jose, Saratoga, Sunnyvale và các vùng Quận Santa Clara chưa được sáp nhập.

Chúng tôi sẽ cung cấp các tiện nghi hợp lý để giúp cho tất cả mọi người có thể tham gia. Cần thông báo trước ít nhất ba (3) ngày làm việc để chúng tôi có thời gian sắp xếp dịch vụ thông dịch, phiên dịch và/hoặc hỗ trợ người khuyết tật. Vui lòng liên lạc với văn phòng Office of Supportive Housing tại diana.castillo@hhs.sccgov.org hoặc (408) 793-1841 để được trợ giúp.

APPENDIX

Santa Clara County
Community Needs Survey
October 25, 2019 to December 26, 2019

County and Cities of Santa Clara | 2020 - 2025 CONSOLIDATED PLANS

REGIONAL NEEDS SURVEY

What are the housing and community improvement needs in your neighborhood?

The County and Cities of Santa Clara are working together to update their five-year Consolidated Plans. The Consolidated Plan identifies housing and community improvement needs, and it outlines how federal funding will be used to address these needs.

This survey lets you tell us which improvements and services most are needed for your community. Your responses will help prioritize investments over the next five years. **We want to hear from you!** If you prefer to complete this survey online, please visit: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY

1. Do you live in the County of Santa Clara? ☐ Yes, ☐ No ☐ Unincorporated Area ☐ Don't Know
If **yes**, what city? _____
2. Please provide your ZIP code. _____
3. Do you work in the County of Santa Clara? ☐ Yes, ☐ No ☐ Unincorporated Area ☐ Don't Know
If **yes**, what city? _____
4. Please check the box that best represents you [please select one]:
☐ Resident ☐ Business Owner ☐ Service Provider ☐ Public Agency ☐ Community-based Organization / Non-profit
☐ Other (please specify): _____
5. Thinking about your neighborhood and the facilities and services currently available, please rate the level of need for improvements in the areas below.

Circle a number between 1 and 3 for each topic below. A rating of 1 indicates low need for improvement, a rating of 2 indicates medium need for improvement, and a rating of 3 indicates high need for improvement. A rating of "?" indicates you do not know or have no opinion. If your answer is "Other(s)" please write in your response.

Overall Needs	Level of Need Low...High ?	Level of Need Low... High ?
Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)	1 2 3 ?	Improve non-profit community services (such as senior, youth, health, homeless, and fair housing services)
Create additional affordable housing available to low-income residents	1 2 3 ?	Create more jobs available to low-income residents
Other(s):	1 2 3 ?	
Housing	Level of Need Low...High ?	Level of Need Low... High ?
Owner-occupied housing rehabilitation	1 2 3 ?	Rental housing rehabilitation
Down payment assistance to purchase a home	1 2 3 ?	Permanent supportive rental housing (housing with case management and supportive services) for people who are homeless
Increase affordable rental housing inventory	1 2 3 ?	Housing accessibility improvements
Rental assistance (tenant-based rental assistance) for people who are homeless	1 2 3 ?	Energy efficiency and sustainability improvements
Affordable housing located near transit	1 2 3 ?	Healthy homes (free of mold, lead, etc.)
Code enforcement, in coordination with a neighborhood plan	1 2 3 ?	Housing for other special needs (such as seniors and persons with disabilities)
Emergency home improvement / repair	1 2 3 ?	Other(s):
Economic Development: Job Creation in Low-Income Neighborhoods	Level of Need Low...High ?	Level of Need Low... High ?
Financial assistance for low-income residents for business expansion and job creation	1 2 3 ?	Microenterprise assistance for small business expansion (5 or fewer employees)
Public improvements to commercial / industrial sites	1 2 3 ?	Storefront improvements in low-income neighborhoods
Job training for people who are homeless	1 2 3 ?	Other(s):
Public Facilities	Level of Need Low...High ?	Level of Need Low... High ?
Senior centers	1 2 3 ?	Parks and park facilities
Youth centers	1 2 3 ?	Healthcare facilities
Centers for people who are disabled	1 2 3 ?	Educational facilities
Homeless facilities (temporary housing and emergency shelters)	1 2 3 ?	Facilities for children who are abused, abandoned and / or neglected
Childcare centers	1 2 3 ?	Facilities for people with HIV / AIDS
Mental health care facilities	1 2 3 ?	Parking facilities
Recreation facilities	1 2 3 ?	Other(s):
Drop-in day center people who are homeless	1 2 3 ?	

Participating jurisdictions in the Consolidated Plan process include Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, City of Santa Clara, San Jose, Saratoga, Sunnyvale, and Unincorporated Santa Clara County.

Public Services	Level of Need Low...High ?					Level of Need Low... High ?			
Senior services	1	2	3	?	Services for people with HIV / AIDS	1	2	3	?
Disability services	1	2	3	?	Crime awareness / prevention services	1	2	3	?
Legal services	1	2	3	?	Tenant / landlord counseling services	1	2	3	?
Youth services	1	2	3	?	Childcare services	1	2	3	?
Transportation services	1	2	3	?	Services for children who are abused, abandoned and / or neglected	1	2	3	?
Battered and abused spouses' services	1	2	3	?	Mental health services	1	2	3	?
Employment training services	1	2	3	?	Homeless services	1	2	3	?
Services to increase neighborhood and community engagement	1	2	3	?	Housing counseling for homebuyers and owners	1	2	3	?
Food banks	1	2	3	?	Fair housing investigations, education	1	2	3	?
Access to fresh and nutritious foods	1	2	3	?	Emergency housing assistance to prevent homelessness – such as utility and rental assistance	1	2	3	?
Veteran services	1	2	3	?	Financial literacy and planning	1	2	3	?
Lead-based paint / lead hazard screens	1	2	3	?	Neighborhood cleanups (trash, graffiti, etc.)	1	2	3	?
Other(s):	1	2	3	?					
Infrastructure and Neighborhood Improvements	Level of Need Low...High ?					Level of Need Low... High ?			
Water/sewer improvements	1	2	3	?	Sidewalk improvements	1	2	3	?
Street improvements	1	2	3	?	Lighting improvements	1	2	3	?
Stormwater and drainage improvements	1	2	3	?	Neighborhood signage	1	2	3	?
Accessibility improvements to public facilities for people with disabilities	1	2	3	?	Landscaping improvements	1	2	3	?
Public art	1	2	3	?	New or renovated playgrounds	1	2	3	?
Community gardens	1	2	3	?	Cleanup of contaminated sites	1	2	3	?
Trails	1	2	3	?	Slowing traffic speed	1	2	3	?
Acquisition and clearance of vacant lots	1	2	3	?	Other(s):	1	2	3	?

FAIR HOUSING

Fair Housing is a right protected by federal and state laws. Every resident is entitled to equal access to housing opportunities regardless of their membership in a protected class (i.e., race, color, ancestry, national origin, religion, disability (mental or physical), sex, gender, sexual orientation, gender identity, gender expression, genetic information, marital status, familial status, source of income, citizenship, primary language, or immigration status).

6. Have you ever personally experienced housing discrimination? ☐ Yes ☐ No ☐ Don't Know (If "No" or "Don't Know," go to Q. 10.)
7. Where did the act of discrimination occur?
☐ Apartment ☐ Condominium ☐ Single-family Home ☐ When Applying for City / County Programs
☐ Public or Subsidized Housing ☐ Trailer or Mobile home Park ☐ When Applying for a Mortgage or Homeowners' Insurance
☐ Other (please specify): _____
8. On what basis do you believe you were discriminated against?
☐ Race ☐ Color ☐ Religion ☐ Sex ☐ National Origin ☐ Disability ☐ Sexual Orientation
☐ Gender Identity ☐ Familial Status (families with children under 18) ☐ Source of Income (e.g. federal housing assistance, Sect. 8)
☐ Retaliation for Complaining about Housing Discrimination
☐ Another Protected Category Identified Above or Other (please specify): _____
☐ Don't Know
9. Who do you believe discriminated against you? (Check all that apply)
☐ Landlord/Property Management Staff ☐ Real Estate Agent ☐ Mortgage Lender ☐ City / County staff
☐ Homeowners' Insurer ☐ Neighbor ☐ Other (please specify): _____ ☐ Don't Know

ACCESS TO OPPORTUNITIES

10. Does the neighborhood you live in provide you access to opportunities? Please mark your response.

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
High Performing Schools					
Affordable Public Transportation					
Frequent Public Transportation					
Jobs that Pay a Living Wage					
A Safe and Healthy Living Environment					

BROADBAND INTERNET ACCESS

11. Do you feel there are common / pressing broadband internet problems (e.g., high-speed connectivity, availability of providers, etc.)?
☐ Yes ☐ No ☐ Don't Know
 If yes, what are they? _____
12. Do you feel that low- and moderate-income areas have adequate broadband access? ☐ Yes ☐ No ☐ Don't Know
13. How can broadband internet access be improved? _____
- OTHER
14. Do you have any other comments, questions, or concerns? _____
15. To receive updates on this planning process, please provide your email address: _____

THANK YOU for completing this survey! Please return it by **December 20th** to:
armond.bryant@mbakerintl.com or Armond Bryant, MBI, 3760 Kilroy Airport Way, #270, Long Beach CA 90806
 Questions? Call Armond Bryant (562) 200-7179 or Diana Castillo, Santa Clara County, Office of Supportive Housing (408) 482-7115.

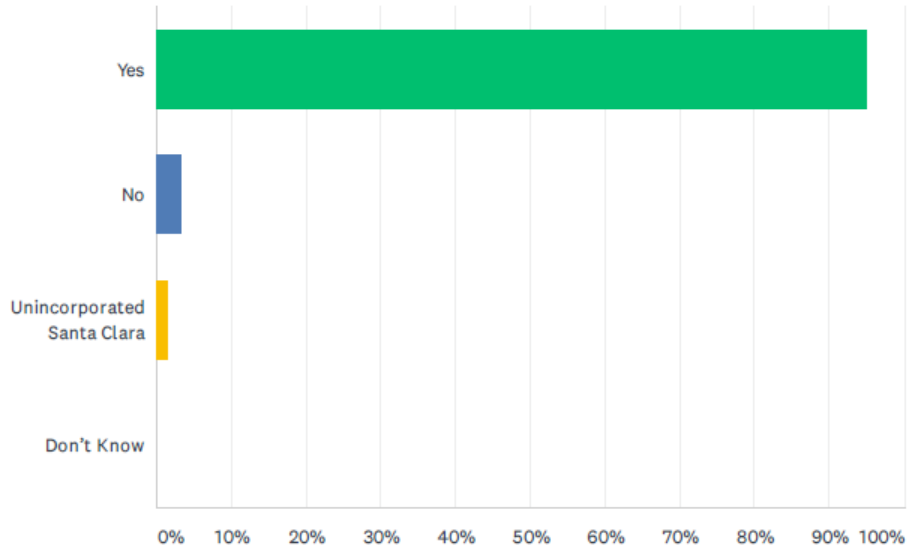
Paper Surveys				
	English	Spanish	Vietnamese	Chinese
Campbell	4	0	0	0
Cupertino	0	0	0	0
Gilroy	127	224	1	2
Los Altos	3	0	0	0
Los Altos Hills	0	0	0	0
Los Gatos	0	0	0	0
Monte Sereno	0	0	0	0
Morgan Hill	11	14	0	0
Mountain View	6	8	0	0
Palo Alto	2	1	0	0
San Jose	112	16	0	0
City of Santa Clara	18	0	0	2
Saratoga	1	0	0	0
Sunnyvale	1	2	0	0
Unincorporated Santa Clara County	0	0	0	0
Don't Know	0	0	0	0
Total Paper Only	285	265	1	4

Online Surveys				
	English	Spanish	Vietnamese	Chinese
Campbell	17	0	0	0
Cupertino	16	1	0	0
Gilroy	156	0	1	0
Los Altos	26	0	0	2
Los Altos Hills	4	0	0	0
Los Gatos	10	0	0	0
Milpitas	0	0	0	0
Monte Sereno	0	0	0	0
Morgan Hill	29	0	0	1
Mountain View	200	14	0	10
Palo Alto	49	0	0	1
San Jose	518	1	2	1
City of Santa Clara	62	0	0	0
Saratoga	9	0	0	0
Sunnyvale	80	4	0	0
Unincorporated Santa Clara County	15	0	0	1
Don't Know	3	0	0	0
Answered	1194	20	3	16

Skipped “Lives in” Question	152	6	1	3
Total Online Only	1346	26	4	19
TOTAL ONLINE AND PAPER	English	Spanish	Vietnamese	Chinese
	1631	291	5	23
TOTAL SURVEYS/ALL LANGUAGES				1950

Q1 Do you live in the County of Santa Clara?

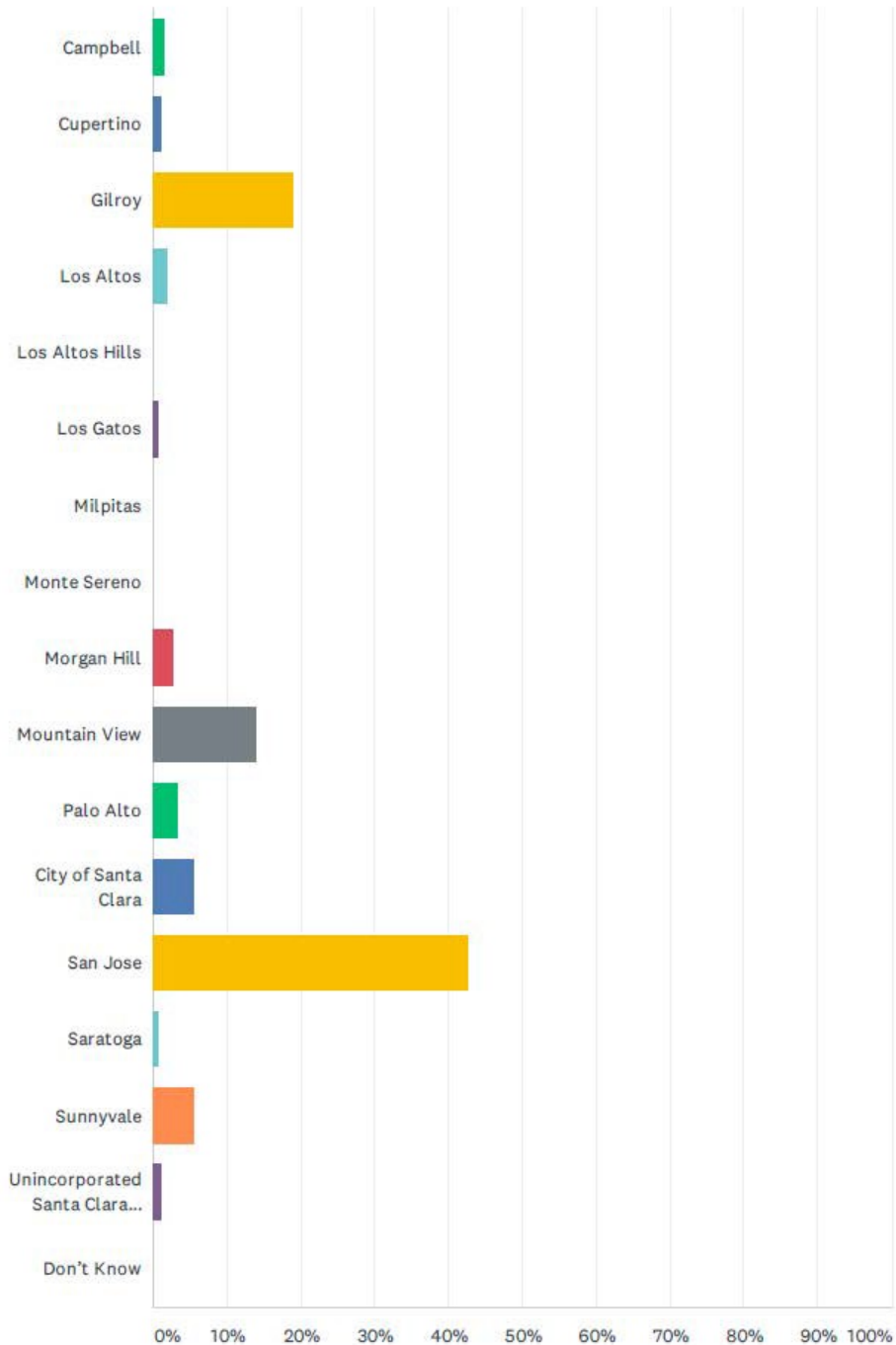
Answered: 1,615 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	94.92%	1,533
No	3.41%	55
Unincorporated Santa Clara	1.55%	25
Don't Know	0.12%	2
TOTAL		1,615

Q2 If yes, what City?

