

CITY OF GILROY

2015-2020 CONSOLIDATED PLAN





Executive Summary

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

1. Introduction

The federal Department of Housing and Urban Development (HUD) annually allocates a series of grants to local jurisdictions for community development activities. As a requirement to receive these entitlement grants, Title I of the National Affordable Housing Act mandates that jurisdictions prepare a five-year Consolidated Plan that identifies local community development needs and sets forth a strategy to address these needs. The Consolidated Plan must address both affordable housing and non-housing related community development needs. The needs are targeted to low income persons or low income areas.

The City partnered with other Santa Clara County cities and hired LeSar Development Consultants and MIG to develop a Consolidated Plan that contains elements applicable to all jurisdictions. This coordinated effort allows the jurisdictions to evaluate and plan for community development needs on a more regional basis. It recognizes that while different parts of the County have unique concerns, many of these issues span jurisdictional borders. The document also serves as a resource for local practitioners and service providers looking to understand community development needs throughout Santa Clara County and in the city of Gilroy.

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

HUD has established a set of outcomes and objectives entitlement jurisdictions need to address. The outcomes and objectives are noted within each of the twenty-two Goals included in the Strategic Plan Plan (SP-45) section of the Consolidated Plan. In summary they are as follows:

- **Outcomes:** Availability/Accessibility; Affordability; Sustainability
- **Objectives:** Create suitable living environments; Provide Decent Affordable Housing; Create Economic Opportunities

3. Evaluation of past performance

A meaningful evaluation of past performance is integral to determine what has been accomplished and what work is necessary to address the myriad of needs in the community. This evaluation included a review of past Consolidated Plans and Annual Action Plans as well as the successes achieved through the Neighborhood Revitalization Strategy. Through this evaluation the city was able to compare the needs identified through this Consolidated Plan and compare them to the activities that have taken place in the past to determine if those activities are still necessary. Priority needs and goals were then formulated to meet these needs with an eye to what has been successful in the past and what is necessary in the future.

4. Summary of citizen participation process and consultation process

Public participation plays a central role in the development of the Consolidated Plan. The participating jurisdictions, in partnership with consultants, facilitated a comprehensive outreach process. A Regional Needs Survey was conducted to solicit input from residents and workers in the region. The survey polled respondents about the level of need in their respective neighborhoods for various types of improvements that could be addressed by entitlement funds. Respondents were informed that participating jurisdictions were updating their respective Consolidated Plans for federal funds that primarily serve low- and moderate-income residents and areas. A total of 1,472 survey (1,078 electronically and 394 via print) were collected.

The Entitlement Jurisdictions also held three regional public forums to identify housing and community development needs and priorities for the next five years. The public forums were conducted to help the participating jurisdictions make data-driven, place-based investment decisions for federal funds. Seventy-six (76) people attended the regional forums, including community members, service providers, nonprofit representatives, and interested stakeholders.

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

Approximately 1,225 printed flyers providing public notice about the regional forums were distributed throughout the County at libraries, recreation centers, community meeting locations, and organizations benefiting LMI residents and areas. These flyers were available in English and Spanish. Print newspaper display ads also were posted in the *Gilroy Dispatch* (English), *Mountain View Voice* (English), *El Observador* (Spanish), *La Oferta* (Spanish), *Thoi Bao* (Vietnamese), *Philippine News* (Tagalog), *World*

Journal (Chinese) and *San Jose Mercury News* (English). In addition, an online display ad was placed in the *San Jose Mercury News* to reach readers electronically.

5. Summary of public comments

The Attached "Gilroy Participation Summary" highlights the public comments received during the outreach process designed to gather community input on the needs of the community. The city will add any additional public comments received during the public comment review period of the Consolidated Plan and incorporated into the final draft.

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

All comments or views were accepted.

7. Summary

Through the public outreach process and evaluation of needs in the community, the city of Gilroy has identified twenty-two goals it wishes to address within the five-year period of the Consolidated Plan. These goals are detailed in Section SP-45 of the Consolidated Plan. In summary they are:

1. Support for affordable housing development
2. Housing Element implementation
3. Affordable homeownership support
4. Homebuyer education
5. Housing rehabilitation
6. Housing for the homeless
7. Services to the homeless
8. Emergency rental assistance
9. Homeless job training
10. Support basic need services
11. Support for supportive services
12. Support youth services
13. Code Enforcement services
14. Tenant-landlord mediation
15. Capital improvements in the NRSA
16. Mitigate lead-based paint hazards
17. Promote fair housing choice
18. Fair housing zoning
19. Analysis of impediments
20. Workforce development
21. Small business development
22. Neighborhood Revitalization Strategy

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	GILROY	Community Development Department

Table 1 – Responsible Agencies

Narrative

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

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

Consolidated Plan Public Contact Information

City of Gilroy

Daniel Murillo, Housing and Community Development Grant Coordinator

City of Gilroy, Office of Housing and Community Development

7351 Rosanna Street Gilroy, CA 95020

(408) 846-0209

Daniel.Murillo@cityofgilroy.org

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

1. Introduction

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

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

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

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

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

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

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)).

Regional Forums

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

Community Forums in Local Jurisdictions

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

Outreach

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

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

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

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

The Santa Clara County Continuum of Care (CoC) is a multi-sector group of stakeholders dedicated to ending and preventing homelessness in the County of Santa Clara (County). The CoC's primary responsibilities are to coordinate large-scale implementation of efforts to prevent and end homelessness in the County.

In winter 2015, the CoC partnered with Destination: Home, a public-private partnership committed to collective impact strategies to end chronic homelessness, and released a Community Plan to End Homelessness in Santa Clara County (the Plan), which outlines a roadmap for community-wide efforts to end homelessness in the County by 2020. The strategies and action steps included in the Plan were informed by members who participated in a series of community summits designed to address the needs of homeless populations from April to August 2014. The Plan identifies strategies to address the needs of homeless persons in the County, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. Additionally, it also intended to address the needs of persons at risk of homelessness. The Plan aims to implement the following strategies:[1]

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

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

Members of the CoC meet on a monthly basis in various work groups to ensure successful implementation components of the Plan's action steps. A Community Plan Implementation Team, which includes members of the CoC and other community stakeholders, meets quarterly to evaluate progress toward the Plan's goals, identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness.[2]

[1] Santa Clara County CoC. "Community Plan to End Homelessness in Santa

[2] Ibid.

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

Allocating Funds, Setting Performance Standards and Evaluating Outcomes

The city is not an ESG entitlement jurisdiction.

Operating and Adminstrating Help Management Information System (HMIS)

The HMIS SCC project is administered by Community Technology Alliance (CTA) and has served the community since 2004. The project meets and exceeds HUD’s requirements for the implementation and compliance of HMIS Standards. The project has a rich array of service provider participation and is utilized to capture information and report on special programming, such as Housing 1000, the County VTA free bus pass program, and prevention service delivery.[1]

[1] County of Santa Clara. Consolidated Annual Performance and Evaluation Report (CAPER). 2014

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Abilities United
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended September 25, 2014 Community Forum.

NOTE: Additional agencies, groups and organizations will be included in the final draft of the Consolidated Plan

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

Not applicable

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Regional Continuum of Care Council	<p>The Continuum of Care works to alleviate the impact of homelessness in the Community through the cooperation and collaboration of social service providers.</p> <p>This effort aligns with the Strategic Plan's goal to address homelessness.</p>
City of Gilroy Housing Element (2015-2023)	City of Gilroy	<p>The Housing Element outlines the City of Gilroy goals, policies, and implementation programs for the preservation, conservation, improvement, and production of housing for the 2015-2023 planning period. The Housing Element identifies the specific actions the City will take to address existing and future housing needs. This effort aligns with the Strategic Plan's goal to address affordable housing issues through implementation of the plan.</p>
2012-2014 Comprehensive HIV Prevention & Care Plan	Santa Clara County HIV Planning Council for Prevention and Care	<p>This plan provides a roadmap for the Santa Clara County HIV Planning Council for Prevention and Care to provide a comprehensive and compassionate system of HIV prevention and care services for the County. This effort aligns with the Strategic Plan's goal to provide basic and supportive services to special needs populations.</p>
Affordable Housing Funding Landscape & Local Best	Cities Association of Santa Clara County and Housing Trust Silicon Valley	<p>This report provides a comparison of the different funding strategies available for affordable housing in the County, and the best practices for funding new affordable housing. This effort aligns with the Strategic Plan's goal to support the development of affordable housing.</p>
Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022	Association of Bay Area Governments	<p>This plan analyzes the total regional housing need for Santa Clara County and all of the Bay Area. This effort aligns with the Strategic Plan's goal to support the development of affordable housing.</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Community Plan to End Homelessness in Santa Clara	Destination: Home	The Community Plan to End Homelessness in the County is a five-year plan to guide governmental actors, nonprofits, and other community members as they make decisions about funding, programs, priorities and needs. This effort aligns with the Strategic Plan's goal to address homelessness.

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))

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

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

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

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A comprehensive summary of the citizen participation process and needs identified through the process is found in Appendix A: Citizen Participation Summary. Below is a summary of the outreach efforts:

1. Regional and Community Forums: A total of 11 regional and community forums took place to include a forum in the city of Gilroy. In total, the forums were attended by 209 individuals representing a cross-sector of the community. This effort included the distribution of 1,225 hardcopy surveys and eight multi-lingual display ads in the local media.
2. Regional Needs Survey: 4,847 entities were directly engaged via email and survey links were posted on the entitlement jurisdiction's websites. Outreach was also made via Facebook and Twitter. These efforts resulted in the return of 1,472 survey responses.
3. In addition, city staff presented a series of priorities for both public service and community development activities identified through the citizen participation process to the Gilroy City Council on February 2, 2015 and March 15, 2015. The public was invited to offer comments at those meetings.

The city will use the results of these outreach efforts to formulate the goals it wishes to achieve over the 5-year Consolidated Plan period.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Forum	Broad community outreach to all members of the public and targeted outreach to service providers , be	A total of 209 individuals attended the 11 regional/ community forums held in the fall of 2014.	See PR-15	All comments were accepted.	

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

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Forum	Targeted non-English Speaking communities through surveys in English, Spanish, simplified Chinese, T	A total of 394 Regional Needs Surveys were collected during the open period from September 19, 2014 through November 15, 2014. The print survey was available in five languages.	See PR-15	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Forum	Broad outreach to Santa Clara County stakeholders with computer and internet access	Announcements posted to the websites of the Entitlement Jurisdictions to promote regional survey links (English and Spanish) and regional/ community forums	See PR-15	Not applicable	http://www.cityofgilroy.org/cityofgilroy/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Public Forum	Multi-lingual ads placed in multiple newspapers including the Gilroy Dispatch	Eight, multi-lingual display ads were posted in local news media outlets in the County; One online advertisement was placed in the San Jose Mercury News. Joint circulation (e.g. number of copies distributed on an average day) of over 1,575,000.	See PR-15	Not applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Public Forum	Broad outreach to Santa Clara County residents and stakeholders with computer access	Announcements posted to Facebook and Twitter accounts of Entitlement Jurisdictions and community partners. A potential of 25,000 persons on Facebook and 11,000 persons on Twitter were engaged in this process.	See PR-15	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Forum	Mass emails to new and established distribution lists of Entitlement Jurisdictions and community par	Approximately 4,847 entities, organizations, agencies, and persons have been engaged through e-blasts outreach efforts. E-blasts included links to an electronic outreach flyer.	See PR-15	All comments were accepted.	
8	Public Forum	Service providers, beneficiaries and grant recipients across the County.	Targeted emails promoting regional survey links (English and Spanish) sent to over 560 stakeholders.	See PR-15	All comments were accepted.	

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

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The County of Santa Clara (County) encompasses Silicon Valley, an area known for its technological enterprise and great wealth. At the same time, it is also one of the least affordable places to live, with 42% of residents experiencing housing cost burden.[1] It also boasts the third-most expensive rental market in the U.S.,[2] the seventh-least affordable for-sale market of any metropolitan area[3], and home to the fourth-largest population of homeless individuals[4] with the highest percentage of unsheltered homeless of any major city. [5] These statistics point to a widening gap between the highest earners and the middle and lower income population. This gap makes the region the second-least equitable metropolitan area in the nation.[6]

The City of Gilroy (city) is the southernmost city in the County. The city covers 16 square miles and is home to approximately 51,701 residents.[7] In contrast to the massive technology innovation corridors in Silicon Valley, the city has an agricultural center known for its garlic and boutique wine industry. To adequately address Gilroy’s community needs and support its thriving economy, the city has identified and assessed the areas that could benefit the most from federal investment through the U.S. Department of Housing and Urban Development (HUD).

[1] 2007-2011 CHAS

[2] The United States Conference of Mayors and The Council on Metro Economies and the New American City. “U.S. Metro Economies: Income and Wage Gaps Across the US.” August 2014.

[3] National Low Income Housing Coalition. “Out of Reach.” 2014.

[4] Trulia. “Where is Homeownership Within Reach of the Middle Class and Millennials.” November 2014.

[5] The U.S. Department of Housing and Urban Development. “2014 Annual Homeless Assessment Report (AHAR) to Congress.” October 2014.