Answered: 1,479 Skipped: 152



COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

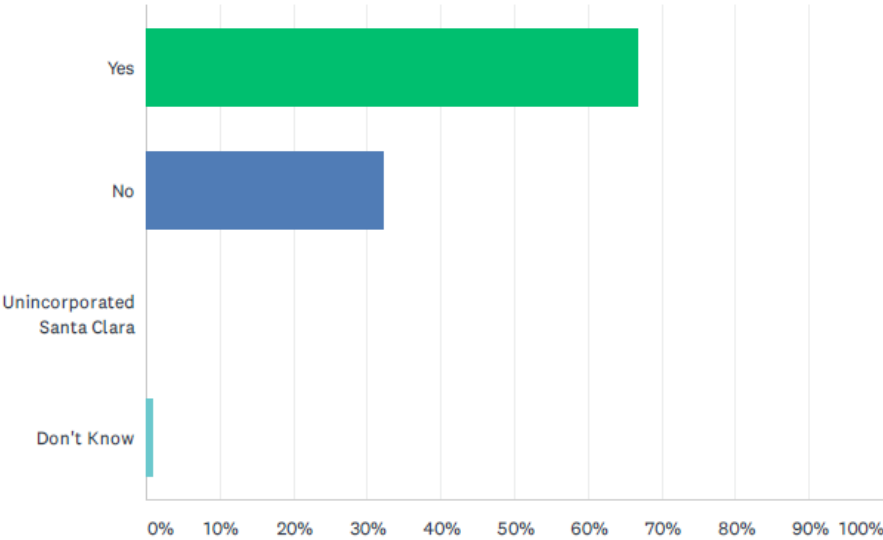
ANSWER CHOICES	RESPONSES	
Campbell	1.42%	21
Cupertino	1.08%	16
Gilroy	19.13%	283
Los Altos	1.96%	29
Los Altos Hills	0.27%	4
Los Gatos	0.68%	10
Milpitas	0.00%	0
Monte Sereno	0.00%	0
Morgan Hill	2.70%	40
Mountain View	13.93%	206
Palo Alto	3.45%	51
City of Santa Clara	5.41%	80
San Jose	42.60%	630
Saratoga	0.68%	10
Sunnyvale	5.48%	81
Unincorporated Santa Clara County	1.01%	15
Don't Know	0.20%	3
TOTAL		1,479

Q3 Please provide your ZIP code.

Answered: 1,497 Skipped: 134

Q4 Do you work in the County of Santa Clara?

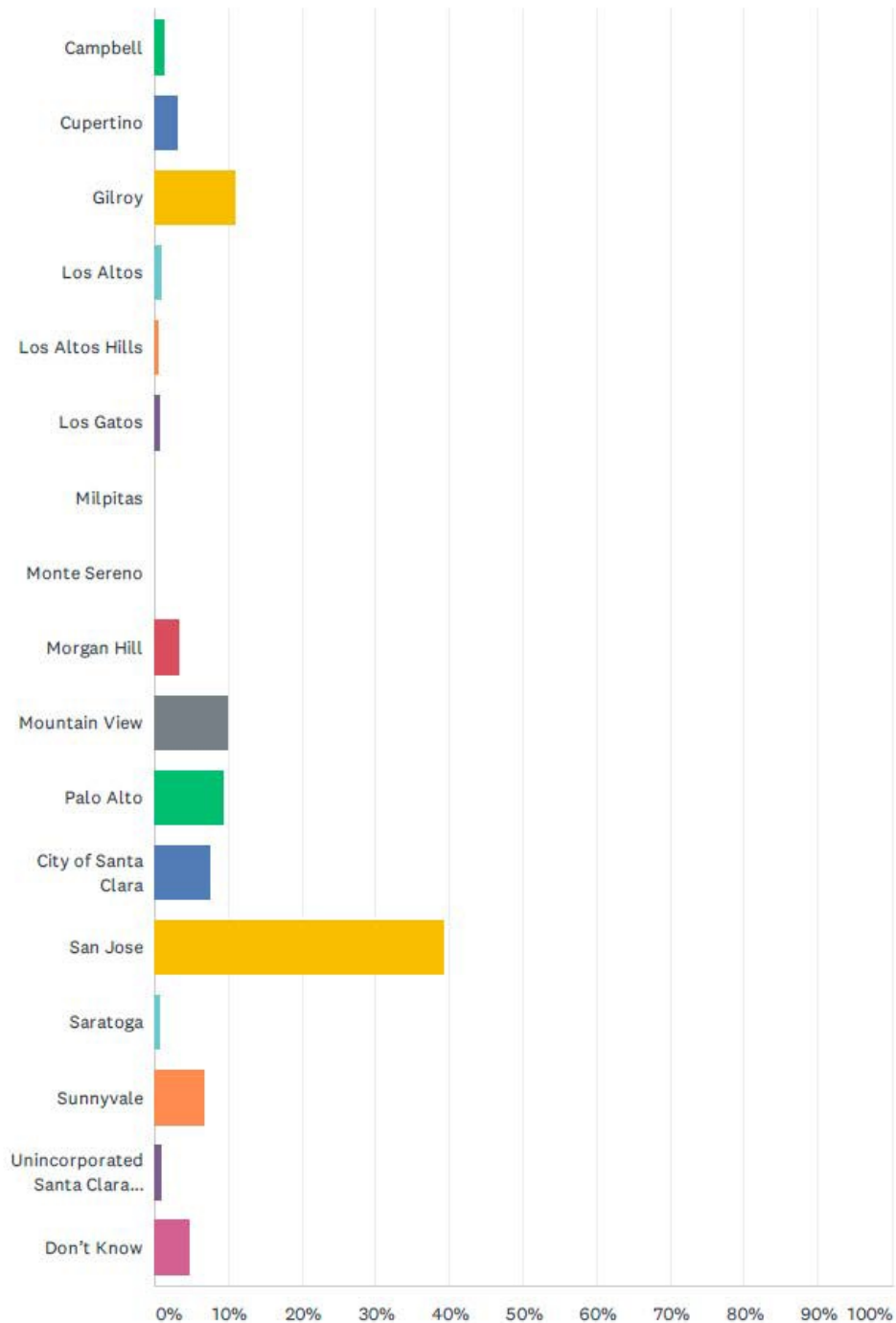
Answered: 1,553 Skipped: 78



ANSWER CHOICES		RESPONSES	
Yes		66.77%	1,037
No		32.26%	501
Unincorporated Santa Clara		0.19%	3
Don't Know		0.77%	12
TOTAL			1,553

Q5 If yes, what City?

Answered: 1,076 Skipped: 555

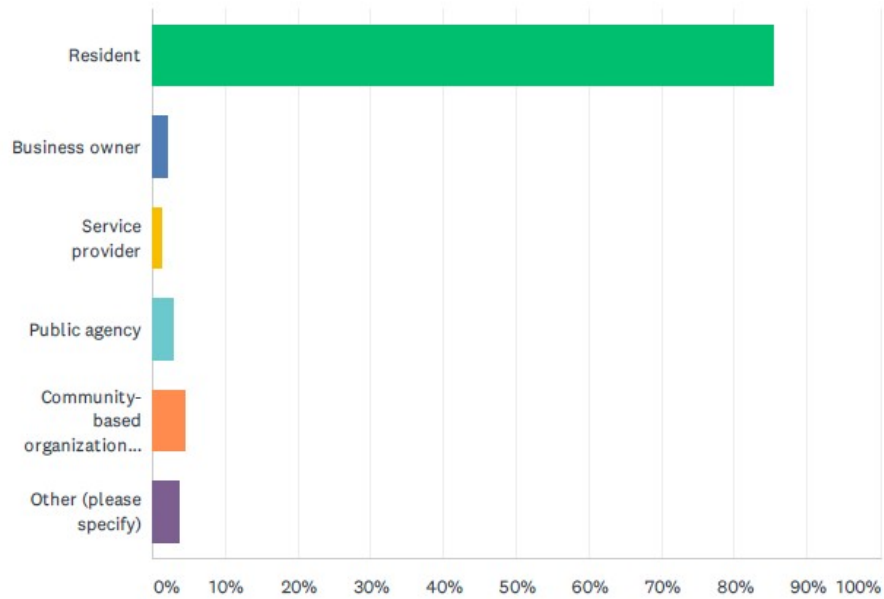


COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

ANSWER CHOICES	RESPONSES	
Campbell	1.21%	13
Cupertino	3.07%	33
Gilroy	10.97%	118
Los Altos	0.93%	10
Los Altos Hills	0.37%	4
Los Gatos	0.65%	7
Milpitas	0.00%	0
Monte Sereno	0.09%	1
Morgan Hill	3.35%	36
Mountain View	10.04%	108
Palo Alto	9.39%	101
City of Santa Clara	7.62%	82
San Jose	39.41%	424
Saratoga	0.56%	6
Sunnyvale	6.69%	72
Unincorporated Santa Clara County	0.93%	10
Don't Know	4.74%	51
TOTAL		1,076

Q6 Please check the box that best represents you [please select one]:

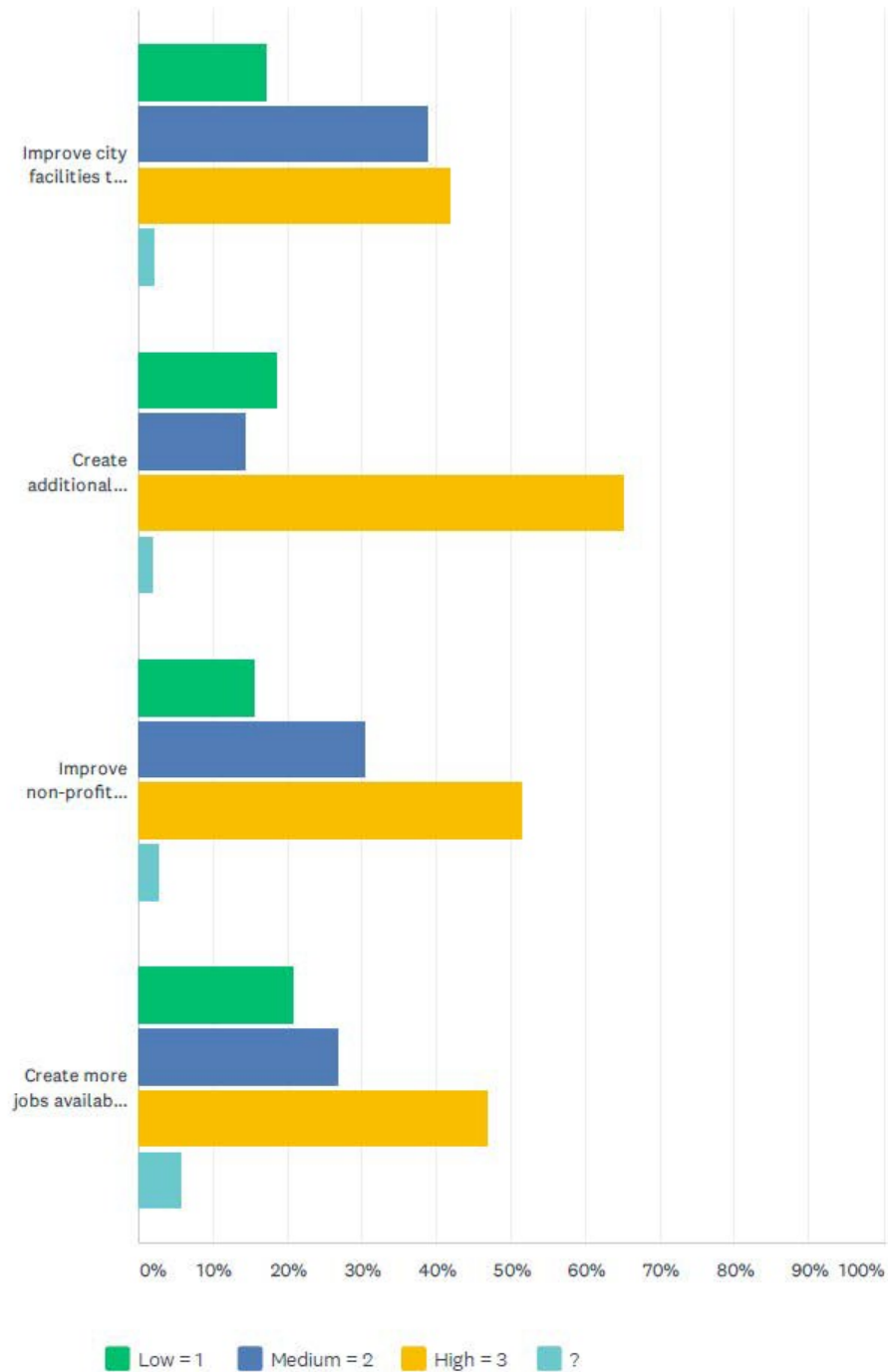
Answered: 1,561 Skipped: 70



ANSWER CHOICES	RESPONSES	
Resident	85.27%	1,331
Business owner	2.18%	34
Service provider	1.28%	20
Public agency	2.88%	45
Community-based organization/ non-profit	4.55%	71
Other (please specify)	3.84%	60
TOTAL		1,561