[6] Ibid

[7] 2013 ACS

Methodology

The majority of data utilized throughout the Needs Assessment and Market Analysis is provided by HUD for the purpose of preparing the Consolidated Plan. HUD periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.[1]

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

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

- Extremely low income: Households earning 30% or less than the AMI
- Very low income: Households earning 50% or less than the AMI
- Low and moderate income: Households earning 80 percent or less than the AMI

[1] U.S. Department of Housing and Urban Development. "Consolidated Planning/CHAS Data."

[2] United States Census Bureau. "American Community Survey: When to Use 1-year, 3-year, or 5-year Estimates."

[3] U.S. Department of Housing and Urban Development. "Glossary of CPD Terms."

Overview

Within Gilroy, 44% of households (6,280 households) are Low-Moderate Income with incomes ranging from 0-80% Area Median Income (AMI):

- 18% at 0-30% AMI ; 12% at 30-50% AMI; 13% at 50-80% AMI

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

NA-10 Housing Needs: 51% of households are paying more than 30% of their income toward housing costs; 25% of households are paying more than 50% of their income toward housing costs.

NA-15 Disproportionately Greater Need (Housing Problems): No racial/ethnic group in any income category experiences a disproportionate amount of housing problems.

NA-20 Disproportionately Greater Needs: Severe Housing Problems: 60% of Asian households in the 50-80% AMI category experience severe housing problems, compared to 32% of the jurisdiction as a whole.

NA-25 Disproportionately Greater Need (Housing Cost burden): No racial/ethnic groups are disproportionately affected by housing cost burden or severe housing cost burden.

NA-35 Public Housing: The Housing Authority of the County of Santa Clara (HACSC) assists approximately 17,000 households through the federal Section 8 program; The Section 8 waiting list contains 21,256 households representing an estimated 10-year wait.

NA-40 Homeless Needs: The Santa Clara region is home to the 4th largest population of homeless individuals and the highest percentage of unsheltered homeless of any major city; As of the 2013 Point in Time Homeless Survey, Gilroy had 379 homeless residents, and nearly one-third were unsheltered and living in a place not fit for human habitation; Gilroy clients – those who report that their last permanent zip code was in Gilroy – represent approximately 6% of the County’s homeless clients.

NA-45 Non-Homeless Special Needs: Individuals 65 years of age and older represent 9% of the total population of the City; Persons with a disability make up approximately 8% of the total population; Individuals 65 years of age and older are disproportionately disabled, with more than one-third (38%) experiencing a disability.

NA-50 Non-Housing Community Development Needs: Residents and stakeholders who participated in the community outreach for the Consolidated Plan identified the following community development needs as high priorities within these three categories:

- **Public Facilities:** increased homeless facilities, youth centers, rehabilitation of senior centers, and recreational facilities throughout the County
Public Improvements: complete streets that accommodate multiple transportation modes, pedestrian safety, ADA curb improvements, and increased access to parks and open space amenities
Public Services: food assistance and nutrition programs for vulnerable populations, year-round activities for youth, health care services for seniors and low income families, and services for homeless persons

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

Summary of Housing Needs

- Fifty-one percent of households are paying more than 30 percent of their income toward housing costs and nearly one-fourth of households.
- Twenty-five percent of households are paying more than 50 percent of their income toward housing costs.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	41,464	47,808	15%
Households	11,933	14,403	21%
Median Income	\$62,135.00	\$75,483.00	21%

Table 5 - Housing Needs Assessment Demographics

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

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,545	1,800	1,935	1,310	6,815
Small Family Households *	840	835	835	485	4,080
Large Family Households *	410	320	465	300	1,175
Household contains at least one person 62-74 years of age	480	335	285	265	1,245
Household contains at least one person age 75 or older	560	210	145	60	270
Households with one or more children 6 years old or younger *	729	555	575	250	1,278
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	30	0	0	0	30	4	0	4	0	8
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	105	65	0	200	15	0	0	10	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	275	145	60	90	570	0	25	35	0	60
Housing cost burden greater than 50% of income (and none of the above problems)	850	295	100	0	1,245	410	200	520	140	1,270
Housing cost burden greater than 30% of income (and none of the above problems)	395	310	310	90	1,105	85	105	170	385	745

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	75	0	0	0	75	50	0	0	0	50

Table 7 – Housing Problems Table

Data 2007-2011 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,190	545	225	90	2,050	430	225	560	150	1,365
Having none of four housing problems	515	565	765	460	2,305	285	465	385	610	1,745
Household has negative income, but none of the other housing problems	75	0	0	0	75	50	0	0	0	50

Table 8 – Housing Problems 2

Data 2007-2011 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	600	295	280	1,175	114	135	310	559
Large Related	385	140	35	560	15	50	215	280
Elderly	370	110	40	520	325	105	100	530
Other	220	180	50	450	55	40	105	200

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,575	725	405	2,705	509	330	730	1,569

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	400	140	80	620	110	100	260	470
Large Related	285	70	0	355	15	50	160	225
Elderly	205	75	15	295	245	35	45	325
Other	180	10	0	190	55	40	85	180
Total need by income	1,070	295	95	1,460	425	225	550	1,200

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	290	170	60	35	555	4	25	35	0	64
Multiple, unrelated family households	30	25	65	55	175	4	0	0	10	14
Other, non-family households	0	55	0	0	55	0	0	0	0	0
Total need by income	320	250	125	90	785	8	25	35	10	78

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	700	370	375	1,445	29	185	200	414

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

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

Within the city, there are approximately 40 single person sheltered homeless on a given night. [1] Jurisdiction-specific data is not available for unsheltered homeless in this subpopulation.

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

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

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

Within the City, there are 21 sheltered homeless individuals who are in need of housing assistance on a given night and are victims of domestic violence.

What are the most common housing problems?

Cost Burden

The most common housing problem within the City is cost burden:

- More than one-half of all households (51 percent or 7,390 households) in the City are paying more than 30 percent of their income toward housing costs.

Severe Cost Burden

The second most common housing problem is severe cost burden:

- A quarter of households (25 percent or 3,575 households) are paying more than 50 percent of their income toward housing costs.

Overcrowding

The third most common housing problem is overcrowding:

- Six percent of all households (863 households) are overcrowded, with more than one person per room.

Eighty-eight percent of all overcrowded households are LMI.

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

LMI renter households are much more likely to experience cost burden, with half of LMI renter households (50 percent or 2,725) paying more than 30 percent of their income toward housing costs, compared to 18 percent of LMI owner households (1,575). Additionally, over a quarter of renter households (27 percent or 1,470) paying more than 50 percent of their income toward housing costs are LMI, compared to 14 percent of owner households (1,205).

Renter households are 14 times more likely to be overcrowded, compared to only one percent of owner households. Additionally, 89 percent of overcrowded renter households are LMI, compared to 87 percent of overcrowded owner households.

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

The County is home to several agencies providing rapid-rehousing assistance to households in need. One example is the California Work Opportunity and Responsibility to Kids (CalWORKs) program. According to the Santa Clara County Social Services Agency, “29% of CalWORKs families included adults with earned wages, with the median earnings for CalWORKs families at \$2,013 for three months.[1] Taking into account the earned wages, the maximum monthly CalWORKs benefit for a family of four, and other government assistance income, a CalWORKs family in Santa Clara County would have a monthly income of approximately \$1,928. To afford the area FMR, a CalWORKs family would have to expend 86% of their monthly income on rent.”

Additionally, HMIS data indicates that in the last year, homeless and housing service providers assisted 52,805 individuals in families—15,024 of whom were homeless at the time of service (40% were under the age of 18).[2] 46% of the families receiving assistance were unemployed and 31% were receiving CalWORKs assistance. In Fiscal Year 2013-2014, the number of CalWORKs households receiving HUD

services increased by nearly 70% since 2011.[3] Most of these households were headed by single females and 60% of these households included families with children under the age of 18.

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

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

[1] California Department of Social Services. "CalWORKs Adult Recipients: Calendar Quarter 2, 2013."

[2] Santa Clara County Collaborative on Housing and Homeless Issues. "HMISSCC Quarterly Community Wide

Report." April 2014-June 2014.

[3] Applied Survey Research. "Santa Clara County Homeless Census & Survey." 2013.

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

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

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

Figure 1 in Appendix A displays the primary causes of homelessness cited by respondents to the 2013 homeless census. From the census: "Forty percent (40%) reported job loss, up from 27 percent in 2011. Seventeen percent (17%) reported alcohol and drug use as the primary cause, followed by eviction at 12 percent (up from 5 percent in 2011). While it was not one of the top five responses, 8% percent of survey respondents reported family/domestic violence as the primary cause of their homelessness." [1]

This data suggests that inability to find affordable housing and the need for supportive services, such as drug and alcohol rehabilitation, might be the main indicators of increased risk of homelessness.

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

Discussion

See discussion above

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

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

Introduction

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

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,165	520	110
White	665	150	65
Black / African American	0	15	15
Asian	80	10	15
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,370	330	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,720	690	0
White	505	135	0
Black / African American	14	0	0
Asian	10	65	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	1,135	490	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	830	425	0
White	210	150	0
Black / African American	0	20	0
Asian	45	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	565	215	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	720	480	0
White	270	210	0
Black / African American	0	0	0
Asian	70	20	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	365	235	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Per HUD definitions, there was no disproportionate need among any racial/ethnic group in any income category.

As noted in Table III in Appendix A, while not in an LMI income category, 78 percent of Asian households in the 80-100% AMI category experience a disproportionate housing need, compared to only 60 percent of the jurisdiction as a whole. This suggests that even households with incomes closer to the median might find themselves financially overextended in Gilroy's housing market.

Note: Due to insufficient HUD data, this analysis does not include Black/African American, Pacific Islander, American Indian, or Alaska Native racial/ethnic groups. Additionally, households with no/negative income are not counted in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

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

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

Introduction

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

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,795	890	110
White	505	310	65
Black / African American	0	15	15
Asian	65	25	15
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,170	530	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,265	1,140	0
White	360	285	0
Black / African American	14	0	0
Asian	0	75	0
American Indian, Alaska Native	10	15	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	860	765	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	400	850	0
White	100	260	0
Black / African American	0	20	0
Asian	45	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	250	535	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	335	865	0
White	75	410	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	0	0	0
Asian	30	55	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	230	375	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The following provides a summary of the disproportionate needs experienced by LMI households:

- Sixty percent of Asian households in the 50-80% AMI category experience severe housing problems, compared to 32 percent of the jurisdiction as a whole.
- As noted in Table IV of Appendix A, while not in an LMI income category, 38 percent of Hispanic households in the 80-100% AMI category experience a disproportionately severe housing need, compared to only 28 percent of the jurisdiction as a whole. Similarly to what was seen with Asian households in NA-15, this underlines the fact that even households with incomes closer to the median might find themselves financially overextended in Gilroy’s housing market.

Note: Due to insufficient HUD data, this analysis does not include Black/African American, Pacific Islander, American Indian, and Alaska Native racial/ethnic groups. Additionally, households with no/negative income are not counted in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

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

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

Introduction:

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

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	6,910	3,815	3,575	110
White	3,510	1,725	1,155	65
Black / African American	135	30	10	15
Asian	410	270	210	15
American Indian, Alaska Native	55	40	25	0
Pacific Islander	0	15	0	0
Hispanic	2,655	1,730	2,110	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

As noted in Table V of Appendix A, as a whole, over half (51 percent) of households in the City are cost burdened and paying more than 30 percent of their income toward housing costs. A quarter (25 percent) of households in the city are severely cost burdened and paying more than 50 percent of their income toward housing costs.

Per HUD definitions, no racial/ethnic groups are disproportionately cost burdened or severely cost burdened.

Note: Due to insufficient HUD data, this analysis does not include Pacific Islanders. Additionally, households with no/negative income are not counted in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

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

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

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

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

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

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

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

Needs have been previously identified.

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

Map 1 in Appendix A illustrates the areas of the City that have minority concentration. Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. Minority refers to all ethnic groups other than non-Hispanic white.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of County of Santa Clara ((HACSC) assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program. The Section 8 waiting list contains 21,256 households, estimated to be a 10-year wait. HACSC also develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County. HACSC’s programs are targeted toward LMI households, and more than 80 percent of its client households are extremely low income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.[1]

In 2008 HACSC entered into a ten-year agreement with HUD to become a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.[2] Additionally, HACSC has used Low Income Housing Tax Credit financing to transform and rehabilitate 535 units of public housing into HACSC-controlled properties. The agency is an active developer of affordable housing and has either constructed, rehabilitated, or assisted with the development of more than 30 housing developments that service a variety of households, including special needs households.[3]

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

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

[2] HACSC. “Moving to Work (MTW) 2014 Annual Report.” September 2014.

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

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	48	20	10,212	692	9,267	212	0	36

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	20	8	3,217	133	3,038	38	0	7
Not Hispanic	0	28	12	6,964	559	6,198	174	0	29

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

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

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

In January 2013, HACSC randomly sampled 1,500 of its Section 8 participants to better understand the types of services and/or resources needed to increase their self-sufficiency. Approximately 400 participants responded. As highlighted in Table V in Appendix A, affordable healthcare, job training, basic computer skills, English as a second language, and job placement resources were among the top most-identified services. The majority of these services are related to workforce training, showing the need for economic development among Section 8 participants. The selection of affordable healthcare as the highest need indicates the need for additional health-related services.

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

These needs are comparable to the housing needs of the population at large as the cost of housing is extremely burdensome even to those who are not low-moderate income.

Discussion

Please see discussion above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Santa Clara County region is home to the fourth-largest population of homeless individuals (6,681), [1]. Data provided in this section is for Fiscal Year 2014 (7/1/13-6/30/14). Jurisdictional data is based on clients' self-reported last permanent zip codes which is defined as the zip code that the client lived in when s/he last lived in permanent housing (e.g. rental house/apartment, own home, etc.). This reporting method acknowledges that shelter and transitional housing services are largely centralized within the city of San Jose and not equitably distributed throughout the County. Numbers reported are based on actual HMIS data yet are still considered estimates as they are averages and/or include proportional representations of clients for whom no last permanent zip code was recorded (15% of all clients served report no last permanent zip code). Gilroy clients represent approximately 6% of the County's homeless clients.

Homeless Point-in-Time (PIT) Census and Survey [2]

The PIT survey is conducted every two years and consists of data collected on the sheltered and unsheltered homeless population. Sheltered homeless include those occupying shelter beds on the night of the count. Data describing the characteristics of sheltered homeless persons are either obtained from HMIS or collected directly from providers not using HMIS. Unsheltered homeless are counted by direct observations by volunteers who canvas regions by car and on foot during the early morning hours of a chosen day. A large subset of the unsheltered population is also interviewed, providing data that is then used to estimate demographic details of the unsheltered population as a whole at a single point-in-time.

[1] "2014 Annual Homeless Assessment Report (AHAR) to Congress." October 2014.

[2] Applied Survey Research. "Santa Clara County Homeless Census & Survey." 2013.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	171	956	241	55	0	0
Persons in Households with Only Children	0	183	1	0	0	0

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 Adults	40	5,435	325	96	0	0
Chronically Homeless Individuals	8	2,250	83	10	0	0
Chronically Homeless Families	0	9	1	0	0	0
Veterans	2	579	18	5	0	0
Unaccompanied Child	0	203	1	0	0	0
Persons with HIV	2	93	12	1	0	0

Table 26 - Homeless Needs Assessment

Data Source: HMIS Santa Clara County
 Data Source Comment: This data reflects reports for all HMIS clients who self-declared that their last permanent zip code was in Gilroy, and a proportional inclusion of clients who did not declare a last permanent zip code. "Given Night" estimates derived by taking the average from four points in time. *For sheltered populations, the data presented is aggregate for the County-current methodologies do not break down subpopulation by jurisdiction. **Data is not available on "Estimate the # exiting homelessness each year" and "Estimate the # of days persons experienced homelessness is not available for each subpopulations. Please refer to Tables VII and VIII in Appendix A.

Data Source
Comments:

Add'l. Census and Survey Info

The Santa Clara 2013 Homeless Point-in-Time Census and Survey was performed using HUD recommended practices for counting and surveying homeless individuals. This study included a field enumeration of homeless individuals residing in Santa Clara County. Figure 2 in Appendix A, shows the geographic distribution of sheltered and unsheltered homeless persons in Santa Clara County.[1]

The following definitions below provide the methodology for table above:

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

[1] Applied Survey Research. "Santa Clara County Homeless Census & Survey." 2013.

Indicate if the homeless population is: Has No Rural Homeless

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

While data for each specific homeless subpopulation is not available, as shown in Table VII and Table VIII in Appendix A, there is data for the number exiting homelessness and the average days to obtain housing.

Nature and Extent of Homelessness:

Race:	Sheltered:	Unsheltered (optional)
White	257	0
Black or African American	16	0
Asian	3	0
American Indian or Alaska Native	17	0
Pacific Islander	2	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	372	0
Not Hispanic	119	0

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

Data Source
Comments:

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

Between 2013 and 2014 no veteran households with children were served by Santa Clara County HMIS Partner Agencies.[1] A total of 60 households with children were served.

[1] CTA 2013-2014. Includes households who reported their last permanent zip code as Gilroy.

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

See above.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

See above.

Discussion:

Please see discussion above.

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

Introduction:

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

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

Describe the characteristics of special needs populations in your community:

- **Elderly Households:** HUD defines elderly as age 62 and older. The U.S. Census commonly defines older adults as those aged 65 and older. 9% of Gilroy residents are over the age of 65 [1]. 27% of households contain at least one person 62 years or older [2] of which 52% have incomes below 80% AMI, compared to 44% for the City. [3]
- **Persons with Disabilities:** HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual. As shown in Table X of Appendix A, persons with disabilities make up approximately 6% of the total population of which 38% are individuals 65 and older.
- **Large Households:** The U.S. Census Bureau defines large households as those with five or more persons. 2010 Census data shows that 24% of households in the city are classified as large households (see Table XI in Appendix A).
- **Female-Headed Families:** Female-headed families with children may have unique housing needs such as ease of access to childcare, health care, and other supportive services. Single parent, female-headed households with children under the age of 18 account for 8% of all households which equates to 1,144 single-mother families.[4]
- **Persons Living with AIDS/HIV and Their Families:** In Santa Clara County, from April 2006 through June 2014, 1,119 cases of HIV and 4,655 cases of AIDS were reported. Of these amounts 1,080 individuals with HIV are still living (3% deceased) and 2,327 individuals with AIDS are still living (50% deceased).[5]

[1] 2008-2012 ACS

[2] 2007-2011 CHAS

[3] Ibid

[4] 2008-2012 ACS

[5] California Office of AIDS. "HIV/AIDS Surveillance in California." June 2014.

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

- **Elderly Households:** 83% of elderly households pay more than 30% of their income toward housing costs, compared to 48% of the jurisdiction as a whole.[1]
- **Persons with Disabilities:** Individuals 65 and older are disproportionately disabled, with 38% having a disability. This has resulted in 2,200 elderly individuals who may require supportive housing accommodations.
- **Large Households:** 2010 Census data shows that 24% of households in the city are classified as large households which may cause larger families to live in overcrowded conditions and/or overpay for housing.
- **Female-Headed Families:** Female-headed families with children may have unique housing needs such as ease of access to childcare, health care, and other supportive services.
- **Persons Living with AIDS/HIV and Their Families:** According to a 2011 needs assessment survey, 71% of respondents represent renter households and 30% reported experiencing difficulty getting housing in the six months prior to the survey.[2]

[1] Ibid

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

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

HIV

Countywide, males represent 85 percent of reported HIV cases. This includes White (45 percent), Hispanic/Latino (32 percent), African American (12 percent), and Asian/Pacific Islander (9 percent) males. Thirty-five percent of the 75 newly reported cases in 2010 were of individuals between 20 and 29 years of age, compared with only 14 percent of existing (total living) cases in that age group.[1]

AIDS

Overall, those living with AIDS are older, with 43 percent age 50 and older, compared to 28 percent age 50 and older for those with HIV. Additionally, AIDS incidence is most likely seen among Hispanic/Latino persons (42 percent), followed by Whites (36 percent), Asian Pacific Islanders (11 percent), and African Americans (10 percent). [2]

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

[\[2\]](#) Ibid.

Discussion:

Please see discussions above.

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

Describe the jurisdiction’s need for Public Facilities:

Regional and Community Forums

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

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

Regional Needs Survey

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

1. Homeless facilities
2. Facilities for abused, abandoned and/or neglected children
3. Educational facilities
4. Mental health care facilities
5. Youth centers
6. Drop-in day center for the homeless

How were these needs determined?

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input community needs. Please see **Citizen Participation Summary** attached to this report for more detail.

Describe the jurisdiction’s need for Public Improvements:

Regional and Community Forums

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

- Promote complete streets to accommodate multiple transportation modes.

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

Regional Needs Survey

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

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

How were these needs determined?

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

Describe the jurisdiction’s need for Public Services:

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

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

Regional Needs Survey

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

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

How were these needs determined?

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

As was discussed in the Needs Assessment, in the San José-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), the 3rd most expensive rental market in the nation, renters must earn at least \$31.70 an hour to afford the average two-bedroom apartment.[1] Rental housing throughout Santa Clara County (County) is becoming increasingly more expensive and the affordability gap is widening. According to the Cities Association of Santa Clara County and Housing Trust Silicon Valley, “the Association of Bay Area Governments (ABAG) projects that over the next 25 years 57 percent of all household growth in the Bay Area will consist of very-low and low income households. The State’s Employment Development Department projects that more than half of the jobs created in the next five years in Santa Clara County will pay \$11.00 per hour or less. In addition, much of the growth is expected to be with senior households”.[2]

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

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

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

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

Introduction

The city's housing stock primarily consists of single-family owner-occupied units. The City contains approximately 15,000 units, 62 percent of which are owner occupied, while 38 percent are renter occupied. Additionally, 73 percent of housing units (10,961 units) are single-family attached or detached housing. Multi-family dwelling units represent one quarter of the City's total housing stock (3,743 units).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,932	66%
1-unit, attached structure	1,029	7%
2-4 units	1,802	12%
5-19 units	1,185	8%
20 or more units	756	5%
Mobile Home, boat, RV, van, etc	337	2%
Total	15,041	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	41	0%	126	2%
1 bedroom	69	1%	998	18%
2 bedrooms	794	9%	2,014	37%
3 or more bedrooms	8,045	90%	2,316	42%
Total	8,949	100%	5,454	99%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

The HASCS Section 8 Housing Choice Voucher program and other voucher programs target assistance as follows: 75 percent entering the program must be at 0-30% AMI and the remaining 25 percent must be no higher than 50% AMI. Table XII of Appendix A lists the HASCS properties and associated income limits for each property.

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

There are no units at risk of conversion during the term of this Consolidated Plan (2015-2020).

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

The availability of market rate housing meets the needs of the population. In fact, housing development continues to rebound from the housing crisis that plagued the nation. However, there does exist a large deficit between the number of affordable housing units necessary to meet the needs of the population and what is available.

Describe the need for specific types of housing:

As discussed in the Needs Assessment, several special needs populations require affordable housing, including the homeless or at-risk of homelessness; large households; female-headed households with children; seniors; and disabled individuals. As shown in Table XIII of Appendix A, the vast majority of HACSC clients fall into one of these special needs categories. For example, 44% of HACSC participant households are disabled (includes seniors) and 71% are female-headed households with children. [1] HACSC reports that smaller unit sizes and accessibility to transit, health care, and other services are housing needs among the senior population. The same often holds true for disabled individuals.

[1] Housing authority of the County of Santa Clara, Housing Needs Assessment, 2013

Discussion

Please see discussions above.

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

Introduction

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

As stated in the Needs Assessment, cost burden is the most common housing problem, with half of households in the city experiencing either cost burden or severe cost burden. Among owner households, almost half (48 percent) are cost burdened and almost a quarter (22 percent) are severely cost burdened. Similar to owner households, over half (52 percent) of renter households are cost burdened and more than a quarter (27 percent) are severely cost burdened. This indicates that a quarter of renter households and a quarter of owner households in the city are living in housing considered to be unaffordable or are spending more than half of their income on housing costs.

As was discussed in MA-05, in the San José-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), which includes the City, renter households must earn at least \$31.70 an hour to afford a market-rate two bedroom apartment; this causes the area to be the third most expensive rental market in the nation.[1]

[1] National Low Income Housing Coalition. "Out of Reach." 2014.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	337,200	527,700	56%
Median Contract Rent	852	1,154	35%

Table 29 – Cost of Housing

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

Rent Paid	Number	%
Less than \$500	695	12.7%
\$500-999	1,344	24.6%
\$1,000-1,499	1,984	36.4%
\$1,500-1,999	939	17.2%
\$2,000 or more	492	9.0%
Total	5,454	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	620	No Data
50% HAMFI	1,710	230
80% HAMFI	3,335	470
100% HAMFI	No Data	624
Total	5,665	1,324

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

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

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

There is a disparity between need and availability of affordable housing in the City. The greatest disparity is seen with 0-30% AMI renter households. Approximately 1,780 renter households earn between 0-30% AMI, yet there are only 620 rental units available that are affordable to these households (no data is available on homeowner units). The recorded data for LMI owner households also shows that there are 1,635 owner households earning between 30-80% AMI that are in need of housing yet there are only 700 units affordable for owner households in that bracket. However, there is a surplus of affordable renter units in that bracket – 2,100 renter households earn between 30-80% AMI and there are 5,045 units available that are affordable to these households. This surplus suggests a need to concentrate new funds on housing for those in the lowest income bracket.

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

Overall, income in the City is not keeping pace with the rising housing costs and high cost of living. Recent data demonstrates that from 2000 to 2013 there has been a 47 percent increase in median

home values and a 96 percent change in median contract rent. Within the same time period, a 23 percent increase occurred in household median income (\$62,135 to \$76,276).[1] With 2013 median rent prices at almost double 2000 rates, families seeking rental units might experience a greater difficulty affording housing.

[1] 2013 ACS.

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

The HOME and Fair Market Rent (FMR) limits are considerably lower than the overall median rent of households in the City. At \$1,667, the average rent is higher than the HOME and FMR limits for efficiency, one-bedroom, and two-bedroom units.