Q7 Overall Needs

Answered: 1,319 Skipped: 312

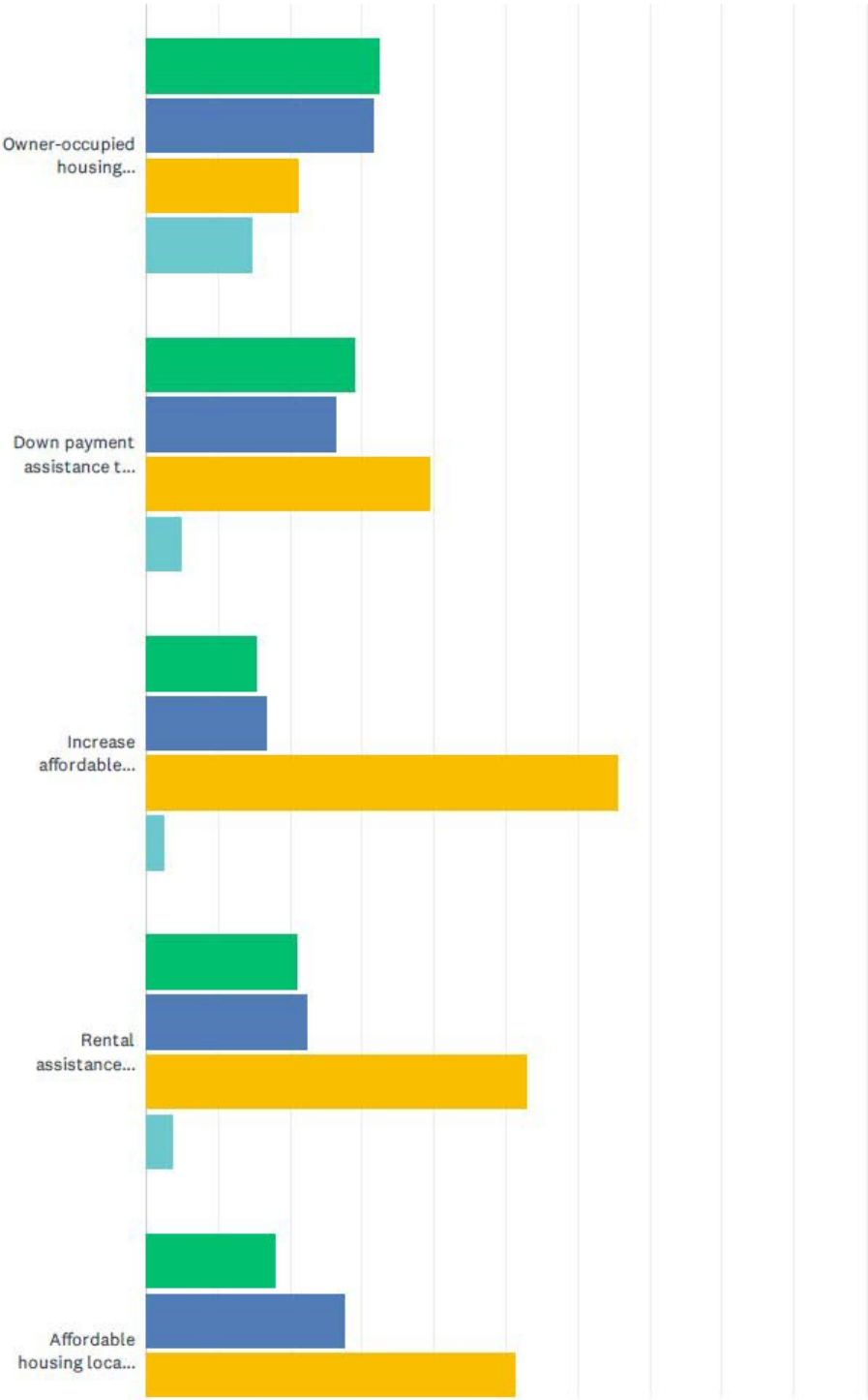


COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

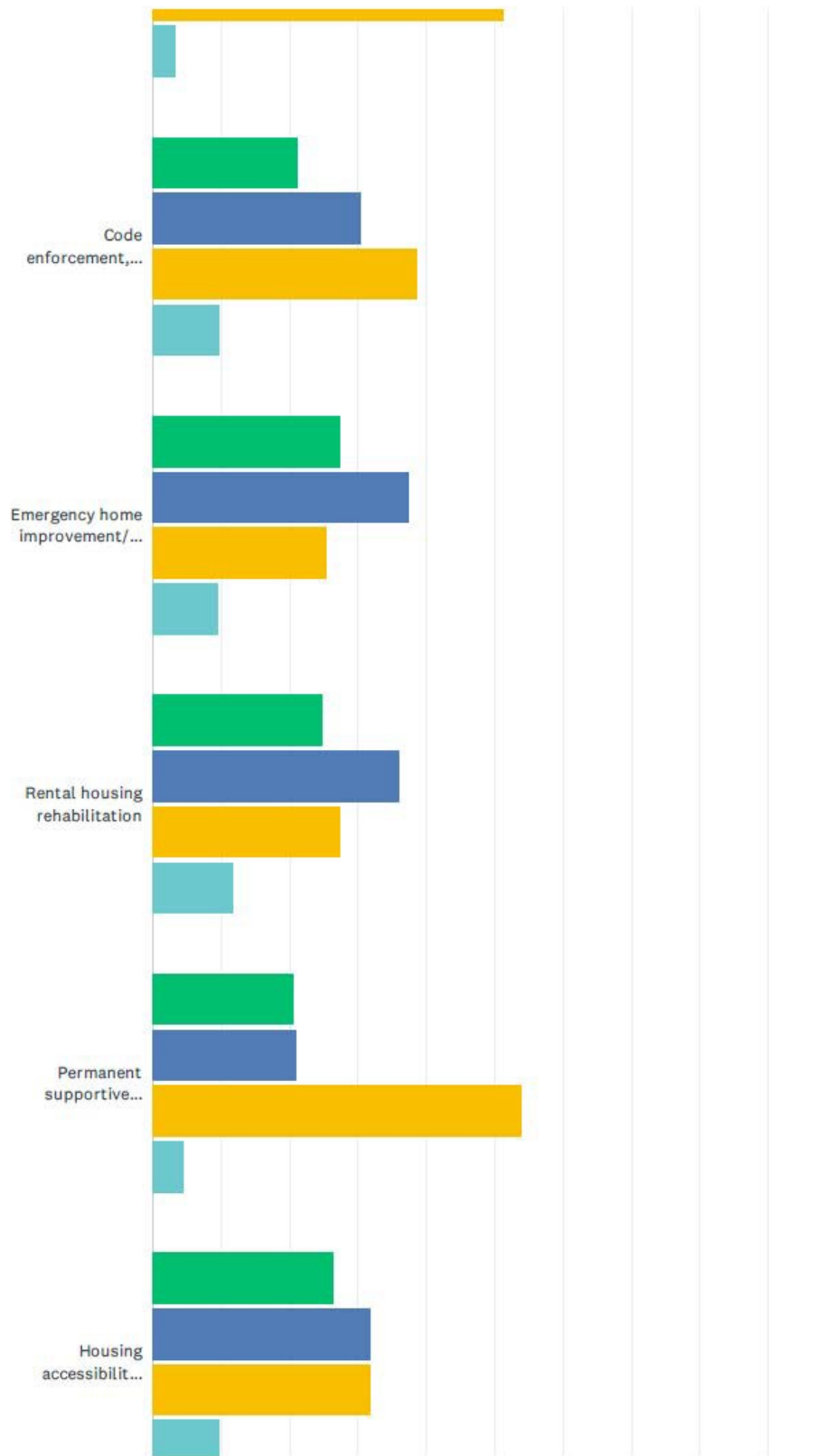
	LOW = 1	MEDIUM = 2	HIGH = 3	?	TOTAL	WEIGHTED AVERAGE
Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)	17.25% 225	38.88% 507	41.87% 546	1.99% 26	1,304	2.25
Create additional affordable housing available to low-income residents	18.56% 242	14.42% 188	65.11% 849	1.92% 25	1,304	2.47
Improve non-profit community services (such as senior, youth, health, homeless, and fair housing services)	15.41% 200	30.28% 393	51.54% 669	2.77% 36	1,298	2.37
Create more jobs available to low-income residents	20.79% 268	26.76% 345	46.78% 603	5.66% 73	1,289	2.28

Q8 HOUSING

Answered: 1,319 Skipped: 312

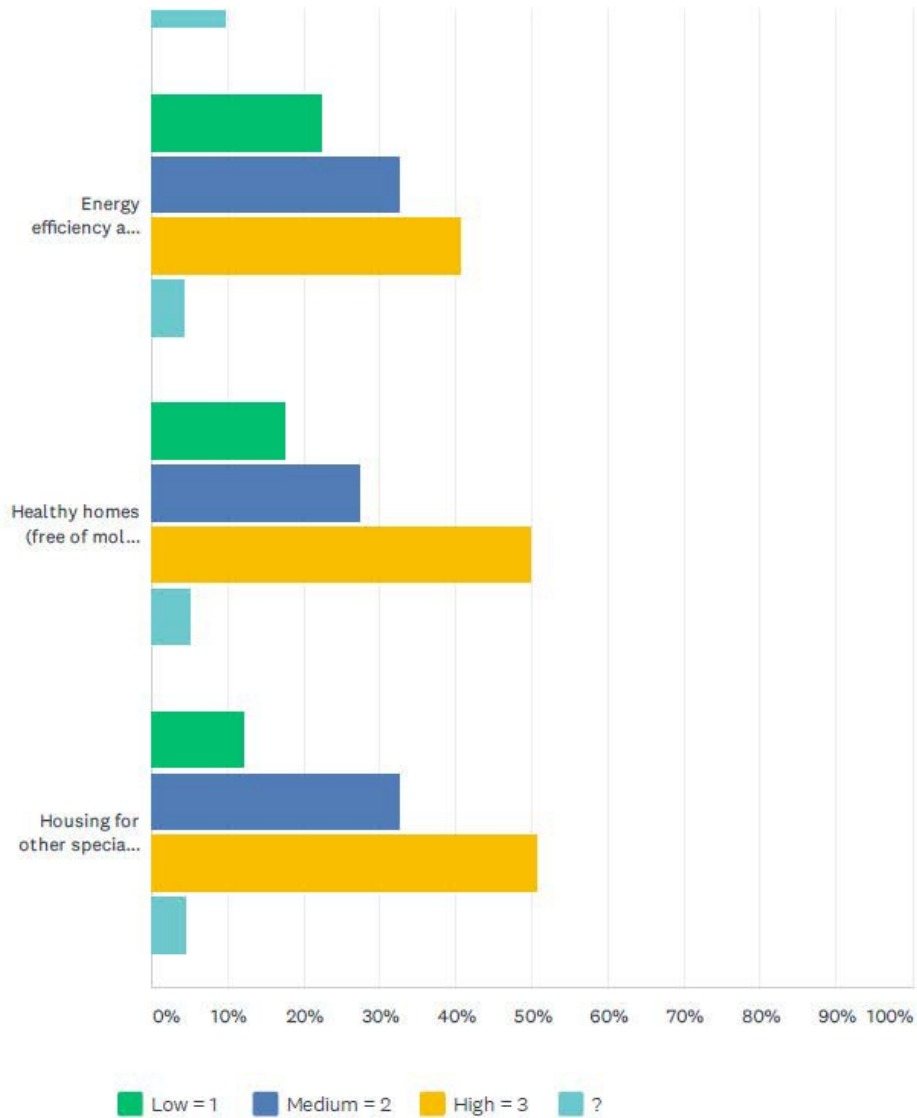


COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



12 / 43

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

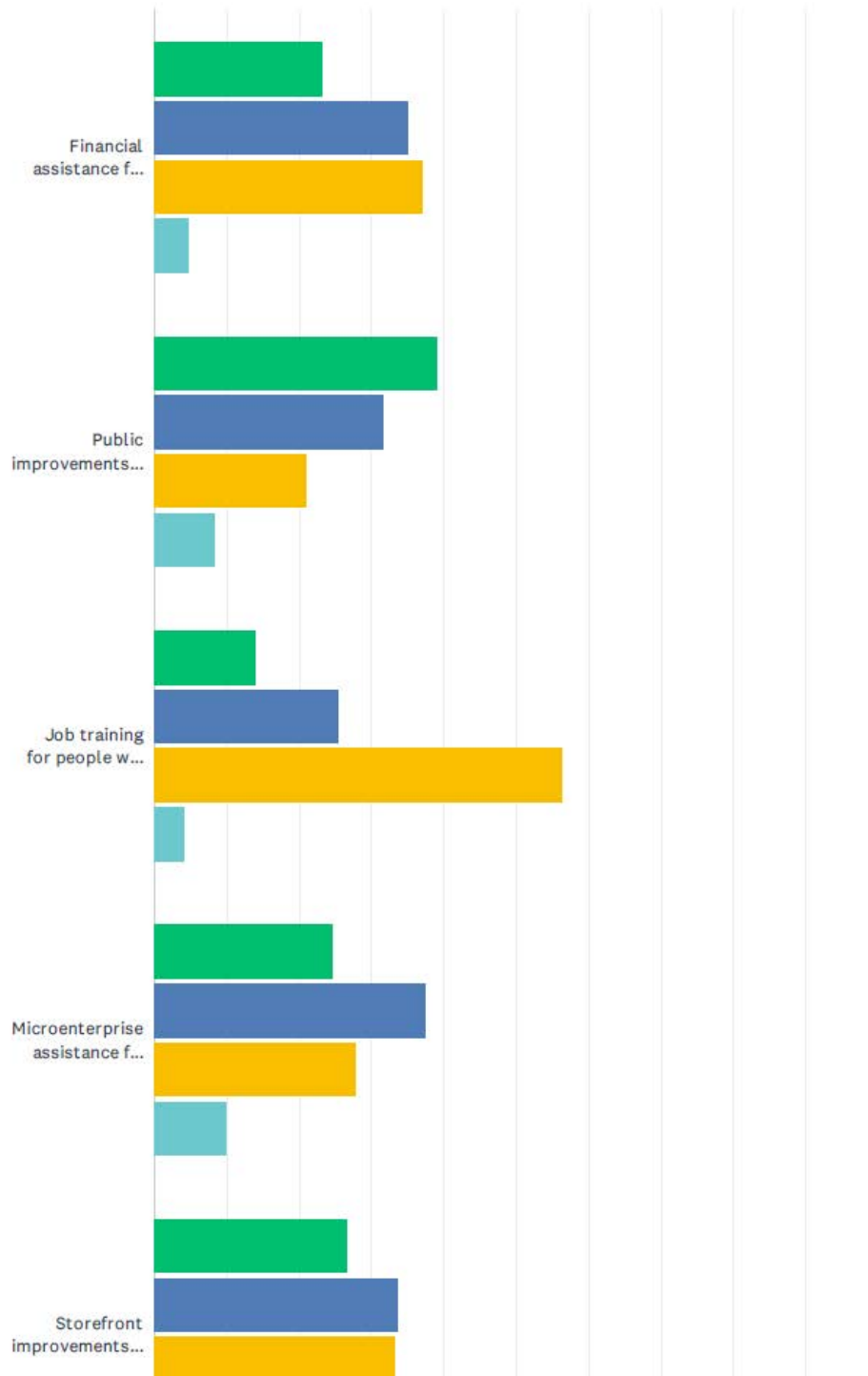


COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

	LOW = 1	MEDIUM = 2	HIGH = 3	?	TOTAL	WEIGHTED AVERAGE
Owner-occupied housing rehabilitation	32.35% 407	31.64% 398	21.14% 266	14.86% 187	1,258	1.87
Down payment assistance to purchase a home	29.13% 374	26.32% 338	39.49% 507	5.06% 65	1,284	2.11
Increase affordable rental housing inventory	15.25% 198	16.72% 217	65.49% 850	2.54% 33	1,298	2.52
Rental assistance (tenant-based rental assistance) for the homeless	20.87% 269	22.34% 288	52.99% 683	3.80% 49	1,289	2.33
Affordable housing located near transit	18.01% 233	27.51% 356	51.16% 662	3.32% 43	1,294	2.34
Code enforcement, in coordination with a neighborhood plan	21.17% 271	30.39% 389	38.67% 495	9.77% 125	1,280	2.19
Emergency home improvement/repair	27.44% 351	37.45% 479	25.41% 325	9.70% 124	1,279	1.98
Rental housing rehabilitation	24.92% 318	36.05% 460	27.35% 349	11.68% 149	1,276	2.03
Permanent supportive rental housing (housing with case management and supportive services) for people who are homeless	20.60% 268	20.91% 272	53.88% 701	4.61% 60	1,301	2.35
Housing accessibility improvements	26.40% 339	31.85% 409	31.85% 409	9.89% 127	1,284	2.06
Energy efficiency and sustainability improvements	22.48% 288	32.55% 417	40.59% 520	4.37% 56	1,281	2.19
Healthy homes (free of mold, lead, etc.)	17.64% 227	27.43% 353	49.81% 641	5.13% 66	1,287	2.34
Housing for other special needs (such as seniors and persons with disabilities)	12.11% 156	32.69% 421	50.70% 653	4.50% 58	1,288	2.40

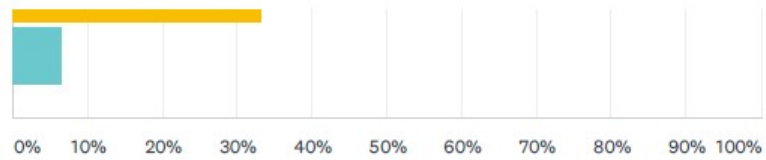
Q9 Economic Development: Job Creation in Low-Income Neighborhoods

Answered: 1,297 Skipped: 334



15 / 43

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

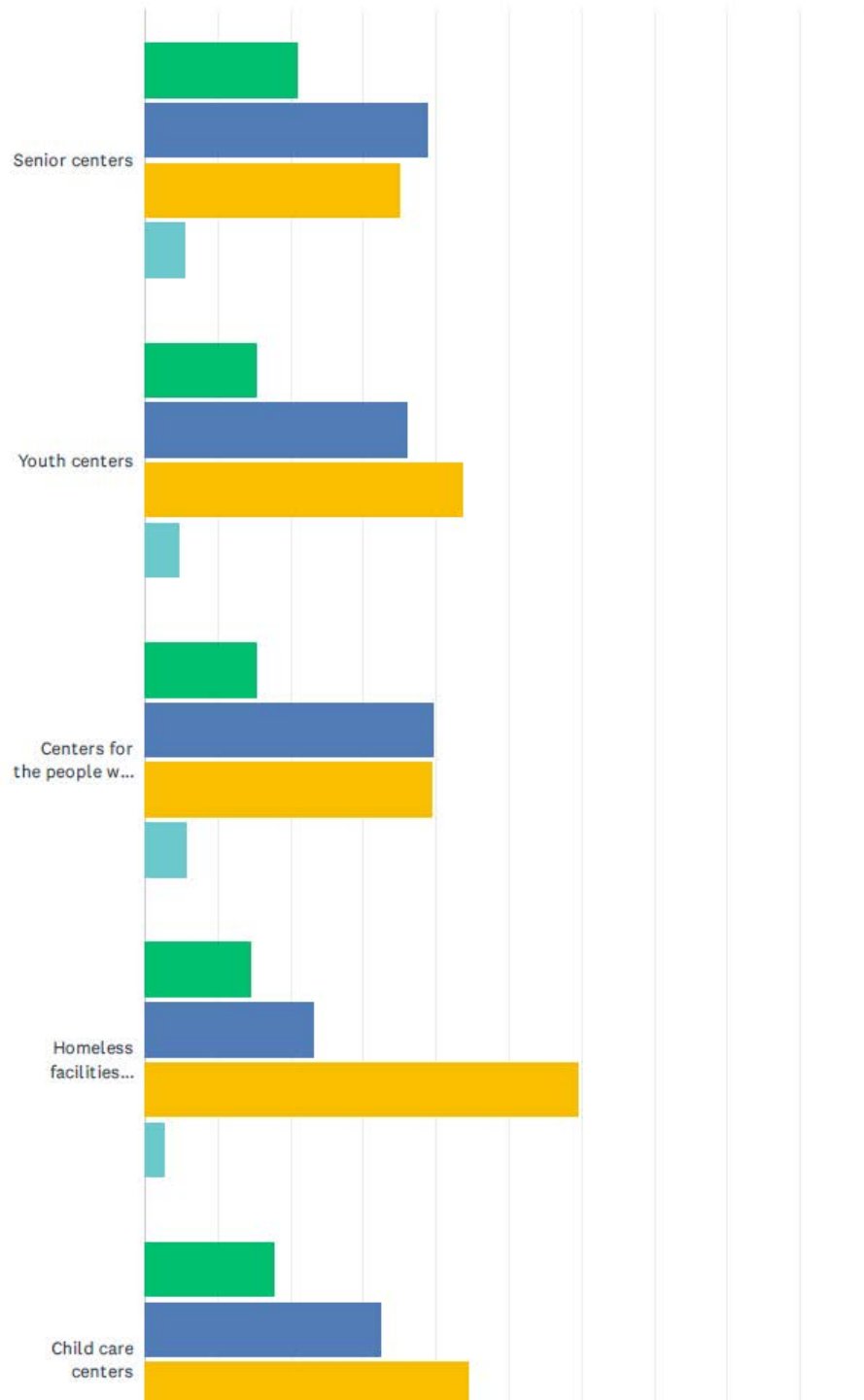


■ Low = 1
 ■ Medium = 2
 ■ High = 3
 ■ ?

	LOW = 1	MEDIUM = 2	HIGH = 3	?	TOTAL	WEIGHTED AVERAGE
Financial assistance for low-income residents for business expansion and job creation	23.24% 298	34.95% 448	36.97% 474	4.84% 62	1,282	2.14
Public improvements to commercial / industrial sites	39.08% 499	31.64% 404	20.83% 266	8.46% 108	1,277	1.80
Job training for people who are homeless	14.07% 181	25.35% 326	56.30% 724	4.28% 55	1,286	2.44
Microenterprise assistance for small business expansion (5 or fewer employees)	24.69% 315	37.46% 478	27.90% 356	9.95% 127	1,276	2.04
Storefront improvements in low-income neighborhoods	26.49% 338	33.70% 430	33.23% 424	6.58% 84	1,276	2.07