In such a competitive, high-priced market, strategies that preserve or produce additional affordable housing do more to ensure long-term affordability for LMI residents. Due to the economics of the private market, programs such as Section 8 vouchers that provide tenant-based rental assistance might not be as feasible. Strategies that produce housing multiply the impact of available funds by increasing the number of households that can be served over a period of time, especially when HOME rents are considerably lower than those found throughout the City.

Discussion

Please see discussion above.

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

Introduction

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

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

Definitions

The City defines substandard housing as buildings or units that are not in compliance with the California Health and Safety Code. This includes units having structural hazards; faulty weather protection; fire, health and safety hazards; or lacking complete kitchen or plumbing facilities.

Standard condition housing is defined as being in compliance with the California Health and Safety Code.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,317	48%	2,719	50%
With two selected Conditions	119	1%	461	8%
With three selected Conditions	5	0%	0	0%
With four selected Conditions	0	0%	14	0%
No selected Conditions	4,508	50%	2,260	41%
Total	8,949	99%	5,454	99%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,982	22%	1,091	20%
1980-1999	3,261	36%	1,813	33%
1950-1979	3,211	36%	1,960	36%
Before 1950	495	6%	590	11%
Total	8,949	100%	5,454	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,706	41%	2,550	47%
Housing Units build before 1980 with children present	1,410	16%	945	17%

Table 35 – Risk of Lead-Based Paint

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

Vacant Units

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

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

As noted above, 42% of owner-occupied and 47% of renter-occupies housing was built from before 1950 to 1979. The result of this is an aging housing stock that often require necessary repairs and maintenance. Because many of the individuals in these types of housing are low income, they lack the resources to rehabilitate their homes and are in need of financial support to do so.

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

Building age is used to estimate the number of homes with lead-based paint (LBP), which was prohibited on residential units after 1978. For the purposes of this plan, units built before 1980 are used as a baseline for units that contain LBP. Forty-three percent of all units (6,522 units) in the City were built before 1980 and provide potential exposure to LBP. As discussed in the Needs Assessment, 44 percent of households within the City have incomes ranging from 0-80% AMI. Using this percentage as a baseline, we can estimate that 2,800 LBP units are occupied by LMI families.

Discussion

Please see discussion above.

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

Introduction

As referenced in the Needs Assessment, HACSC assists approximately 17,000 households through Section 8. The Section 8 waiting list contains 21,256 households, estimated to be a 10-year wait. HACSC also develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County. HACSC's programs are targeted toward LMI households, and more than 80 percent of their client households are extremely low income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.[1]

In 2008 HACSC entered into a ten-year agreement with HUD to become a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.[2] Additionally, HACSC has used Low Income Housing Tax Credit financing to transform and rehabilitate 535 units of public housing into HACSC-controlled properties. The agency is an active developer of affordable housing and has either constructed, rehabilitated, or assisted with the development of more than 30 housing developments that service a variety of households, including special needs households.[3]

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

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

[1] Housing Authority of the County of Santa Clara. "Welcome to HACSC."

[2] HACSC. "Moving to Work (MTW) 2014 Annual Report." September 2014.

[3] Housing Authority of the County of Santa Clara. "Welcome to HACSC."
<http://www.hacsc.org/>

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	48	20	10,635	815	9,820	1,964	0	465
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data PIC (PIH Information Center)
 Source:

Describe the supply of public housing developments:

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

Not applicable. There are no public housing developments located in the city of Gilroy.

Public Housing Condition

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

Table 38 - Public Housing Condition

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

Not applicable

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

As referenced above, HACSC has been a Moving to Work agency since 2008. In this time the agency has developed 31 MTW activities. The vast majority of its successful initiatives have been aimed at reducing administrative inefficiencies, which in turn opens up more resources for programs aimed at LMI families.[1] The following is excerpted from HACSC's August 2014 Board of Commissioner's report:

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

Every year, HACSC provides a report to HUD on the previous year's activities in its FSS program. Table XV1 in Appendix A, represents a summary of what was reported to HUD for the County of Santa Clara's and the City of San Jose's FSS programs." [2]

[1] HACSC. "Moving to Work (MTW) 2014 Annual Report." September 2014.

[2] HACSC. "Housing Programs Department (HPD) Monthly Board Report." August 2014.

Discussion:

Please see discussion above.

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

Introduction

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

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	257	70	619	1,602	6
Households with Only Adults	314	271	522	2,081	309
Chronically Homeless Households	0	0	0	979	310
Veterans	30	0	152	809	0
Unaccompanied Youth	22	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source
Comments:

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

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

Regional programs that highlight and demonstrate mainstream service connections for the homeless population include:[1]

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

[1] County of Santa Clara Office of Supportive Housing

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

Table XVIII in Appendix A lists the facilities that provide a total of 6,320 beds (358 beds are under development) for homeless individuals and families in the County. The number of beds provided to Target Populations of individuals and families is:[1]

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

[1] Santa Clara County Continuum of Care. "January 2014 SCC Housing Inventory Chart."

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

Introduction

As shown in Table XIV in Appendix A, there are 609 beds in 23 licensed community care facilities in the city of Gilroy. These are comprised of the following:

1. 14 Adult Residential facilities with 97 beds.
2. 6 Residential Care for the Elderly facilities with 452 beds.
3. 3 Group Homes with 60 beds.

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

Information is not available to respond to this question.

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

The City has a total of 609 licensed community care facility beds available for persons with health-related conditions. This may include the following types of licensed care facilities:

- **Group Homes:** Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youth. The City has three group homes that provide 60 beds.
- **Adult Residential Facility:** Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled. The City has 14 ARF's that contain 97 beds.
- **Residential Care Facilities for the Elderly:** Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The City has six RCFE's that contain 452 beds.

The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, nursing homes, and board and care homes. The facilities can range in size from fewer than six beds to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision. Because of the wide range of services offered by RCFE's, consumers should look closely at the programs of each facility to see if the services will meet their needs.[1]

[\[1\]](#) Community Care Licensing Division. "Glossary."

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)

The city does not plan to undertake any activities that will address the housing and supportive service needs with respect to persons who are not homeless but have other special needs.

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

The city does not plan to undertake any activities that will address the housing and supportive service needs with respect to persons who are not homeless but have other special needs.

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

Describe any Negative Effects of Public Policies on Affordable Housing and Residential Investment

There exists multiple barriers to affordable housing that are common throughout the Bay Area. These barriers include the lack of developable land which increases housing development costs and local opposition that is often based on misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion.^[1] However, to ensure a healthy economy the region must focus on strategies and investment that provide housing for much of the region's workforce whose incomes may significantly limit their housing choices.^[2]

The City identified several potential constraints to the development, maintenance, and improvement of housing and affordable housing, in its 2015-2023 Housing Element update: ^[3]

- The General Plan constitutes the highest-level policy document for the City. As such, a City's General Plan contains several items that can affect the development and distribution of housing, such as land-use classifications, and density and intensity standards.
- The City's residential zoning designations control both the use and development standards of each residential parcel, thereby influencing the development of housing. The City has found that the maximum development limits established by the Zoning Ordinance do not pose a constraint to the development of housing, although these regulations do have an obvious effect on the cost and development of housing.
- Parking requirements do not constrain the development of housing directly, but may reduce the amount of available lot area for residential development.

^[1] Association of Bay Area Governments. "Affordable Housing in the Bay Area." 2014.

^[2] Association of Bay Area Governments. "Jobs-Housing Connection Strategy." 2012.

^[3] City of Gilroy. "2015-2023 Housing Element." 2014.

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

Introduction

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

Jobs and housing are considered to be balanced when there are an equal number of employed residents and jobs within a given area, with a ratio of approximately 1.0. A more balanced jobs/housing ratio can ease traffic congestion and the burden it imposes on residents, businesses, and local infrastructure. That burden is particularly evident in California. Researchers ranked four California metropolitan areas among the nation’s ten most-congested areas in terms of time lost per year: 1) Los Angeles/Long Beach/Santa Ana, 2) San Francisco/Oakland, and tied for 8th) San Jose.[1] (see Table XX in Appendix A for job/housing ratios for Santa Clara County jurisdictions) Steps the region has taken a step to reduce this imbalance includes the adoption of Plan Bay Area[2] which focuses growth in urban areas near transit and employment. This strategy will allow for an increase in the housing supply that narrows the affordability gap.

[1] California Environmental Protection Agency. “Sustainable Communities.”

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	653	85	5	1	-4
Arts, Entertainment, Accommodations	1,874	2,343	13	18	5
Construction	963	709	7	5	-2
Education and Health Care Services	1,941	1,774	14	14	0
Finance, Insurance, and Real Estate	649	419	5	3	-2
Information	365	173	3	1	-2
Manufacturing	2,221	1,576	16	12	-4
Other Services	867	954	6	7	1
Professional, Scientific, Management Services	1,366	469	10	4	-6

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	0	0	0	0
Retail Trade	2,017	3,687	14	29	15
Transportation and Warehousing	307	320	2	2	0
Wholesale Trade	821	417	6	3	-3
Total	14,044	12,926	--	--	--

Table 40 - Business Activity

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

Labor Force

Total Population in the Civilian Labor Force	24,562
Civilian Employed Population 16 years and over	21,880
Unemployment Rate	10.92
Unemployment Rate for Ages 16-24	38.11
Unemployment Rate for Ages 25-65	6.97

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	4,520
Farming, fisheries and forestry occupations	1,091
Service	2,231
Sales and office	5,371
Construction, extraction, maintenance and repair	3,400
Production, transportation and material moving	1,446

Table 42 - Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,245	54%
30-59 Minutes	7,235	35%
60 or More Minutes	2,474	12%
Total	20,954	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,614	431	1,136
High school graduate (includes equivalency)	3,596	551	1,224
Some college or Associate's degree	5,900	508	1,286
Bachelor's degree or higher	4,952	200	825

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	125	538	784	1,257	1,026
9th to 12th grade, no diploma	704	814	651	1,137	376
High school graduate, GED, or alternative	1,469	1,685	1,488	2,198	1,124
Some college, no degree	1,700	1,640	1,231	2,400	807
Associate's degree	181	618	683	1,138	276
Bachelor's degree	238	523	1,490	2,090	494
Graduate or professional degree	39	355	530	989	354

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment (City)

As shown in Table XXI of Appendix A, the educational attainment for Gilroy residents 25 years of age and older is as follows:

- 23% have not graduated high school
- 23% have graduated high school (including equivalency,) but no further education
- 21% have some college but no degree
- 9% have an associate’s degree
- 16% have a bachelor’s degree
- 8% have a graduate or professional degree

Overall, 77% of Gilroy residents have a high school diploma or higher, and nearly a quarter (24%) have a bachelor’s degree or higher. Over three quarters of the workforce 25 years of age and older are without an advanced or professional degree, making it more difficult for them to compete for jobs requiring higher education or technical skills.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,606
High school graduate (includes equivalency)	36,155
Some college or Associate's degree	42,530
Bachelor's degree	79,531
Graduate or professional degree	77,965

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The top five employment sectors (in order of size) based on the number of workers are:

1. Manufacturing
2. Retail Trade
3. Education and Health Care Services
4. Arts, Entertainment, Accommodations
5. Professional, Scientific, Management Services

Describe the workforce and infrastructure needs of the business community:

One of the biggest workforce concerns is the level of unemployment. The city continues to recover from the Great Recession with gains in employment slower the remainder of the county. As such, the need for workforce development resources remains high. Further, as noted above, many of the employed Gilroy residents work in the retail sector. These are often low wage jobs that create difficulties in meeting the high costs of living. As a result, many residents are forced to commute to higher paying jobs in the northern part of the community further exacerbating traffic congestion in the south county. The city is in need of higher paying jobs to alleviate these challenges.

As it relates to infrastructure needs, the city is making strides in attracting new development proposals. However, these often trigger significant infrastructure improvements such as often expensive transportation improvements. This in turn can discourage business investment. Finally, there remains a high vacancy rate in the city's downtown. Some of these vacancies are related to capital improvements that are necessary to make the building safe for occupancy. This in turn creates an image problem for the city.

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.

Planning for the California High Speed Rail (HSR) line includes a station within the city of Gilroy. The HSR will create significant opportunities for employment growth and will create significant infrastructure needs, both of which will be evaluated as part of the forthcoming HSR station area master plan. Further, a city-led task force meets bi-weekly to assist property owners in the retrofit of unreinforced masonry (URM) buildings in the downtown which are contributing to high vacancy rates, blight, and safety concerns. As URM buildings are retrofitted and occupied, and as other vacancies are filled in downtown, it is anticipated that parking supply may become an issue that affects business prosperity. Ultimately, structured parking would likely be needed to meet demands.

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

The city's job base does not provide adequate employment opportunities for all of the workforce. Many highly-skilled workers commute out of Gilroy for work. 90% of Gilroy residents who work in the information sector and more than 80% of Gilroy residents who work in the finance and professional services sectors commute out of Gilroy for work. Only 36% of Gilroy's employed residents work here while the other 64% commute out of Gilroy for work. Gilroy has more jobs in the retail sector than in any other. These are typically low-paying jobs, and many are filled by people who commute into Gilroy for work.