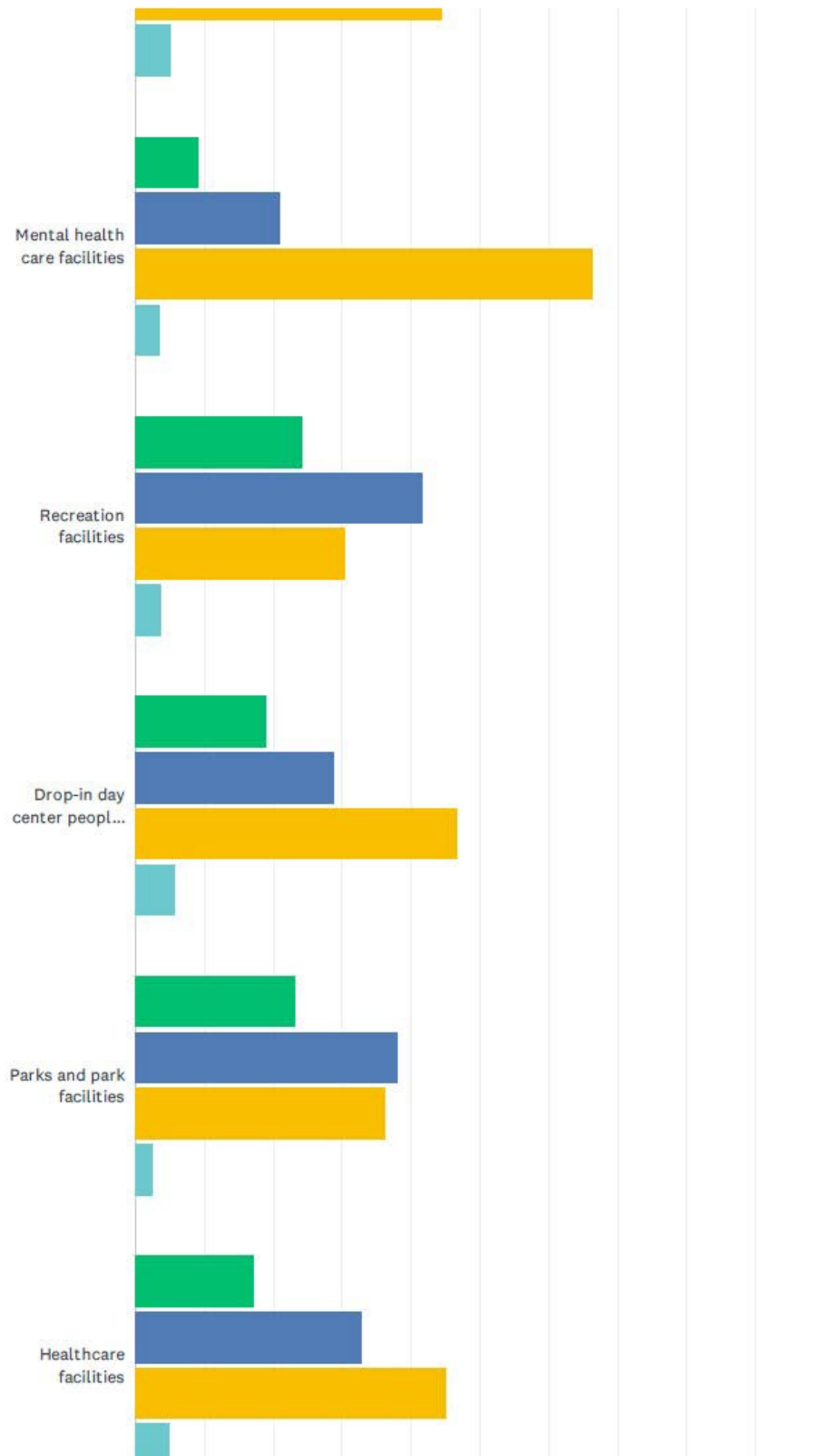
Q10 Public Facilities

Answered: 1,313 Skipped: 318



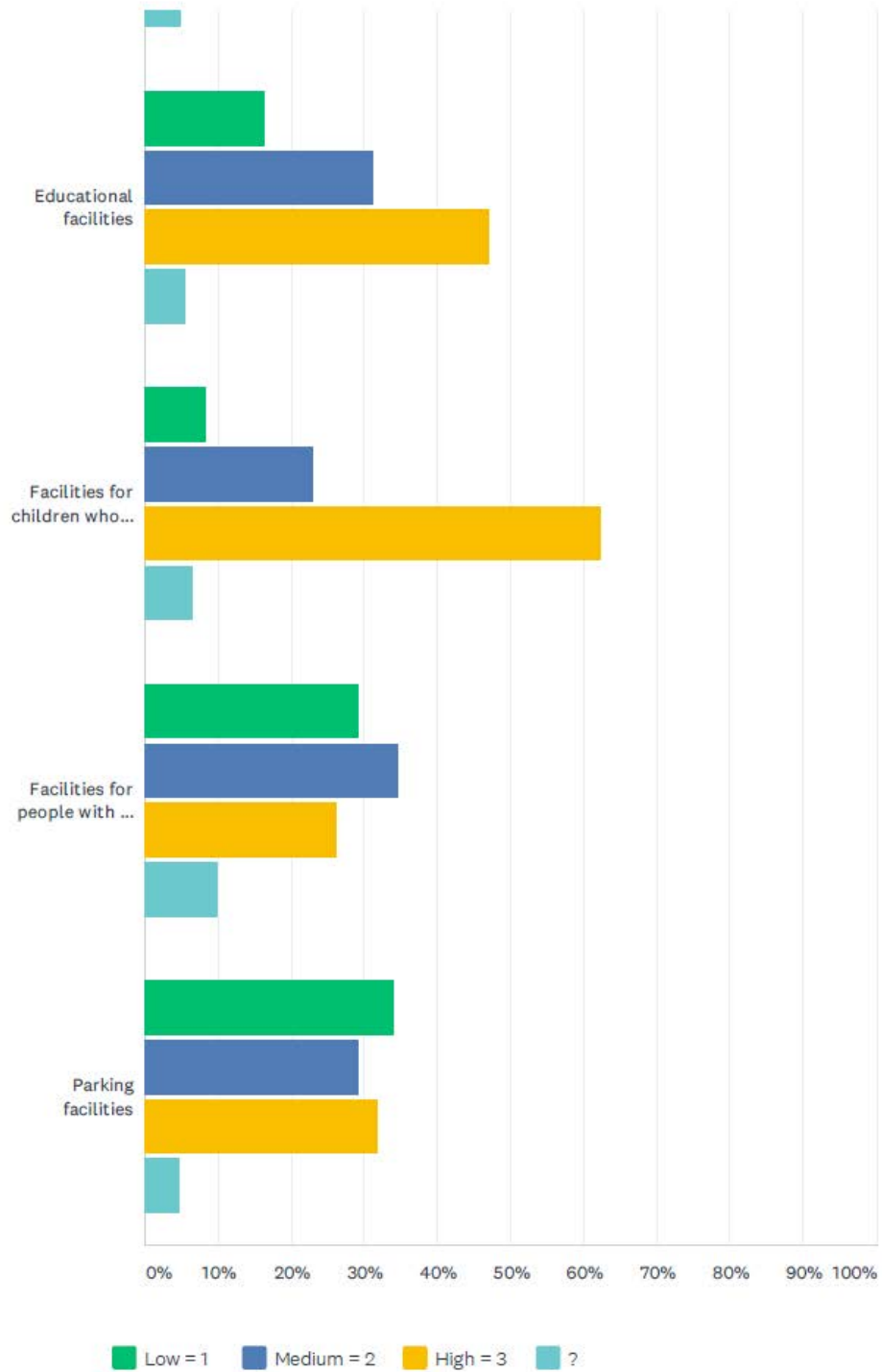
17 / 43

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



18 / 43

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

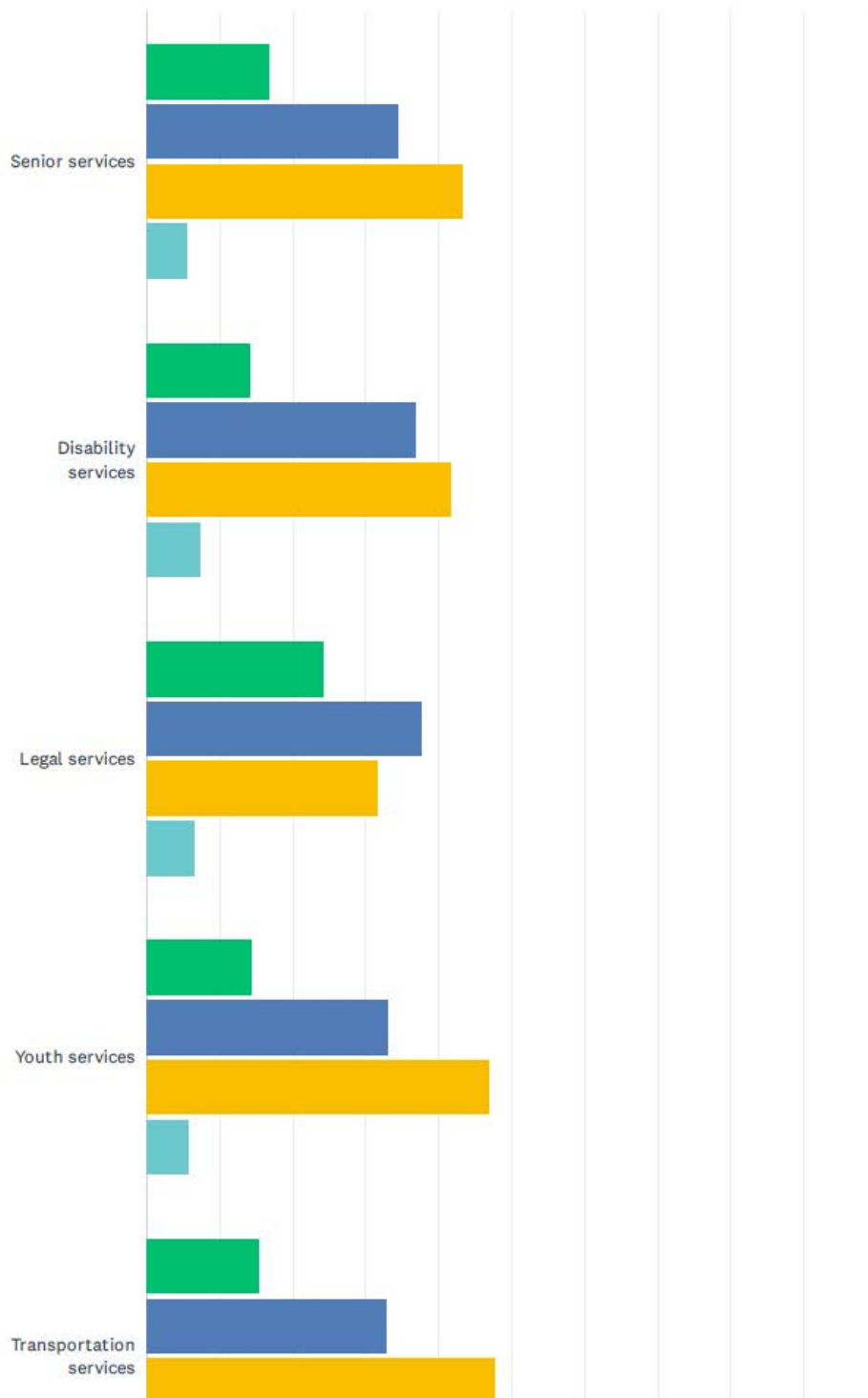


COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

	LOW = 1	MEDIUM = 2	HIGH = 3	?	TOTAL	WEIGHTED AVERAGE
Senior centers	20.86% 267	38.83% 497	34.92% 447	5.39% 69	1,280	2.15
Youth centers	15.34% 194	35.97% 455	43.79% 554	4.90% 62	1,265	2.30
Centers for the people who are disabled	15.18% 194	39.67% 507	39.44% 504	5.71% 73	1,278	2.26
Homeless facilities (temporary housing and emergency shelters)	14.60% 188	23.14% 298	59.55% 767	2.72% 35	1,288	2.46
Child care centers	17.76% 227	32.47% 415	44.60% 570	5.16% 66	1,278	2.28
Mental health care facilities	9.25% 119	20.84% 268	66.25% 852	3.65% 47	1,286	2.59
Recreation facilities	24.37% 309	41.56% 527	30.28% 384	3.79% 48	1,268	2.06
Drop-in day center people who are homeless	18.95% 242	28.82% 368	46.67% 596	5.56% 71	1,277	2.29
Parks and park facilities	23.28% 298	38.05% 487	36.17% 463	2.50% 32	1,280	2.13
Healthcare facilities	17.24% 220	32.76% 418	44.98% 574	5.02% 64	1,276	2.29
Educational facilities	16.38% 208	31.10% 395	47.17% 599	5.35% 68	1,270	2.33
Facilities for children who are abused, abandoned and / or neglected	8.42% 108	22.93% 294	62.25% 798	6.40% 82	1,282	2.58
Facilities for people with HIV / AIDS	29.28% 373	34.69% 442	26.06% 332	9.97% 127	1,274	1.96
Parking facilities	34.10% 432	29.28% 371	31.73% 402	4.89% 62	1,267	1.98