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

The local Workforce Investment Board (WIB), Work2Future, helps with workforce training and job seeking. It also assists businesses in meeting their workforce and economic development needs. Further, the local community college, Gavilan College, offers a variety of programs that help train the future workforce. However, Gilroy's economy is generally too small for specific training programs to focus on local needs. Instead, the programs focus more on workforce needs from the region and state. While these efforts will assist in meeting some of the workforce needs noted in the Consolidated Plan, the city does not have the resources to support either programs.

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

No

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

While the city does not participate in a Comprehensive Economic Development Strategy, the city adopted its first Economic Development Strategic Plan (EDSP). The EDSP sets forth seven goals and nearly 50 actions to promote economic development in the city. Key goals include diversifying job opportunities, enhancing retail, increasing tourism, establishing Gilroy as a cultural center, enhancing downtown, building on infrastructure, and supporting the workforce through training and housing opportunities.

Discussion

Please see discussion above.

MA-50 Needs and Market Analysis Discussion

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

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

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

Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. Census Tract 5126.04 is an area within the city of Gilroy that meets this definition.

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

Please see discussion above.

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

The City's housing costs are among the highest in the nation, with the median home value and median contract rent increasing exponentially in the last decade. Home values increased by 47 percent and median rents grew by 96 percent. Currently, the City would need approximately 1,160 additional affordable housing units to match the housing needs of the population earning below 80% AMI.

Are there any community assets in these areas/neighborhoods?

Census Tract 5126.04 is one of the three tracts within the HUD-approved Neighborhood Revitalization Strategy Area (NRSA). It includes parts of downtown Gilroy and includes mix of residential and commercial uses. It also includes many of the non-profit service providers that provide vital services to Gilroy residents.

Are there other strategic opportunities in any of these areas?

The city will continue to implement the HUD-approved Neighborhood Revitalization Strategy in the impacted census tracts.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan section of the Consolidated Plan serves as a blueprint for addressing the needs identified in the Housing and Community Development Needs Assessment. The Strategic Plan establishes a work plan with goals and strategies to guide the allocation of entitlement grant funds and the implementation of HUD programs over the next five years.

The goals and strategies listed in the Five-Year Strategic Plan are based on and coincide with the policies, programs, and objectives described in the Housing Elements of the Entitlement Jurisdictions. The goals and strategies also reflect input from community stakeholders, service providers in the area, and staff. Section 3 outlines the Citizen Participation process used to solicit input into the Consolidated Plan.

The Goals and Programs within the Strategic Plan are organized into four categories:

1. Housing Needs
2. Homeless Needs
3. Non-Homeless Special Needs Housing
4. Non-Housing Community Development Needs

In addition, per HUD requirements, the Strategic Plan addresses how the Entitlement Jurisdictions work with the local public housing authorities, are mitigating barriers to affordable housing, address poverty, and coordinate with public and private sector on community development efforts.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	CITY OF GILROY NEIGHBORHOOD REVITALIZATION STRATEGY
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	10/1/1998
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	SOCIO-ECONOMIC
	Identify the neighborhood boundaries for this target area.	The Neighborhood Revitalization Strategy Area is comprised of census Tracts 5126.03, 5126.04 and 5126.06. General boudaries are Highway 101 to the east and south, Las Animas Avenue to the north, and parts of Wren Avenue, Hanna Street and Princevalle Street to the west.
	Include specific housing and commercial characteristics of this target area.	Based on the Choice Neighborhoods 2013 Mapping Tool provided by the Department of Housing and Urban Development, 30.77% of households are in poverty or have extremely low incomes (30% of county median income). The vacancy rate for this area is 7.02 % as compared to the surrounding county rate of 4.6%. Further, HUD has identified the three combined tracts as "Qualified Census Tracts" (QCTs) for Low Income Housing Tax Credits. To meet this designation a tract must have either a poverty rate of at least 25% or 50% or more of its householders must have incomes below 60% of the county median income. The same area is currently considered by the Small Business Administration to be a "Historically Underutilized Business Zone" (HUBZone). Small businesses in such a zone have certain preferences in obtaining federal contracts.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Consulationation of other community plans and input from the community was utilized to determine and define strategies the city will undertake and address the areas of concern within the NRSA.
Identify the needs in this target area.	Needs and strategies are included in the HUD-approved Neighborhood Revitalization Strategy document.
What are the opportunities for improvement in this target area?	Opportunities for improvements in the target area include both infrastructure and service needs. The city will make strategic investments in both areas to address these needs.
Are there barriers to improvement in this target area?	The main barrier continues to remain the limited availability of funding to make all the necessary improvements.

General Allocation Priorities

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

Census Tracts 5126.03, 5126.04 and 5126.06 represent high need areas in the city. Based on the Choice Neighborhoods 2013 Mapping Tool provided by the Department of Housing and Urban Development, 30.77% of households are in poverty or have extremely low incomes (30% of county median income). The vacancy rate for this area is 7.02 % as compared to the surrounding county rate of 4.6%.

Further research showed that HUD has identified the three combined tracts as “Qualified Census Tracts” (QCTs) for Low Income Housing Tax Credits. To meet this designation a tract must have either a poverty rate of at least 25% or 50% or more of its householders must have incomes below 60% of the county median income. The same area is currently considered by the Small Business Administration to be a “Historically Underutilized Business Zone” (HUBZone). Small businesses in such a zone have certain preferences in obtaining federal contracts.

Finally, a considerable number of homeless persons are found in Census Tracts 5126.03 and 5126.04 including in the Downtown. Most of Gilroy’s providers of homeless services are located in Census Tract 5125.06, as is the National Guard Armory that provides cold weather shelter.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Basic Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Individuals Elderly Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Support basic need services Services to the homeless
	Description	Many people in the city struggle with meeting the basic needs of living. The category will includes such services as food, shelter, clothing transportation and job readiness. These services would serve the most vulnerable populations to include the homeless, seniors, the disabled and victims of domestic violence.
	Basis for Relative Priority	The public service needs are not in any particular priority order. The order noted is simply the order in which the need was inputted into the system.
2	Priority Need Name	Supportive Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Individuals Elderly

	Geographic Areas Affected	
	Associated Goals	Services to the homeless Emergency rental assistance Homeless job training Support for supportive Services
	Description	Many individuals lack the supportive services necessary to stabilize. Services under this priority need can include case management, housing location assistance and mental health services. This category would also include the Homeless Management Information System which is a countywide database all homeless providers in the county use to track the supportive services homeless individuals currently receive or have received in the past.
	Basis for Relative Priority	The public service needs are not in any particular priority order. The order noted is simply the order in which the need was inputted into the system.
3	Priority Need Name	Youth Services
	Priority Level	High
	Population	Extremely Low Low Moderate Other
	Geographic Areas Affected	
	Associated Goals	Support youth services
	Description	Input from the community forums included the need to provide additional services to the youth of Gilroy. Services under this category can include services directed toward at-risk youth that addresses crime prevention, gang intervention, recreational activities and youth empowerment.

	Basis for Relative Priority	The public service needs are not in any particular priority order. The order noted is simply the order in which the need was inputted into the system.
4	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Other
	Geographic Areas Affected	CITY OF GILROY NEIGHBORHOOD REVITALIZATION STRATEGY
	Associated Goals	Workforce development Small business development
	Description	The CDBG program exempts public services from the 15% cap if the services are provided in a Neighborhood Revitalization Strategy Area (NRSA) by a HUD recognized Community Based Development Organization (CBDO). A CBDO is a nonprofit agency whose mission is to provide services in a defined strategy area and with a board of directors consisting primarily of low income residents or owners of businesses located in the strategy area. A CBDO can provide a range of services within a NRSA to include services that promote economic development. Through the community input process, employment training was noted as a needed service.
	Basis for Relative Priority	The public service needs are not in any particular priority order. The order noted is simply the order in which the need was inputted into the system.
5	Priority Need Name	Housing Services
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	

	Associated Goals	Support for affordable housing development Housing for the homeless Promote fair housing choice Homebuyer education Emergency rental assistance Code Enforcement services Tenant-landlord mediation Mitigate lead-based paint hazards
	Description	The city of Gilroy is limited in its ability to address the housing needs of the community. However, funds are available to support services necessary to prevent discrimination in housing, tentant landlord conflicts as well as homebuyer education. Further, the city will support efforts to preserve housing through a housing rehabilitation program as well as provide accessibility improvements to very low income residents.
	Basis for Relative Priority	The public service needs are not in any particular priority order. The order noted is simply the order in which the need was inputted into the system.
6	Priority Need Name	Infrastructure Improvements in the NRSA
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	CITY OF GILROY NEIGHBORHOOD REVITALIZATION STRATEGY
	Associated Goals	Capital improvements in the NRSA
	Description	The NRSA contains many infrastructure deficient areas. Funds are necessary to address these deficiencies to include sidewalk repairs, lighting and public safety improvments.
	Basis for Relative Priority	

Narrative

During the community forums, participants engaged in an interactive exercise that allowed them to budget “HUD Bucks” based on a series of broad categories to include community facilities, community services and economic development. Based on this exercise, the top three public service priorities supported at the Gilroy regional forum were:

1. Homeless Services
2. Crime Prevention
3. Senior Services

Participants were also asked to provide concrete ideas via breakout groups on types of services the city should fund. Some of the public service recommendations included:

- Provide accessible transportation services for seniors, disabled persons and youth
- Develop veteran and mental health services to with assimilation back into the community.
- Offer case management services for families
- Provide food and nutrition services for seniors and youth
- Address need for gang intervention programs
- Develop affordable recreation activities for all ages
- Provide funding for basic needs services Given the limited availability of CDBG and HTF funds to support some of these efforts, the city is unable to fund all of the desired services. However, there exists an opportunity to identify categories of funding that will cover many of the ideas gathered through the public input process and, at a minimum, address the top three broad categories supported through the “HUD Bucks” exercise.

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)	The city will not make funds available for a Tenant Based Rental Assistance program.
TBRA for Non-Homeless Special Needs	The city will not make funds available for a Tenant Based Rental Assistance for Non-Homeless Special Needs program.
New Unit Production	The city will not make funds available for New Unit Production.
Rehabilitation	The city's housing stock is aging and in need to repairs. Many of the residents in these homes lack the resources to make necessary repairs that will insure that their homes are safe and sanitary.
Acquisition, including preservation	The city will not make funds available for Acquisition, including preservation.

Table 49 – Influence of Market Conditions

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

Introduction

The city of Gilroy is an entitlement jurisdiction as designated by the federal department of Housing and Urban Development. As such, the city is guaranteed an amount of Community Development Block Grant funds each year. The numbers noted below represent estimates the city expects to receive over the five year time period of the plan. Actual available funds may come in below or above estimates.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	424,560	30,000	0	469,560	1,680,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Housing Trust Fund	public - local	Housing	162,000	0	0	162,000	800,000	The city manages a local Housing Trust Fund. Funds are generated from the repayment or refinancing of prior homebuyer loans that were made to low-income homebuyers. Funds are also generated from city-owned property that were supported with Housing Trust Fund dollars.

Table 50 - 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

The use of local Housing Trust Fund dollars will assist the city in meeting many of the goals noted in its five-year strategic plan. Funds will go primarily toward housing related public service programs and to assist in the administration of both funds.

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

The city currently owns a multi-family apartment complex within the downtown area known as the Cherry Blossom Apartments. The property includes 7 residential units (five one-bedroom units and two two-bedroom units). The city expects to partner with the County of Santa Clara and a local nonprofit to use the complex to implement a project that would provide intensive case management and other support services to assist adults in obtaining and maintaining permanent housing, improving their health and increasing their stability. The program will serve homeless individuals who have been involved in the criminal justice system and require the the supportive services necessary to become productive citizens of the community.

Discussion

See above.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
GILROY	Government	Homelessness Non-homeless special needs neighborhood improvements public facilities public services	

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The city has limited financial capacity to meet many of the needs identified in the Needs Analysis. However, there exists opportunities to enter into strategic partnerships with local nonprofits to address many of the needs identified. Through these partnerships, the city hopes to fill some of the gaps in the institutional delivery system. For example, the issue of homelessness in the community is one of the highest needs in the city. While many gaps continue to exist (i.e. lack of affordable housing), the city will fund local nonprofits to at least meet some of the basic needs of homeless individuals.

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		
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			

Education			
Employment and Employment Training	X		
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			

Table 52 - 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)

There are limited services within the city of Gilroy that are specifically targeted to the homeless. While many service providers provide services to the homeless as part of their clientele, there are very few services specifically targeted to the homeless. Further, there are no services targeted specifically to persons with HIV.

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 biggest strength in the service delivery systems for special needs populations is the level of commitment and innovation to provide such services. The city of Gilroy is geographically distant from the majority of Santa Clara County. As such, most service providers must address the needs of such populations as the homeless with a sense of innovation and commitment that other systems can look to other providers to provide. However, this also represents a significant gap in that the geographic distance limits the availability of services to special needs populations and those experiencing homelessness.