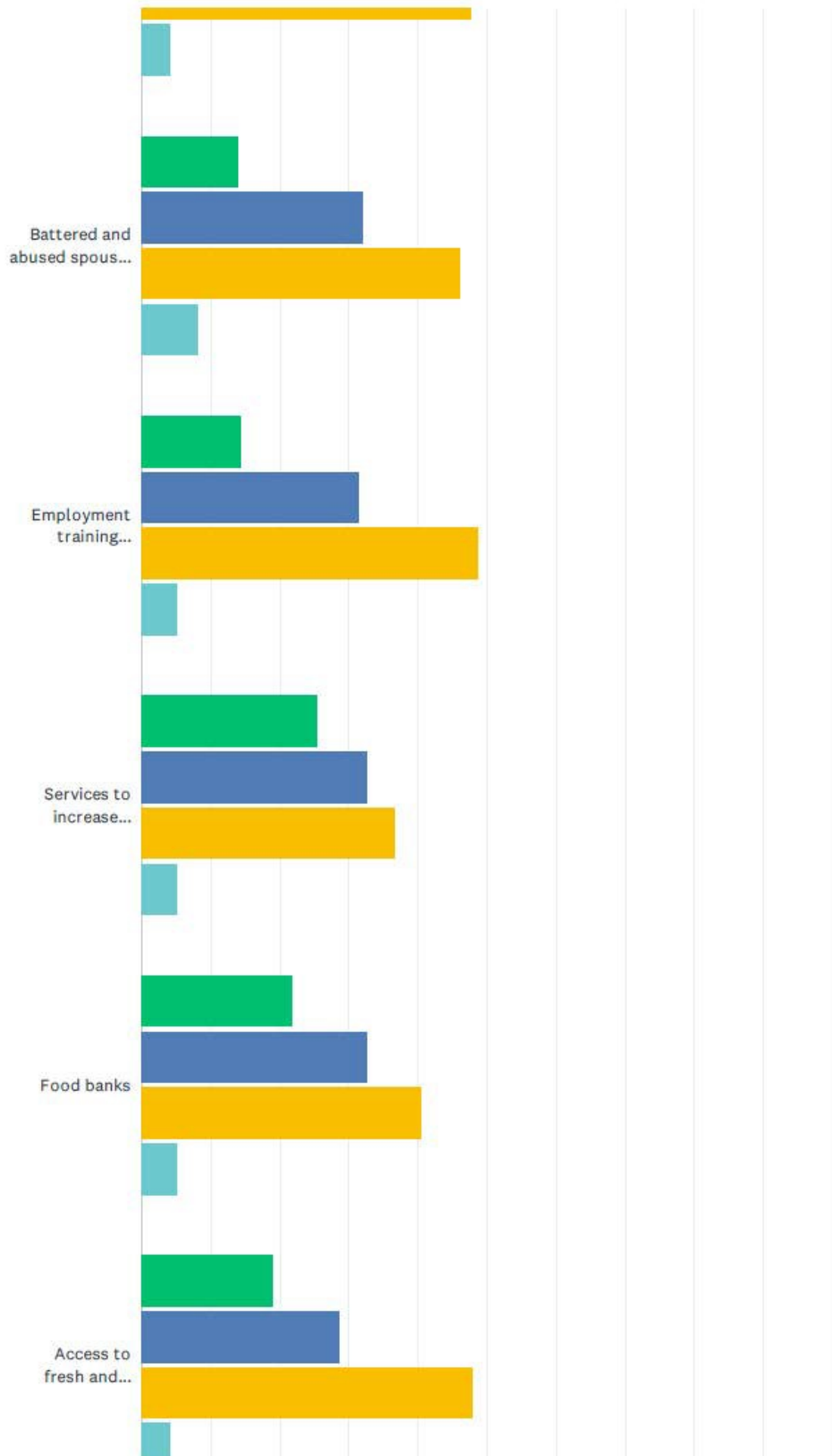
Q11 Public Services

Answered: 1,301 Skipped: 330



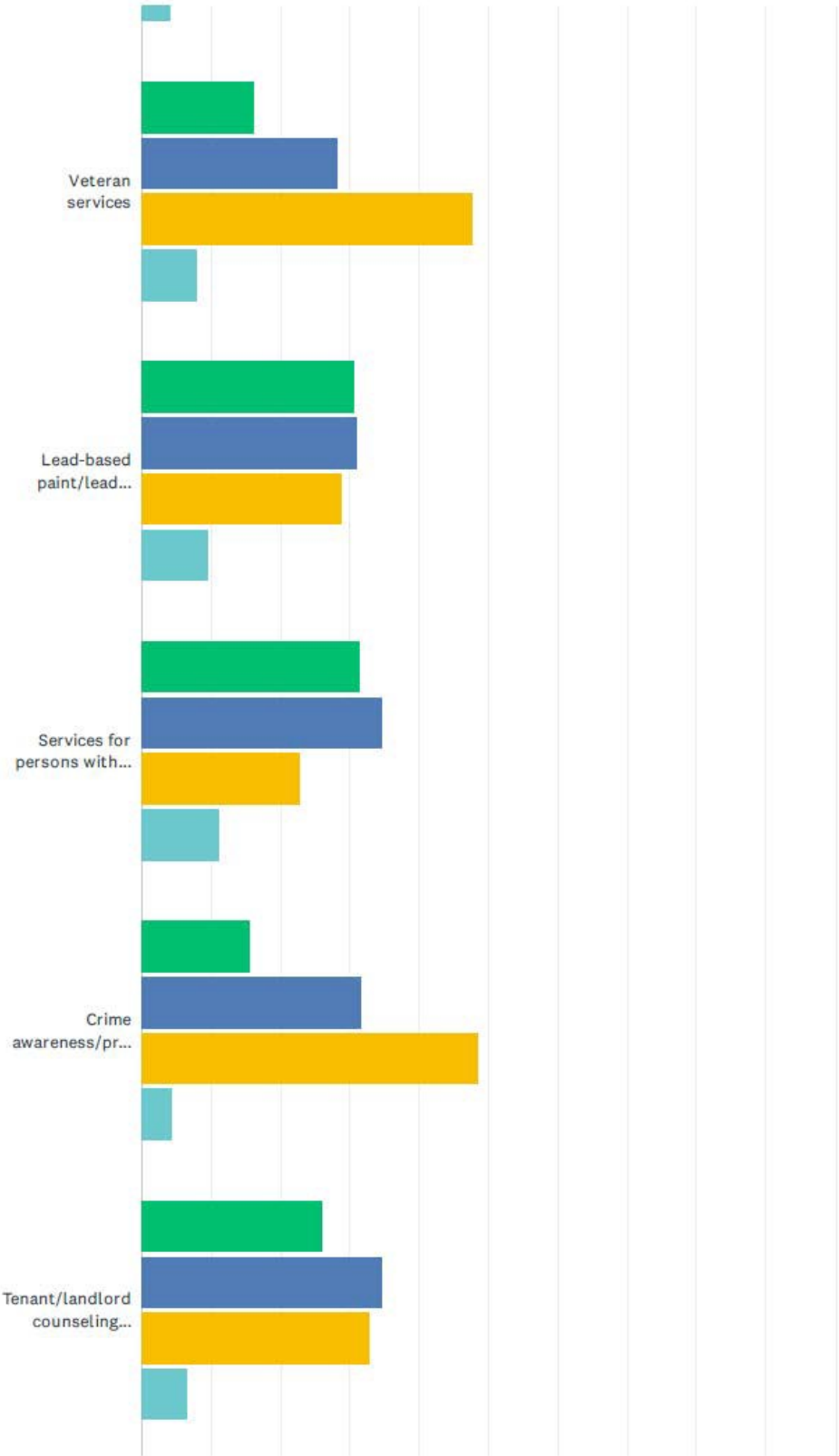
21 / 43

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

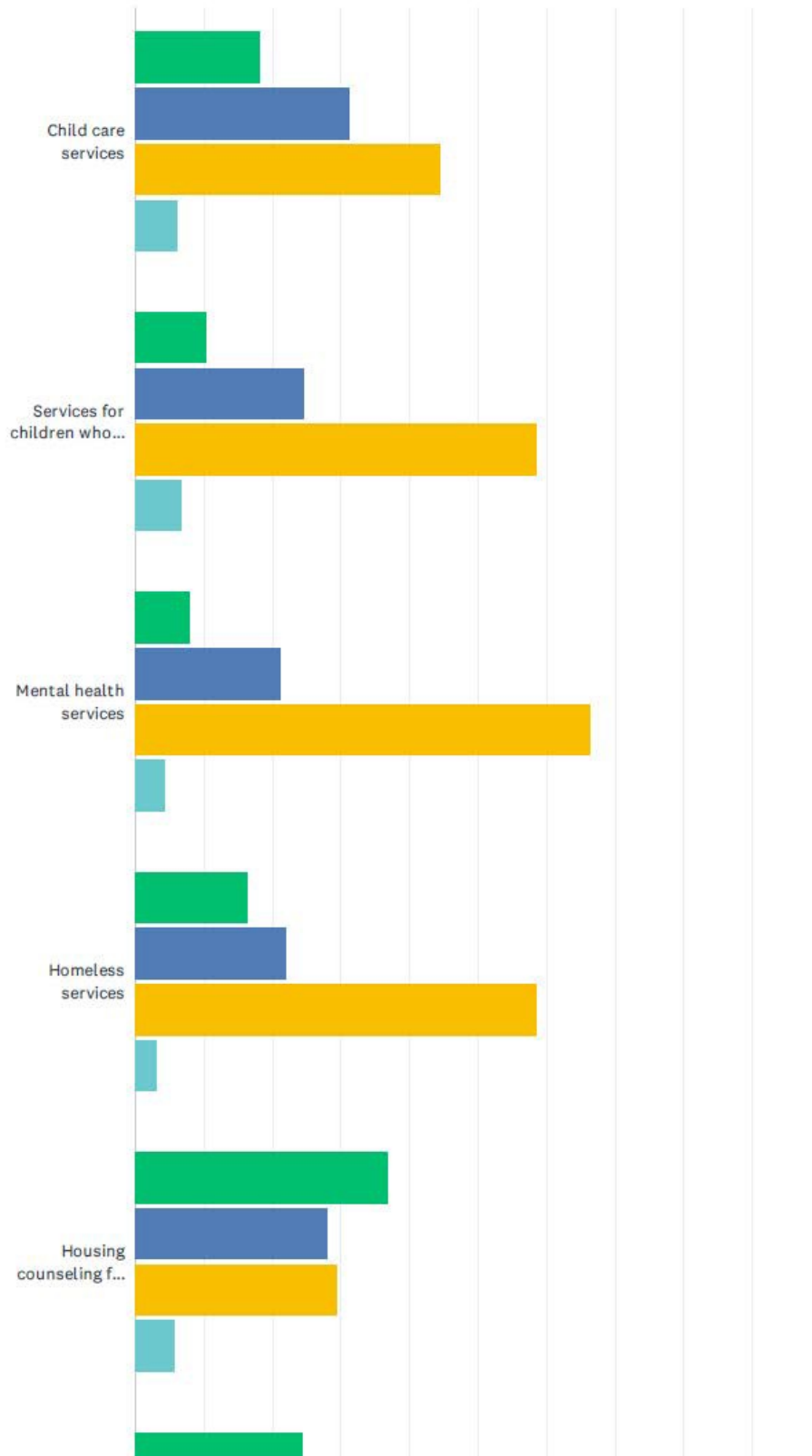


22 / 43

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

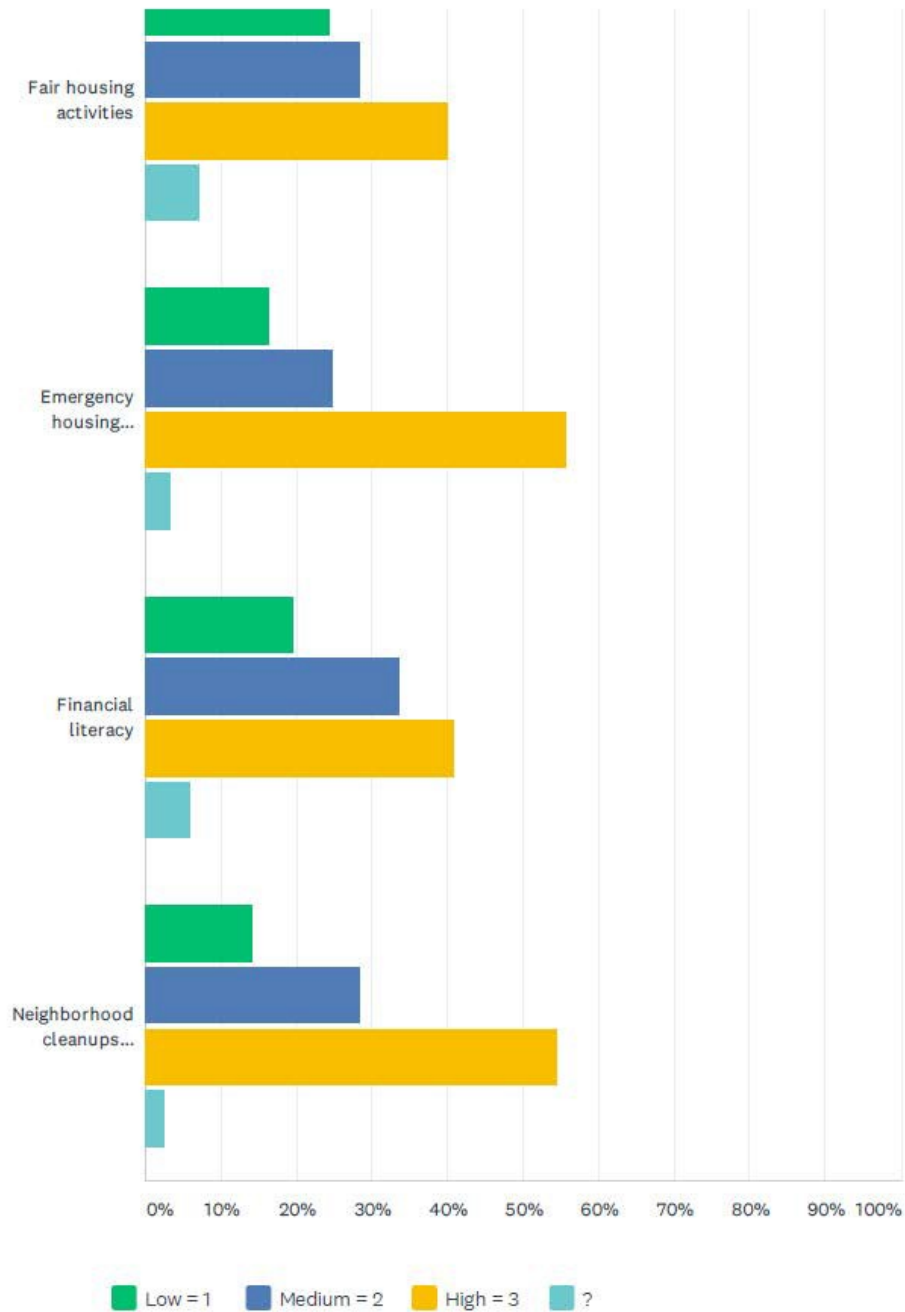


COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



24 / 43

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

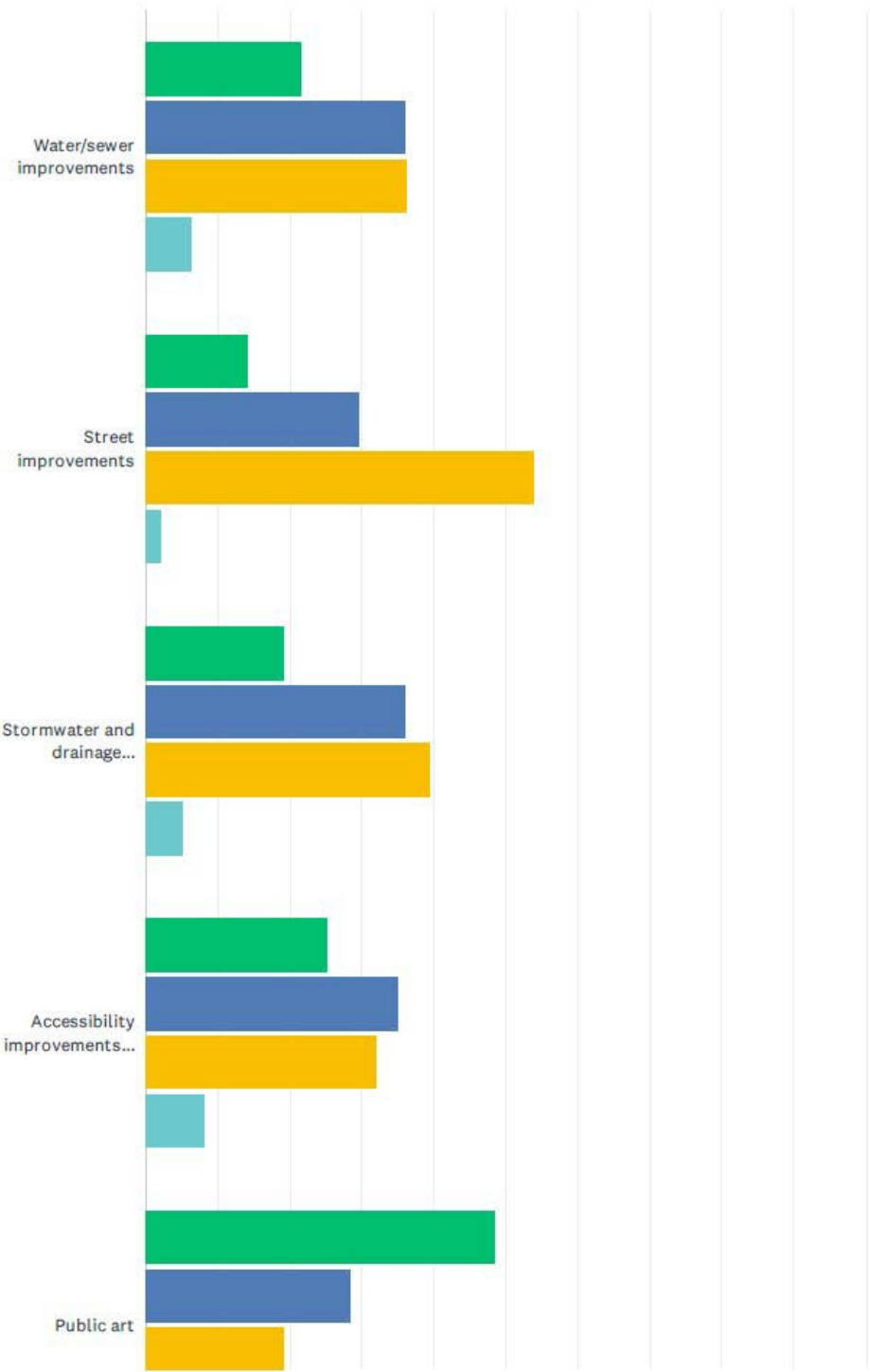
	LOW = 1	MEDIUM = 2	HIGH = 3	?	TOTAL	WEIGHTED AVERAGE
Senior services	16.67% 212	34.43% 438	43.40% 552	5.50% 70	1,272	2.28
Disability services	14.29% 181	36.78% 466	41.67% 528	7.26% 92	1,267	2.30
Legal services	24.21% 307	37.62% 477	31.62% 401	6.55% 83	1,268	2.08
Youth services	14.37% 181	33.02% 416	46.90% 591	5.71% 72	1,260	2.35
Transportation services	15.23% 193	32.91% 417	47.75% 605	4.10% 52	1,267	2.34
Battered and abused spouses services	14.00% 177	31.96% 404	45.97% 581	8.07% 102	1,264	2.35
Employment training services	14.42% 181	31.47% 395	48.84% 613	5.26% 66	1,255	2.36
Services to increase neighborhood and Community engagement	25.42% 320	32.72% 412	36.70% 462	5.16% 65	1,259	2.12
Food banks	21.69% 274	32.70% 413	40.38% 510	5.23% 66	1,263	2.20
Access to fresh and nutritious foods	19.12% 242	28.75% 364	47.87% 606	4.27% 54	1,266	2.30
Veteran services	16.12% 203	28.20% 355	47.74% 601	7.94% 100	1,259	2.34
Lead-based paint/lead hazard screens	30.63% 382	31.03% 387	28.79% 359	9.54% 119	1,247	1.98
Services for persons with HIV/AIDS	31.38% 391	34.67% 432	22.79% 284	11.16% 139	1,246	1.90
Crime awareness/prevention services	15.46% 195	31.64% 399	48.53% 612	4.36% 55	1,261	2.35
Tenant/landlord counseling services	25.94% 325	34.72% 435	32.88% 412	6.46% 81	1,253	2.07
Child care services	18.17% 226	31.19% 388	44.61% 555	6.03% 75	1,244	2.28
Services for children who are Abused, abandoned and/or neglected	10.15% 128	24.66% 311	58.52% 738	6.66% 84	1,261	2.52
Mental health services	8.04% 102	21.20% 269	66.35% 842	4.41% 56	1,269	2.61
Homeless services	16.32% 203	22.03% 274	58.60% 729	3.05% 38	1,244	2.44
Housing counseling for homebuyers and owners	36.88% 461	28.00% 350	29.52% 369	5.60% 70	1,250	1.92
Fair housing activities	24.58% 305	28.36% 352	40.05% 497	7.01% 87	1,241	2.17
Emergency housing assistance to prevent homelessness – such as utility and rental assistance	16.23% 203	24.86% 311	55.64% 696	3.28% 41	1,251	2.41
Financial literacy	19.64% 243	33.71% 417	40.82% 505	5.82% 72	1,237	2.22

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

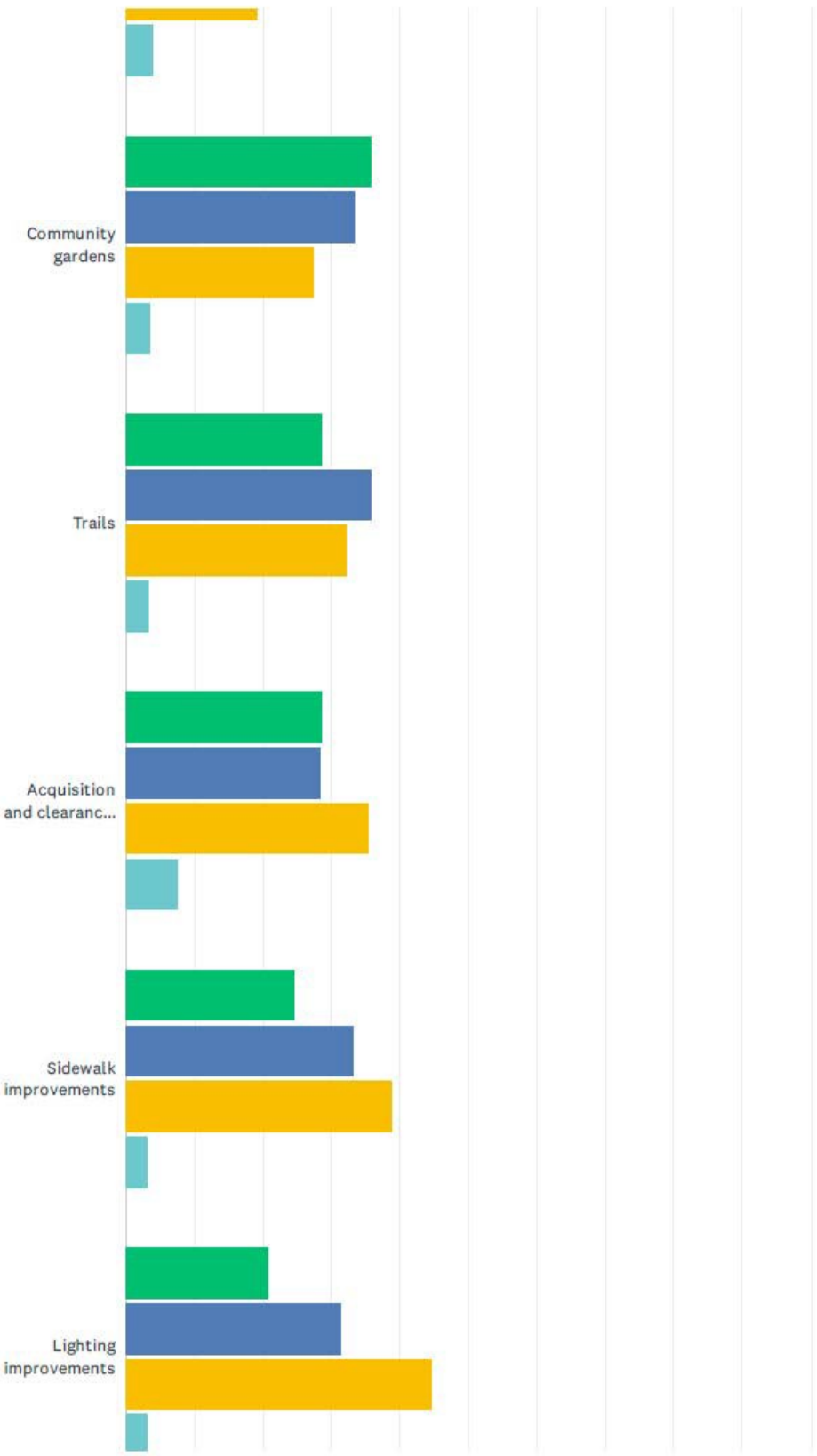
Neighborhood cleanups (trash, graffiti, etc.)	14.27% 178	28.55% 356	54.69% 682	2.49% 31	1,247	2.41
---	---------------	---------------	---------------	-------------	-------	------

Q12 Infrastructure and Neighborhood Improvements

Answered: 1,285 Skipped: 346

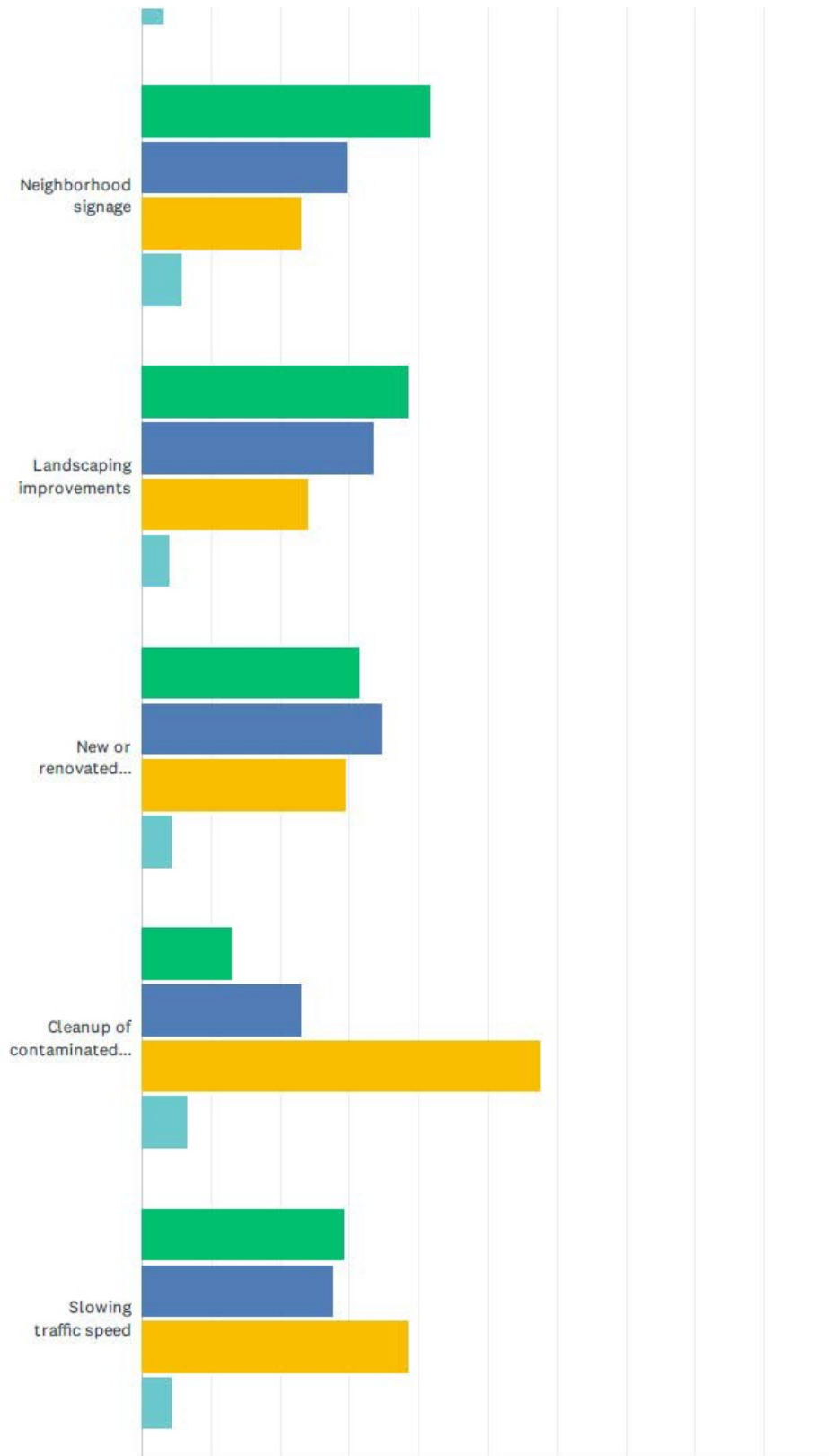


COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



29 / 43

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



30 / 43

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

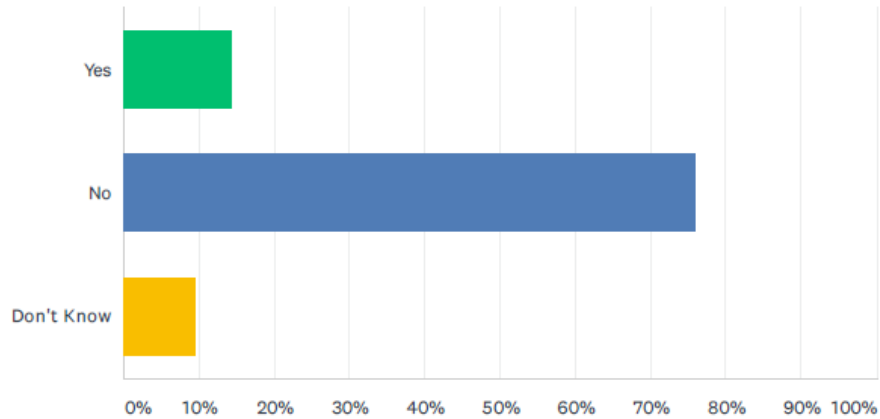
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

Low = 1 Medium = 2 High = 3 ?

	LOW = 1	MEDIUM = 2	HIGH = 3	?	TOTAL	WEIGHTED AVERAGE
Water/sewer improvements	21.57% 269	36.01% 449	36.25% 452	6.17% 77	1,247	2.16
Street improvements	14.14% 178	29.71% 374	54.01% 680	2.14% 27	1,259	2.41
Stormwater and drainage improvements	19.31% 241	35.90% 448	39.58% 494	5.21% 65	1,248	2.21
Accessibility improvements to public facilities for people with disabilities	25.02% 312	34.96% 436	31.92% 398	8.10% 101	1,247	2.08
Public art	48.52% 605	28.39% 354	19.17% 239	3.93% 49	1,247	1.69
Community gardens	35.71% 446	33.47% 418	27.30% 341	3.52% 44	1,249	1.91
Trails	28.68% 355	35.70% 442	32.23% 399	3.39% 42	1,238	2.04
Acquisition and clearance of vacant lots	28.59% 356	28.51% 355	35.34% 440	7.55% 94	1,245	2.07
Sidewalk improvements	24.64% 309	33.17% 416	39.00% 489	3.19% 40	1,254	2.15
Lighting improvements	20.73% 260	31.34% 393	44.82% 562	3.11% 39	1,254	2.25
Neighborhood signage	41.71% 518	29.63% 368	22.95% 285	5.72% 71	1,242	1.80
Landscaping improvements	38.42% 476	33.41% 414	24.13% 299	4.04% 50	1,239	1.85
New or renovated playgrounds	31.33% 392	34.69% 434	29.50% 369	4.48% 56	1,251	1.98
Cleanup of contaminated sites	12.95% 162	22.94% 287	57.55% 720	6.55% 82	1,251	2.48
Slowing traffic speed	29.38% 367	27.62% 345	38.51% 481	4.48% 56	1,249	2.10

Q13 Have you ever personally experienced housing discrimination?

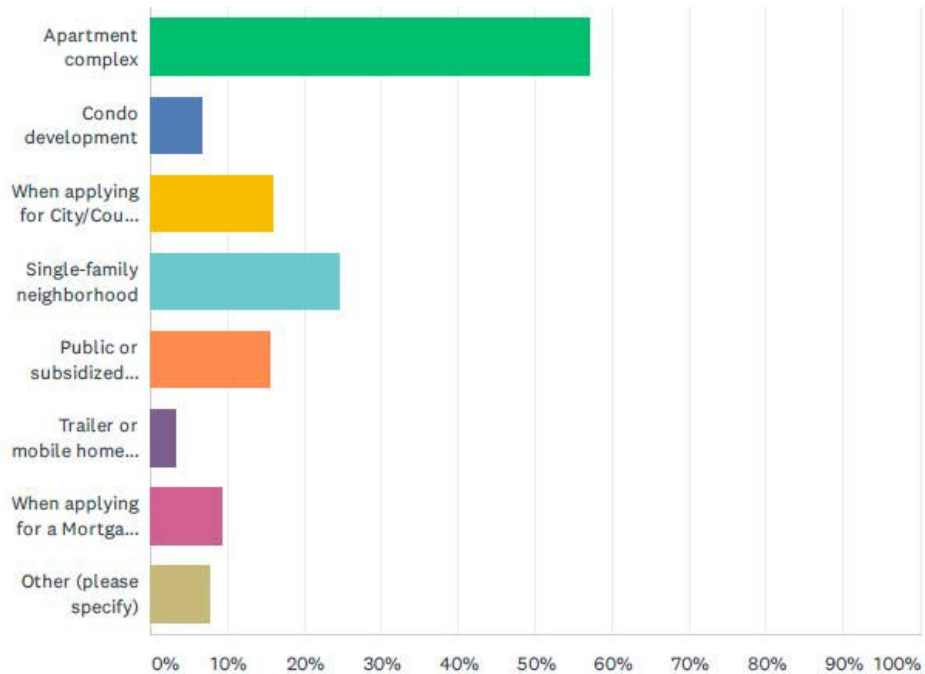
Answered: 1,288 Skipped: 343



ANSWER CHOICES	RESPONSES	
Yes	14.44%	186
No	76.01%	979
Don't Know	9.55%	123
TOTAL		1,288

Q14 Where did the act of discrimination occur? (Check all that apply)

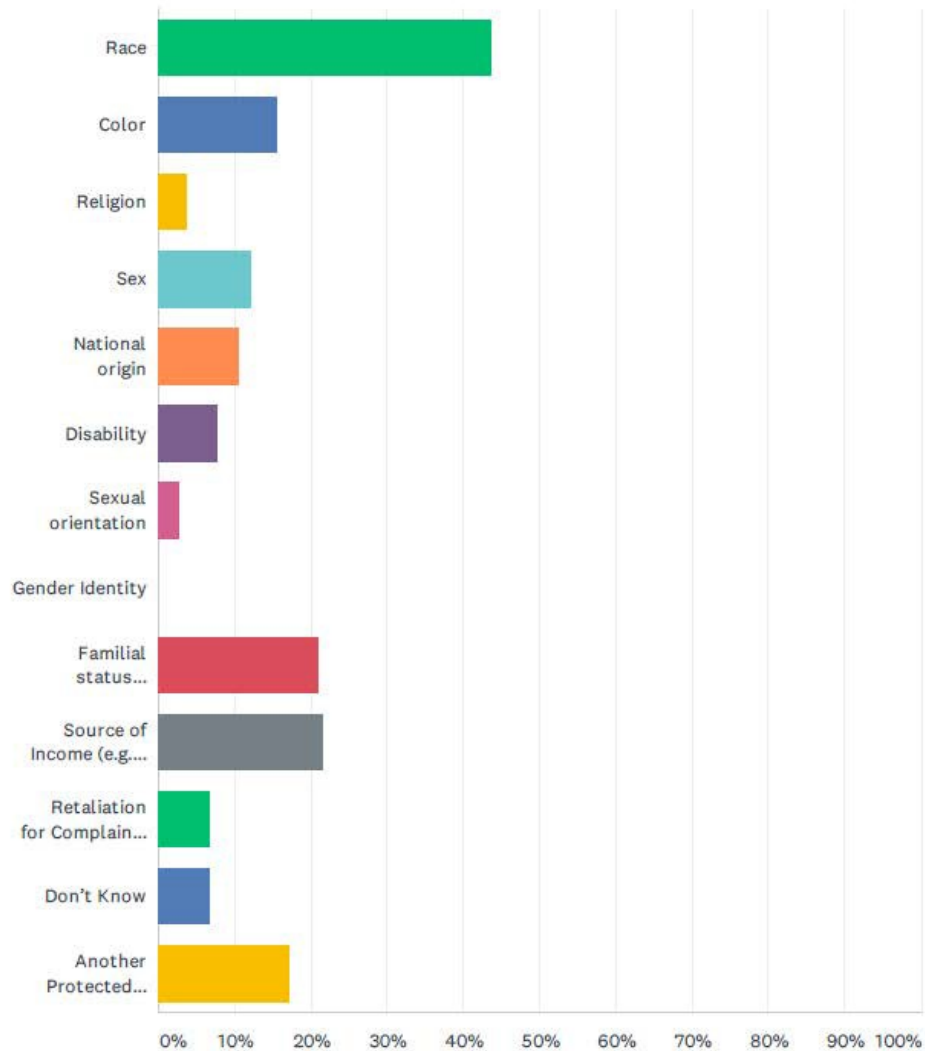
Answered: 182 Skipped: 1,449



ANSWER CHOICES	RESPONSES	
Apartment complex	57.14%	104
Condo development	6.59%	12
When applying for City/County programs	15.93%	29
Single-family neighborhood	24.73%	45
Public or subsidized housing project	15.38%	28
Trailer or mobile home park	3.30%	6
When applying for a Mortgage or Homeowner's Insurance	9.34%	17
Other (please specify)	7.69%	14
Total Respondents: 182		