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 engage in strategic partnerships to meet the most pressing needs in the community. It will encourage partner agencies to leverage other funding to enhance the level and quality of service provided to Gilroy residents. It will also continue to participate in collaborative groups to identify ways to partner with other service providers or leverage other resources to meet said needs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support for affordable housing development	2015	2019	Affordable Housing		Housing Services		Other: 400 Other
2	Housing Element implementation	2015	2019	Affordable Housing				
3	Affordable homeownership support	2015	2019	Affordable Housing				
4	Homebuyer education	2015	2019	Affordable Housing		Housing Services	CDBG: \$0 Housing Trust Fund: \$74,000	Other: 400 Other
5	Housing rehabilitation	2015	2019	Non-Housing Community Development	CITY OF GILROY NEIGHBORHOOD REVITALIZATION STRATEGY		CDBG: \$1,000,000 Housing Trust Fund: \$0	Rental units constructed: 10 Household Housing Unit Homeowner Housing Rehabilitated: 40 Household Housing Unit
6	Housing for the homeless	2015	2019	Homeless		Housing Services	CDBG: \$0 Housing Trust Fund: \$0	
7	Services to the homeless	2015	2019	Homeless		Basic Needs Supportive Services	CDBG: \$0 Housing Trust Fund: \$125,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Emergency rental assistance	2015	2019	Homeless		Supportive Services Housing Services	CDBG: \$0 Housing Trust Fund: \$75,000	Homelessness Prevention: 1500 Persons Assisted
9	Homeless job training	2015	2019	Homeless		Supportive Services	CDBG: \$0 Housing Trust Fund: \$175,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
10	Support basic need services	2015	2019	Homeless Non-Homeless Special Needs		Basic Needs	CDBG: \$0 Housing Trust Fund: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
11	Support for supportive Services	2015	2019	Homeless Non-Homeless Special Needs		Supportive Services	CDBG: \$75,000 Housing Trust Fund: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
12	Support youth services	2015	2019	Youth		Youth Services	CDBG: \$200,000 Housing Trust Fund: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
13	Code Enforcement services	2015	2019	Code Enforcement	CITY OF GILROY NEIGHBORHOOD REVITALIZATION STRATEGY	Housing Services	CDBG: \$67,500	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Tenant-landlord mediation	2015	2019	Housing Services		Housing Services	CDBG: \$0 Housing Trust Fund: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
15	Capital improvements in the NRSA	2015	2019	Non-Housing Community Development	CITY OF GILROY NEIGHBORHOOD REVITALIZATION STRATEGY	Infrastructure Improvements in the NRSA	CDBG: \$650,000 Housing Trust Fund: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
16	Mitigate lead-based paint hazards	2015	2019	Lead Based Paint		Housing Services	CDBG: \$0 Housing Trust Fund: \$0	
17	Promote fair housing choice	2015	2020	Fair Housing		Housing Services	CDBG: \$0 Housing Trust Fund: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
18	Fair housing zoning	2015	2018	Fair Housing			CDBG: \$0 Housing Trust Fund: \$0	
19	Analysis of Impediments	2015	2019	Fair Housing			CDBG: \$0 Housing Trust Fund: \$0	
20	Workforce development	2015	2019	Non-Housing Community Development	CITY OF GILROY NEIGHBORHOOD REVITALIZATION STRATEGY	Economic Development	CDBG: \$175,000 Housing Trust Fund: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
21	Small business development	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$0 Housing Trust Fund: \$0	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
22	Neighborhood Revitalization Strategy	2015	2019	NRSA	CITY OF GILROY NEIGHBORHOOD REVITALIZATION STRATEGY			

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Support for affordable housing development
	Goal Description	The lack of affordable housing represents one of the most significant issues facing the city of Gilroy. While the city lacks the resources to provide financial support to the development of affordable housing, it will provide technical assistance to developers producing affordable rental housing.
2	Goal Name	Housing Element implementation
	Goal Description	The city of Gilroy Housing Element addresses housing opportunities for present and future residents through 2023. The policy document outlines the city of Gilroy’s goals, policies, and implementation programs for the preservation, conservation, improvement, and production of housing for the 2015-2023 planning period. The Housing Element identifies the specific actions the City will take to address existing and future housing needs. The city will continue to address any barriers to affordable housing production through implementation of associated Housing Element programs.

3	Goal Name	Affordable homeownership support
	Goal Description	Santa Clara County has some highest priced housing in the nation. Many low income individuals are unable to achieve homeownership. The city will continue to support efforts such as the Residential Development Ordinance Exemption Procedure that requires market rate developers to also build below market rate housing within in certain zoning districts. The city will provide technical assistance to developers producing affordable ownership housing for lower-income households and will apply for State funding should those funds become available.
4	Goal Name	Homebuyer education
	Goal Description	The most recent foreclosure crisis highlighted the need for appropriate homebuyer education prior to the purchase of a home. The city will support financial training and homebuyer assistance programs serving lower-income households.
5	Goal Name	Housing rehabilitation
	Goal Description	Many low income homeowners are unable to address many housing improvement needs due the lack of financial resources to do so. The city will provide lower-income homeowners with the assistance for rehabilitating their properties. The activities will include both accessibility improvements to very low income individuals as well as other larger scale improvements such as roof repairs, furnace replacements and kitchen remodels.
6	Goal Name	Housing for the homeless
	Goal Description	Homelessness represents one of the biggest social issues to impact the city of Gilroy. With one of the highest per capita of homeless in all of Santa Clara County, the city will support efforts that address homelessness. The city will support developers of transitional and supportive housing facilities through technical assistance, as well as their applications for State and federal funding. The efforts will draw on the Housing First approach to ending homelessness. Should the city qualify for HOME funding through its participation in the Santa Clara County HOME Consortium it will utilize the funds for such efforts.

7	Goal Name	Services to the homeless
	Goal Description	The city will support programs that provide short-term emergency or day shelter services as well as basic need service for homeless individuals and families. While the city will fund these efforts, it will continue to prioritize the Housing First approach to ending homelessness.
8	Goal Name	Emergency rental assistance
	Goal Description	Often times individuals face an emergency situation that threatens their ability to remain housed. The city will support emergency rental assistance programs to help protect lower-income households from homelessness.
9	Goal Name	Homeless job training
	Goal Description	Many homeless individuals lack the job readiness skills to reenter the workforce. The city will support efforts to help elevate individuals out of homelessness by providing job skills training opportunities.
10	Goal Name	Support basic need services
	Goal Description	Many residents in the city of Gilroy struggle with meeting the basic needs of living. This is particularly prevalent for those individuals who have special needs such as the disabled, homeless individuals and victims of domestic violence. The city will support efforts to meet these needs and fund social services organizations that benefit lower-income households and special needs populations, including seniors, disabled, youth, homeless, farmworkers, single mothers, victims of domestic violence, and others.
11	Goal Name	Support for supportive services
	Goal Description	Many people require supportive services necessary to address any ongoing or chronic issues they may face. The city will support services especially for special needs populations such as the homeless, seniors, the disabled and victims of domestic violence.

12	Goal Name	Support youth services
	Goal Description	Many youth in the community are at-risk of violence or other harmful activities. The city will support efforts that serve low-income youth in the community.
13	Goal Name	Code Enforcement services
	Goal Description	Provide housing code enforcement and blight elimination in the NRSA.
14	Goal Name	Tenant-landlord mediation
	Goal Description	Many renters face issues with their landlords that may require the intervention of trained specialists. The city will support efforts that provide tenant-landlord information and mediation services.
15	Goal Name	Capital improvements in the NRSA
	Goal Description	The NRSA has a number of capital improvement needs. The city will support physical improvements that could include removal of physical barriers, installation of infrastructure upgrades or safety improvements.
16	Goal Name	Mitigate lead-based paint hazards
	Goal Description	Lead based paint poses a significant health risk, especially to childre under 6 years old. The city will continue to follow HUD guidlines for housing constructed prior to 1978. It will continue to provide and maintain information at the Community Development counter and provide handouts to rehabilitation program clients. Further, it will continue to inspect all properties being rehabilitated or acquired for affordable housing.

17	Goal Name	Promote fair housing choice
	Goal Description	Tenants are sometimes treated in a discriminatory manner. The city will contract with local service providers to conduct ongoing outreach and education regarding fair housing for home seekers, landlords, property managers, real estate agents, and lenders. The contract may include fair housing testing in local apartment complexes to confirm the validity of a tenants claim.
18	Goal Name	Fair housing zoning
	Goal Description	In consistency with Housing Element implementation, the city will modify local zoning ordinances should they be found inconsistent with State and federal fair housing laws.
19	Goal Name	Analysis of Impediments
	Goal Description	The city will update the local Analysis of Impediments to Fair Housing Choice and report on its implementation as necessary.
20	Goal Name	Workforce development
	Goal Description	The city will support economic development activities that promote employment growth and help lower-income persons secure and maintain a job. The city will target such efforts within the Neighborhood Revitalization Strategy Area.
21	Goal Name	Small business development
	Goal Description	Small businesses are a vital asset to the community. The city will provide non-monetary support to programs that facilitate small business development. It will continue to support efforts of the Gilroy Chamber of Commerce and/Gilroy Economic Development Corporation in applications for funding and/or in providing outreach to low income residents.

22	Goal Name	Neighborhood Revitalization Strategy
	Goal Description	The city currently has a HUD-approved Neighborhood Revitalization Strategy. The city will continue to implement efforts to address the needs and services outlined in the 2013-2018 plan.

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 does not expect to provide affordable housing as defined by HOME 91.315(b)(2) during the term in the Five-Year Consolidated Plan.

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

Not applicable

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

N/A

Plan to remove the ‘troubled’ designation

Not applicable

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

Barriers to Affordable Housing

There exits multiple barriers to affordable housing that are common throughout the Bay Area. These barriers include the lack of developable land which increases housing development costs and local opposition that is often based on misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion.^[1] However, to ensure a healthy economy the region must focus on strategies and investment that provide housing for much of the region’s workforce whose incomes may significantly limit their housing choices.^[2]

The City identified several potential constraints to the development, maintenance, and improvement of housing and affordable housing, in its 2015-2023 Housing Element update: ^[3]

- The General Plan constitutes the highest-level policy document for the City. As such, a City’s General Plan contains several items that can affect the development and distribution of housing, such as land-use classifications, and density and intensity standards.
- The City’s residential zoning designations control both the use and development standards of each residential parcel, thereby influencing the development of housing. The City has found that the maximum development limits established by the Zoning Ordinance do not pose a constraint to the development of housing, although these regulations do have an obvious effect on the cost and development of housing.
- Parking requirements do not constrain the development of housing directly, but may reduce the amount of available lot area for residential development.

^[1] Association of Bay Area Governments. “Affordable Housing in the Bay Area.” 2014.

^[2] Association of Bay Area Governments. “Jobs-Housing Connection Strategy.” 2012.

^[3] City of Gilroy. “2015-2023 Housing Element.” 2014.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As required by the State of California, the city is required to complete a Housing Element. The Housing Element outlines the city's goals, policies, and implementation for the preservation, conservation, improvement and production of the housing for the 2015-2023 planning period. The Housing Element identifies the specific actions the city will take to address existing and future housing needs.

SP-60 Homelessness Strategy – 91.215(d)

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

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

Addressing the emergency and transitional housing needs of homeless persons

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

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

Particularly for chronically homeless, it is preferred that individuals receive intensive case management rather than simple information and referral services. Case managers work to assist homeless individuals find housing, connect with resources, and receive services to maintain housing. The provision of case management is person-based rather than shelter-based with the goal of rapid re-housing. Within the five-year goals of the Community Plan to End Homelessness, the target is to create 6,000 housing opportunities for persons who are homeless. An additional goal is for each of the 6,000 new tenants to have access to the services that will allow them to maintain that housing.[1]

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

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

The city will support homeless prevention efforts designed to meet the urgent need families have when they are in danger of losing their housing and/or trying to move from homelessness into permanent housing.

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

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

The city will continue to outreach and educate the community regarding the hazards of lead poisoning, particularly with regard to lead-based paint hazards. It will also inspect all properties being rehabilitated or acquired for affordable housing for lead-based paint hazards. Finally, it will continue to update and implement the local Lead Based Paint Management Plan as appropriate.

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

Prior to the allocation of funds to any project, particularly housing projects, that can contain the presence of lead, the city will determine the necessity for lead-based paint testing. The city will pay particular attention to any household that includes children under six years old.

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

The city will continue to follow the lead-based paint testing requirements of HUD. It will conduct tests on housing developed prior to 1978 particularly when the household includes children under six years old.

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

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

Consistent with household income data, the city of Gilroy has the highest proportion of households living below the poverty line. Each of the goals and programs above helps address poverty directly or indirectly. As noted by Regional Forum participants, households require assistance across a spectrum of needs to lift themselves out of poverty.

Many efforts are already in place to address the issue of poverty to include broad-based economic development strategies. This includes the Work2Future program which provides workforce development activities in the city of Gilroy and other local municipalities. Specifically, Work2Future operates a One-Stop Career Center in the city of Gilroy.

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

In addition, in 2009, Sacred Heart Community Service (SHCS), the Santa Clara County Community Action Agency, received funding under the Community Service Block Grant (CSBG) program to provide a broad range of anti-poverty services including financial training and individual development accounts, family services, emergency assistance loans, job search assistance, and essential services (i.e., food, shelter, clothing). Sacred Heart Community Services participates with the city of Gilroy and other agencies in outreach to connect Gilroy homeless people to jobs and services. SHSC is a part of the South County Collaborative that includes anti-poverty strategies and services in its mission.

Finally, Gilroy's Neighborhood Revitalization Strategy (NRS) includes actions to address poverty in Census Tracts 5126.03, 5126.04 and 5125.06 in which an average of approximately 30% of households live in poverty or have extremely low incomes.

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

The city will continue to implement the Housing Element to identify and provide opportunities to provide a cross section of housing types to include affordable housing options.

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

Each year staff will conduct a desktop review of all subrecipients and on-site monitoring of all newly funded agencies for that program year, as well as any agencies receiving \$15,000 or more from the city CDBG funds. Desktop reviews that indicate substandard performance will be followed up with phone contact and on-site review if needed. This will ensure long-term compliance with requirements of the programs involved.

For any subrecipients that do not otherwise require on site monitoring will provide specific technical assistance regarding benchmarks, reporting, and record keeping, prior to signing agreements. This assistance will be repeated in the ensuing years covered by the Consolidated Plan if there are new subrecipients or new agency staff responsible for administration of the Gilroy activity.

Staff will monitor multifamily properties rehabilitated through past CDBG loans annually in accordance with the terms of the loan agreements.

FY 2015-2016 Annual Action Plan

Expected Resources

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

Introduction

The city of Gilroy is an entitlement jurisdiction as designated by the federal Department of Housing and Urban Development. As such, the city is guaranteed an amount of Community Development Block Grant funds each year. The numbers noted below represent estimates the city expects to receive over the five year time period of the plan. Actual available funds may come in below or above estimates.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	424,560	30,000	0	469,560	1,680,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Housing Trust Fund	public - local	Housing	162,000	0	0	162,000	800,000	The city manages a local Housing Trust Fund. Funds are generated from the repayment or refinancing of prior homebuyer loans that were made to low-income homebuyers. Funds are also generated from city-owned property that were supported with Housing Trust Fund dollars.

Table 54 - Expected Resources – Priority Table

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

The use of local Housing Trust Fund dollars will assist the city in meeting many of the goals noted in its five-year strategic plan. Funds will go primarily toward housing related public service programs and to assist in the administration of both funds.

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

The city currently owns a multi-family apartment complex within the downtown area known as the Cherry Blossom Apartments. The property includes 7 residential units (five one-bedroom units and two two-bedroom units). The city expects to partner with the County of Santa Clara and a local nonprofit to use the complex to implement a project that would provide intensive case management and other support services to assist adults in obtaining and maintaining permanent housing, improving their health and increasing their stability. The program will serve homeless individuals who have been involved in the criminal justice system and require the the supportive services necessary to become productive citizens of the community.

Discussion

See above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support for affordable housing development	2015	2019	Affordable Housing			CDBG: \$0 Housing Trust Fund: \$0	
2	Housing Element implementation	2015	2019	Affordable Housing			CDBG: \$0 Housing Trust Fund: \$0	
3	Affordable homeownership support	2015	2019	Affordable Housing				
4	Homebuyer education	2015	2019	Affordable Housing		Housing Services	CDBG: \$0 Housing Trust Fund: \$14,850	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Housing rehabilitation	2015	2019	Non-Housing Community Development	CITY OF GILROY NEIGHBORHOOD REVITALIZATION STRATEGY		CDBG: \$255,000 Housing Trust Fund: \$0	Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit
6	Housing for the homeless	2015	2019	Homeless				
7	Services to the homeless	2015	2019	Homeless			CDBG: \$0 Housing Trust Fund: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 425 Persons Assisted
8	Emergency rental assistance	2015	2019	Homeless		Basic Needs Supportive Services	CDBG: \$0 Housing Trust Fund: \$15,000	Homelessness Prevention: 300 Persons Assisted
9	Homeless job training	2015	2019	Homeless		Supportive Services	CDBG: \$0 Housing Trust Fund: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
10	Support basic need services	2015	2019	Homeless Non-Homeless Special Needs		Basic Needs	CDBG: \$10,000 Housing Trust Fund: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 48 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Support for supportive Services	2015	2019	Homeless Non-Homeless Special Needs		Supportive Services	CDBG: \$0 Housing Trust Fund: \$40,570	Public service activities other than Low/Moderate Income Housing Benefit: 138 Persons Assisted
12	Support youth services	2015	2019	Youth		Youth Services	CDBG: \$43,000 Housing Trust Fund: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
13	Code Enforcement services	2015	2019	Code Enforcement	CITY OF GILROY NEIGHBORHOOD REVITALIZATION STRATEGY		CDBG: \$13,500 Housing Trust Fund: \$0	Housing Code Enforcement/Foreclosed Property Care: 20 Household Housing Unit
14	Tenant-landlord mediation	2015	2019	Housing Services		Housing Services	CDBG: \$0 Housing Trust Fund: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted
15	Capital improvements in the NRSA	2015	2019	Non-Housing Community Development	CITY OF GILROY NEIGHBORHOOD REVITALIZATION STRATEGY	Infrastructure Improvements in the NRSA	CDBG: \$143,000 Housing Trust Fund: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
16	Mitigate lead-based paint hazards	2015	2019	Lead Based Paint				

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Promote fair housing choice	2015	2020	Fair Housing		Housing Services	CDBG: \$0 Housing Trust Fund: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 42 Persons Assisted
18	Fair housing zoning	2015	2018	Fair Housing				
19	Analysis of Impediments	2015	2019	Fair Housing				
20	Workforce development	2015	2019	Non-Housing Community Development	CITY OF GILROY NEIGHBORHOOD REVITALIZATION STRATEGY	Economic Development	CDBG: \$35,000 Housing Trust Fund: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
21	Small business development	2015	2019	Non-Housing Community Development		Economic Development		
22	Neighborhood Revitalization Strategy	2015	2019	NRSA	CITY OF GILROY NEIGHBORHOOD REVITALIZATION STRATEGY			

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Support for affordable housing development
	Goal Description	The city will provide technical support to developers wishing to construct or rehabilitate both affordable for-sale and rental housing within the city. It will assist developers with meeting the requirements of their proposal.
2	Goal Name	Housing Element implementation
	Goal Description	The city will continue to support efforts that meet the goals set forth in its Housing Element.
3	Goal Name	Affordable homeownership support
	Goal Description	The city will provide technical assistance on implementation of efforts that support the production of both for-sale and rental affordable housing. These include the RDO Affordable Housing Exemption Procedure and tax credit financing requirements.
4	Goal Name	Homebuyer education
	Goal Description	The city will provide financial support to a local nonprofit to provide homebuyer education services to low moderate income residents of Gilroy. The city will identify the specific provider of said services once approved by the City Council.

5	Goal Name	Housing rehabilitation
	Goal Description	The city will provide support for a Home Access Program (HAP). This program will provide grants to complete accessibility improvements to low income residents of the Gilroy. Improvements may include wheelchair ramps, chair lifts and roll in showers. They city will also provide funds to support larger scale housing rehabilitation projects. These improvements may include roof replacements, water heater replacements and kitchen improvements. Funds for the larger scale housing rehabilitation program will be targeted to residents who live within the boundaries of the NRSA. All projects will be geared to providing safe and sanitary housing for the impacted individuals. The city will also include funds for the administration of the projects.
6	Goal Name	Housing for the homeless
	Goal Description	The city will continue to provide non-monetary support to efforts to build permanent housing for homeless individuals in alignment with the Housing First model of ending homelessness. It will also support efforts to insure that homeless individuals are inputted into the Housing 1000 database so that they are in a position to receive permanent housing and case management services that become available. Finally, should the city qualify for HOME funds through its participation in the Santa Clara County HOME Consortium, it will evaluate the potential to use said funds for Tenant Based Rental Assistance for homeless individuals.
7	Goal Name	Services to the homeless
	Goal Description	The city will provide services that support homeless individuals with either shelter or meeting their basic needs such as clothing, food or toiletries. The city will identify the specific provider of said services once approved by the City Council.
8	Goal Name	Emergency rental assistance
	Goal Description	The city will support efforts to provide emergency rental assistance to either help families threatened with eviction or help homeless families with emergency rental assistance that will allow them to move into permanent housing. The city will identify the specific provider of said services once approved by the City Council.

9	Goal Name	Homeless job training
	Goal Description	The city will support efforts to provide homeless individuals with job skills that will help prepare them to identify regular employment. The city will identify the specific provider of said services once approved by the City Council.
10	Goal Name	Support basic need services
	Goal Description	The city will continue to support services that provide basic need services especially to special needs clients such as seniorts, the disabled and victims of domestic violence. The city will identify the specific provider(s) of said services once approved by the City Council.
11	Goal Name	Support for supportive Services
	Goal Description	The city will support efforts to provide supportive services to individuals. The individuals may include special needs populatons such as the disables, seniors and victims of domestic violence. The city will identify the specific provider(s) of said services once approved by the City Council.
12	Goal Name	Support youth services
	Goal Description	The city will support services at the Gilroy Youth Center to include educational and recreational/enrichment activities. It will also provide funding for free swim lessons and lifeguard training for low income youth.
13	Goal Name	Code Enforcement services
	Goal Description	The city will fund housing Code Enforcement services within the NRSA.

14	Goal Name	Tenant-landlord mediation
	Goal Description	The city will support mediation efforts to address disputes between tenants and landlords. The city will identify the specific provider of said services once approved by the City Council.
15	Goal Name	Capital improvements in the NRSA
	Goal Description	The city will provide capital improvements to public facilities within the NRSA. Projects can include sidewalk improvements, lighting modifications or public safety infrastructure improvements.
16	Goal Name	Mitigate lead-based paint hazards
	Goal Description	The city will continue to educate to the community regarding the hazards of lead poisoning, particularly with regard to lead-based paint hazards. It will maintain information on the dangers of lead based paint at the Community Development calendar. It will provide provide handouts to rehabilitation program clients and test for lead-based paint as required. Finally, it will continue to implement the local Lead Based Mangement Plan and update when necessary.
17	Goal Name	Promote fair housing choice
	Goal Description	The city will support services that address illegal housing discrimination. Services will include investigation of complaints, conducting of outreach and education and litigation or conciliation efforts to victims of illegal housing discrimination. The city will identify the specific provider of said services once approved by the City Council.
18	Goal Name	Fair housing zoning
	Goal Description	When necessary, the city will continue to modify local zoning ordinances for consistency with State and federal fair housing laws through implementation of Housing Element policies and programs.

19	Goal Name	Analysis of Impediments
	Goal Description	The city will review its Analysis of Impediments to determine if changes are necessary. If changes are necessary, they will be completed in Program Year 2015 and reported in the applicable CAPER.
20	Goal Name	Workforce development
	Goal Description	The city will support employment services within the NRSA. A certified Community Based Development Organization will provide such services to include job searches, resume and interview preparations, soft skills training, financial literacy and linkages to other resources.
21	Goal Name	Small business development
	Goal Description	The city will support programs that facilitate small business development and will support the Gilroy Chamber of Commerce and/Gilroy Economic Development Corporation in applications for funding and/or in providing outreach to low income residents.
22	Goal Name	Neighborhood Revitalization Strategy
	Goal Description	The city will continue to implement efforts noted in the HUD approved 2013-2018 Neighborhood Revitalization Strategy.

Projects

AP-35 Projects – 91.220(d)

Introduction

The city will fund projects that will work to address meeting the goals noted in the strategic plan.

Projects

#	Project Name
1	Housing Rehabilitation Administration
2	Program Administration
3	Home Access Program
4	Aquatics Program
5	Community Youth Center
7	Code Enforcement

Table 56 – Project Information

NOTE: Additional projects will be added and included in the final draft following City Council approval of projects at its April 20, 2015 meeting.

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing Rehabilitation Administration
	Target Area	
	Goals Supported	
	Needs Addressed	Housing Services
	Funding	CDBG: \$45,000
	Description	Housing Rehabilitation Administration - program delivery of City Rehab Program
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The city estimates that it will provide 5 households with accessibility improvements.
	Location Description	
	Planned Activities	The city will use the funds to support the administration of the Home Access Program.
2	Project Name	Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$90,912
	Description	Program administration
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The city will use the funds to administer the CDBG program.
3	Project Name	Home Access Program

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	Target Area	
	Goals Supported	
	Needs Addressed	Housing Services
	Funding	CDBG: \$65,000
	Description	Grants to retrofit homes of disbaled residents
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The city estimates that it will provide 5 households with accessibility improvements.
	Location Description	
	Planned Activities	The city will provide accessibility improvements to very-low income residents within the city of Gilroy. These improvements will include grab bars, ramps, chair lifts and roll-in showers.
4	Project Name	Aquatics Program
	Target Area	
	Goals Supported	
	Needs Addressed	Youth Services
	Funding	CDBG: \$8,000
	Description	Free swim program for low income youth
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The city of Gilroy Recreation Department will provide 92 swim lessons and 10 lifeguard certifications to 70 low-moderate income unduplicated youth.
	Location Description	
	Planned Activities	Activities will include swim lessons and lifeguard certification classes that follow the American Red Cross curriculum. Certified lifeguards and water safety instructors will lead the classes.
5	Project Name	Community Youth Center
	Target Area	
	Goals Supported	

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	Needs Addressed	
	Funding	CDBG: \$35,000
	Description	Gilroy Youth Center services
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The city of Gilroy Recreation Department will provide educational and recreational/enrichment activities to 150 youth.
	Location Description	The city will provide services at the Gilroy Youth Center.
	Planned Activities	
6	Project Name	Code Enforcement
	Target Area	CITY OF GILROY NEIGHBORHOOD REVITALIZATION STRATEGY
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$13,500
	Description	Code Enforcement services in NRSA
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This program will provide code enforcement services within the NRSA to enable 20 low- and moderate-income households to retain decent, affordable housing.
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

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

The city will continue to utilize both CDBG and Housing Trust Fund funding to support citywide efforts that meet the needs of the community. However, it will continue to make strategic investments within the boundaries of its Neighborhood Revitalization Strategy Area (NRSA) as approved by HUD. The NRSA is an area of both low-income and minority concentration and in need of a higher level investments to meet the needs of the community.