Q15 On what basis do you believe you were discriminated against? (Select check all that apply)

Answered: 181 Skipped: 1,450

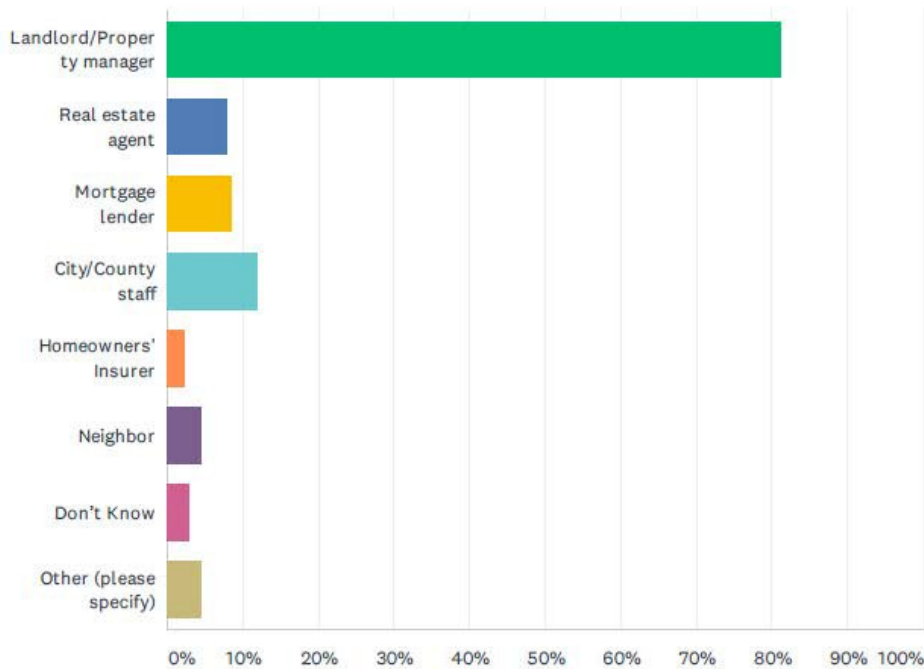


COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

ANSWER CHOICES	RESPONSES	
Race	43.65%	79
Color	15.47%	28
Religion	3.87%	7
Sex	12.15%	22
National origin	10.50%	19
Disability	7.73%	14
Sexual orientation	2.76%	5
Gender Identity	0.00%	0
Familial status (families with children under 18)	20.99%	38
Source of Income (e.g. federal housing assistance, Sect. 8)	21.55%	39
Retaliation for Complaining about Housing Discrimination	6.63%	12
Don't Know	6.63%	12
Another Protected Category from above or Other (Please specify)	17.13%	31
Total Respondents: 181		

Q16 Who do you believe discriminated against you? (Select check all that apply)

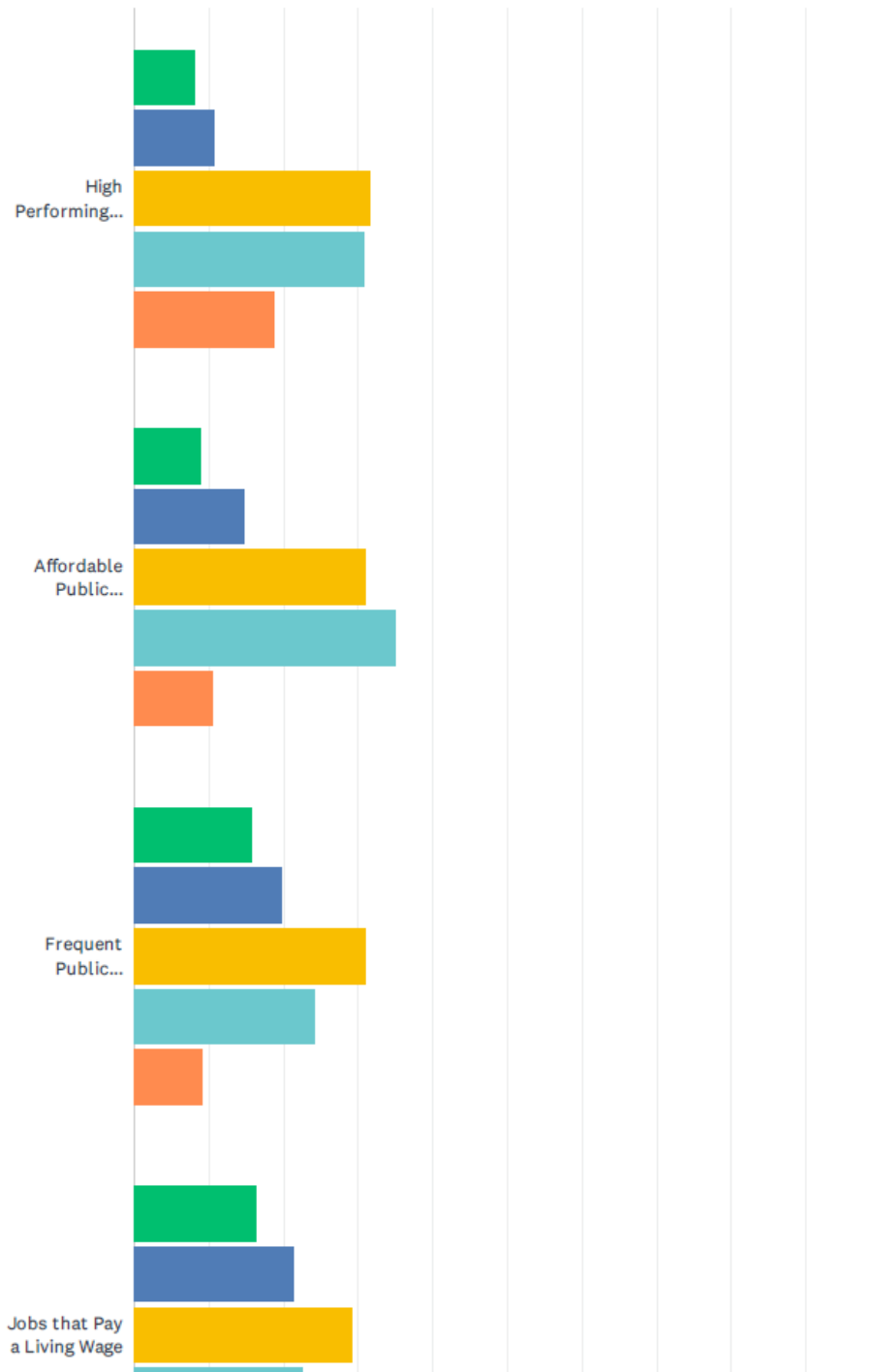
Answered: 176 Skipped: 1,455



ANSWER CHOICES	RESPONSES	
Landlord/Property manager	81.25%	143
Real estate agent	7.95%	14
Mortgage lender	8.52%	15
City/County staff	11.93%	21
Homeowners' Insurer	2.27%	4
Neighbor	4.55%	8
Don't Know	2.84%	5
Other (please specify)	4.55%	8
Total Respondents: 176		

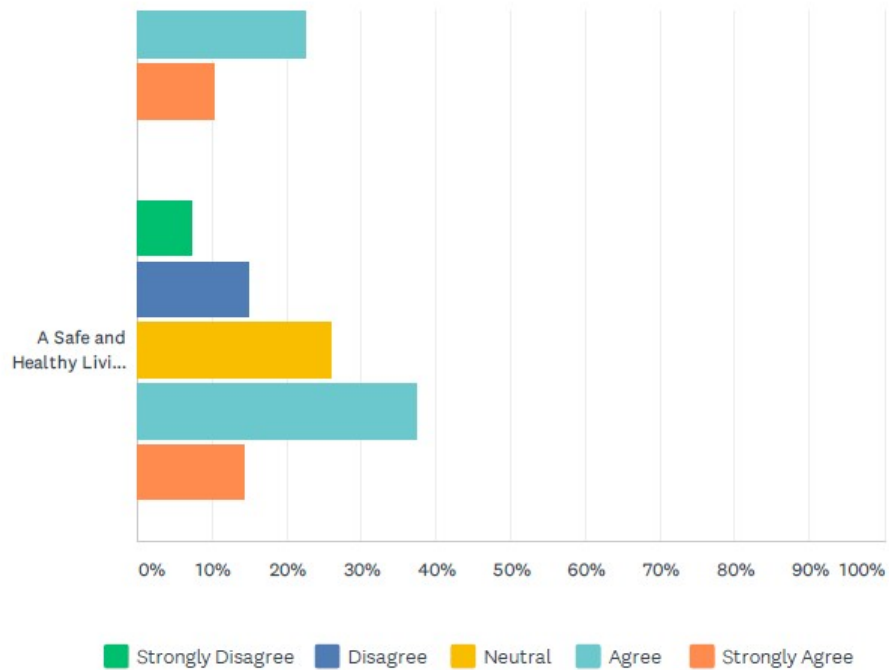
Q17 Does the neighborhood you live in provide you access to opportunities? Please mark your response

Answered: 1,233 Skipped: 398



37 / 43

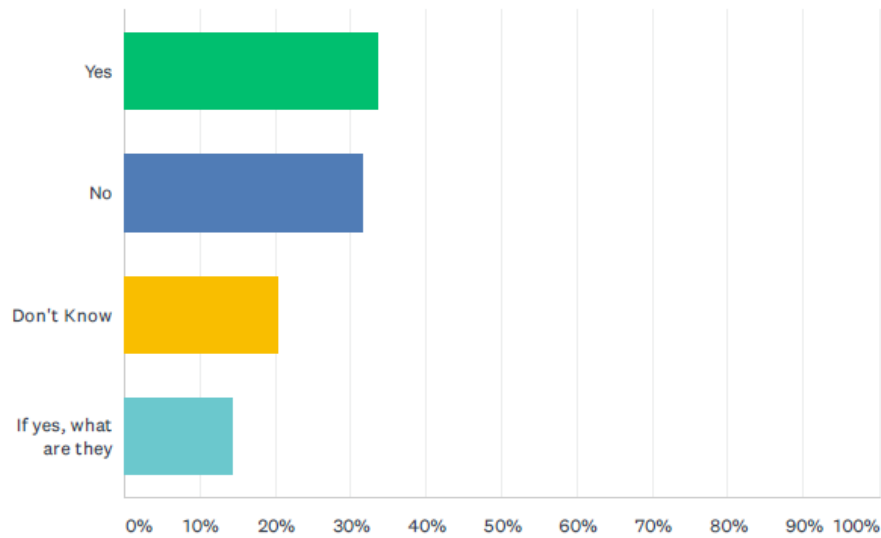
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
High Performing Schools	8.13% 99	10.76% 131	31.55% 384	30.81% 375	18.73% 228	1,217	3.41
Affordable Public Transportation	9.02% 110	14.84% 181	30.90% 377	34.84% 425	10.41% 127	1,220	3.23
Frequent Public Transportation	15.68% 191	19.87% 242	30.95% 377	24.30% 296	9.20% 112	1,218	2.91
Jobs that Pay a Living Wage	16.42% 199	21.37% 259	29.37% 356	22.69% 275	10.15% 123	1,212	2.89
A Safe and Healthy Living Environment	7.28% 89	15.04% 184	25.92% 317	37.37% 457	14.39% 176	1,223	3.37

Q18 Do you feel there are common / pressing broadband internet problems (e.g., high-speed connectivity, availability of providers, etc.)?

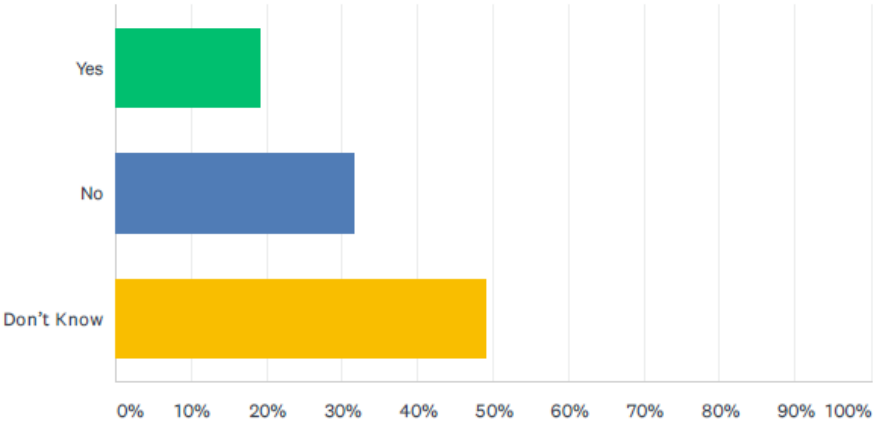
Answered: 1,247 Skipped: 384



ANSWER CHOICES	RESPONSES	
Yes	33.68%	420
No	31.68%	395
Don't Know	20.21%	252
If yes, what are they	14.43%	180
TOTAL		1,247

Q19 Do you feel that low- and moderate-income areas have adequate broadband access?

Answered: 1,224 Skipped: 407



ANSWER CHOICES	RESPONSES	
Yes	19.28%	236
No	31.54%	386
Don't Know	49.18%	602
TOTAL		1,224