Geographic Distribution

Target Area	Percentage of Funds
CITY OF GILROY NEIGHBORHOOD REVITALIZATION STRATEGY	25

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Based on the Choice Neighborhoods 2013 Mapping Tool provided by HUD, 30.77% of households within the NRSA are in poverty or have extremely low incomes (30% of county median income). The vacancy rate for this area is 7.02 % as compared to the surrounding county rate of 4.6%. Further research showed that HUD has identified the three combined tracts as "Qualified Census Tracts" (QCTs) for Low Income Housing Tax Credits. To meet this designation a tract must have either a poverty rate of at least 25% or 50% or more of its householders must have incomes below 60% of the county median income. The same area is currently considered by the Small Business Administration to be a "Historically Underutilized Business Zone" (HUBZone). Small businesses in such a zone have certain preferences in obtaining federal contracts.

Further, a considerable number of homeless persons are found in the NRSA and most of Gilroy’s providers of homeless services are located in Census Tract 5125.06, as is the National Guard Armory that provides cold weather shelter. Finally, the lack of employment opportunities and job training opportunities in the city of Gilroy are precluding individuals from finding meaningful employment to keep them occupied and assist them financially.

Discussion

See above

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The need for affordable housing is a major issue facing the city of Gilroy. While the city has limited to no capacity to provide financial support of affordable housing, there does exist opportunities to both advocate and support efforts in acquiring affordable housing financing. Also, the city will continue to support the rehabilitation of housing for low income residents. These improvements will include, but not be limited to, accessibility improvements, roof repairs, and kitchen remodels. All the improvements will strive to insure safe and sanitary housing for individuals who are unable to make such improvements otherwise.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The goal of rehabbing 15 units represents the financial support the city expects to provide through its CDBG program. The city expects additional units may be supported and/or developed through non-monetary support it expects to provide to affordable housing developers.

AP-60 Public Housing – 91.220(h)

Introduction

No public housing as defined by HUD exists within the city of Gilroy. Therefore, no efforts to support public housing will take place.

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

N/A

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

N/A

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

N/A

Discussion

See above

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

Introduction

The city will continue to invest in services that meet the needs of homeless individuals. With one of the highest per-capita population of homeless individuals in the County, homelessness represents one of the top social issues that impacts the community. The city will participate in countywide efforts to address homelessness and play an active role in the "Community Plan to End Homelessness".

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

There does not exist an emergency shelter within the city of Gilroy. The city will continue to fund day services that will meet the basic needs of homeless individuals. It will also support efforts to support victims of domestic violence who are often left homeless when an individual leaves their abuser. Efforts will be made to identify long-term housing for these clients by the agency that provides such services.

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

The city does not have the financial resources to directly fund such activities. Agencies that provide services to the homeless will continue to explore housing options with other funds that are leveraged with city resources.

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

The city will fund homeless prevention efforts designed to prevent an individual(s) from becoming homeless. The services provided will help families threatened with eviction, or help homeless, unhoused families secure permanent housing with emergency rental assistance. The funds will serve as a bridge to solving a crisis situation.

Discussion

See above

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

There exists multiple barriers to affordable housing that are common throughout the Bay Area. These barriers include the lack of developable land which increases housing development costs and local opposition that is often based on misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion.^[1] However, to ensure a healthy economy the region must focus on strategies and investment that provide housing for much of the region's workforce whose incomes may significantly limit their housing choices.^[2]

The City identified several potential constraints to the development, maintenance, and improvement of housing and affordable housing, in its 2015-2023 Housing Element update: ^[3]

- The General Plan constitutes the highest-level policy document for the City. As such, a City's General Plan contains several items that can affect the development and distribution of housing, such as land-use classifications, and density and intensity standards.
- The City's residential zoning designations control both the use and development standards of each residential parcel, thereby influencing the development of housing. The City has found that the maximum development limits established by the Zoning Ordinance do not pose a constraint to the development of housing, although these regulations do have an obvious effect on the cost and development of housing.
- Parking requirements do not constrain the development of housing directly, but may reduce the amount of available lot area for residential development.

^[1] Association of Bay Area Governments. "Affordable Housing in the Bay Area." 2014.

^[2] Association of Bay Area Governments. "Jobs-Housing Connection Strategy." 2012.

^[3] City of Gilroy. "2015-2023 Housing Element." 2014.

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

There are no specific actions proposed to ameliorate the negative effects of public policies that serve as barriers to affordable housing. The city will continue to enforce the Residential Development Ordinance

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(RDO) Affordable Housing Exemption Procedure (Procedure). The intent of the Procedure is to set forth specific criteria and guidelines for the affordable housing exemptions included in the city of Gilroy Zoning Ordinance. The goal of the Procedure is to meet the current and future needs of all segments of the community specifically both for-sale and rental housing to low income individuals. The city, through the implementation of its Housing Element, will continue to identify opportunities to promote the development of affordable housing where possible.

Discussion:

See above

AP-85 Other Actions – 91.220(k)

Introduction:

The Annual Action Plan has highlighted many of the specific actions the city plans to take in Fiscal Year 2015-2016. Below is further information on other actions it plans to undertake during the same timeframe.

Actions planned to address obstacles to meeting underserved needs

As noted prior, the most significant obstacle in meeting underserved needs is the limited availability of funding. The city will continue to research potential opportunities for additional sources of funding to address the needs it is unable to address with the funds available. When funds become available, the city will research the potential uses of those funds and make a determination as to whether or not it can be used to address underserved needs. Such efforts will be addressed when the city reports out its accomplishments through the CAPER.

Actions planned to foster and maintain affordable housing

As noted prior, the city will continue to support and provide technical assistance to developers of affordable for-sale and rental housing. It will also research and evaluate options that could provide financial support the development of affordable housing.

Actions planned to reduce lead-based paint hazards

The city will continue to educate to the community regarding the hazards of lead poisoning, particularly with regard to lead-based paint hazards. It will maintain information on the dangers of lead based paint at the Community Development calendar. It will provide provide handouts to rehabilitation program clients and test for lead-based paint as required. Finally, it will continue to implement the local Lead Based Mangement Plan and update when necessary.

Actions planned to reduce the number of poverty-level families

The city expects that through the community services funding both through the CDBG and Housing Trust Fund programs will reduce the number of poverty-level families.

Actions planned to develop institutional structure

City staff and staff from the other CDBG entitlement cities in the County of Santa Clara and the County of Santa Clara as well as the Housing Authority of Santa Clara County, Project Sentinel, the homeless component of the County Mental Health Department and a representative of local nonprofit agencies participate in quarterly CDBG Coordinators meetings. These meetings discuss data resources and strive to coordinate requests for information to both public and private Countywide agencies. These meetings help city staff to better understand the County and non-profit social service structure. Additionally, HUD staff meets with this group to clarify issues and assist in providing ongoing programmatic technical information. The email list serve for this group enables members to share information and to provide technical assistance to one another. The ongoing entitlement staff group meetings promote and create an environment of cooperation and understanding of differing needs, concerns, and issues among the group. This expansion of knowledge of regional issues and sharing of information benefits each of the individual jurisdictions represented in the group.

Also, city staff participates in the South County Collaborative that consists of providers of services to low income and special needs residents of Gilroy, San Martin and Morgan Hill. The Collaborative is a nonprofit organization and is able to apply for funding benefitting the communities it serves. Collaborative members share information through an active list serve and receive notices of public comment periods on the annual Action Plans and CAPERs.

In addition, the city's Police Department hosts a monthly meeting that includes representatives from County Mental Health, staff from various nonprofit agencies, health workers, the Santa Clara Valley Water District, faith-based organizations, as well as individual volunteers. The focus is on identifying resources and on sharing specific information on homeless individuals that have been identified by the police and outreach workers as being ready to get off the streets or who are in particularly dire need. The sharing of information and resources also has as a goal of conserving resources such as police time spent in re-arresting the same homeless person multiple times. The group is also considering viable alternatives to illegal encampments in Gilroy.

Finally, the Countywide Fair Housing Task Force includes representatives from Entitlement Jurisdictions, including Gilroy, fair housing providers, legal service providers, and other community service providers. Since its inception, the Task Force has implemented a calendar of countywide fair housing events and sponsors public information meetings, including accessibility training, first-time homebuyer training, and predatory lending training

Actions planned to enhance coordination between public and private housing and social service agencies

As noted in the "Actions planned to develop institutional structure" the city actively participates in various groups and collaborative designed to share information, bring awareness to the needs and services of the community and organized to design solutions to the many needs in the community. The city will continue to participate in such efforts with the goal of bringing forth additional resources to city residents.

Discussion:

See above

Program Specific Requirements

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

Introduction:

The city will continue to collect additional revenue to support the actions noted in the Annual Action Plan. The funds, known as Program Income, is collected from various sources to include repayment of past rehabilitation loans, rents from city-owned properties that were improved with CDBG and Housing Trust Fund funds and bank interest.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	30,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	30,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

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Discussion:

See above

Attachments

Citizen Participation Comments

Citizen Participation Summary

Introduction

The following narrative responses are too large to include in the eCon Planning Suite text fields and have been included below as additional detail.

Regional Forums

The participating Entitlement Jurisdictions of Santa Clara County held three regional public forums to identify housing and community development needs and priorities for the next five years. Seventy-six people in total attended the regional forums, including community members, service providers, fair housing advocates, school district board members, housing and human services commission members, non-profit representatives, and interested stakeholders.

The regional forums were held in Mountain View, San Jose, and Gilroy to engage the northern, central, and southern parts of the County. Forums were scheduled on different days of the week and at various times of day to allow maximum flexibility for participants to attend.

Table 1 – Regional Forums

Regional Forum	Date	Time	Number of Attendees	Forum Address
1	Thursday, September 25, 2014	2:00pm - 4:00pm	43	Mountain View City Hall, 500 Castro Street, 2 nd Floor Plaza Conference Room Mountain View, CA 94041
2	Saturday, September 27, 2014	10:00am - 12:00pm	17	San Jose City Hall, Room 118-120 200 E. Santa Clara St. San Jose, CA 95113
3	Wednesday, October 22, 2014	6:30pm - 8:30pm	16	Gilroy Library 350 W. Sixth Street Gilroy, CA 95020
Total Attendees			76	

Community Forums

Local public participation plays an important role in the development of the plans. The community forums were conducted as part of a broad approach to help local jurisdictions make data-driven, place-based investment decisions for federal funds. Each of the community forums provided additional public input and a deeper understanding of housing issues at the local level.

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The community forums were held in the cities of Los Gatos, Morgan Hill, Saratoga, San Jose and Mountain View. The workshops held in San Jose were located in Districts 3, 4 and 5, which are LMI census tracts. The majority of the community forums were held at neighborhood community centers or libraries at various times of day to provide convenient access for participants.

Table 2 – Community Forums

Community Forum	Date	Time	Number of Attendees	Forum Address
1	Tuesday, September 30, 2014	6:00pm-8:00pm	14	Roosevelt Community Center, Room 1 and 2 901 E. Santa Clara St. San Jose, CA 95116
2	Wednesday, October 1, 2014	10:00am-12:00pm	29	Seven Trees Community Center, Room 3 3590 Cas Drive San Jose, CA 95111
3	Tuesday, October 2, 2014	6:00pm-8:00pm	23	Mayfair Community Center, Chavez Hall 2039 Kammerer Ave. San Jose, CA 95116
4	Tuesday, October 7, 2014	6:00pm-8:00pm	26	Tully Community Brach Library, Community Room 880 Tully Rd. San Jose, CA 95111
5	Thursday, October 23, 2014	6:30pm-8:30pm	14	Mountain View City Hall, 500 Castro Street, 2 nd Floor Plaza Conference Room Mountain View, CA 94041
6	Saturday, November 1, 2014	11:00am-1:00pm	7	Centennial Recreation Center North Room 171 W. Edmundson Avenue Morgan Hill, CA 95037
7	Wednesday, November 5, 2014	2:00pm-4:00pm	11	Prospect Center Grace Room 19848 Prospect Road Saratoga, CA 95070
8	Thursday, November 20, 2014	6:00pm-8:00pm	9	Neighborhood Center 208 E. Main Street Los Gatos, CA 95030
Total Attendees			133	

A combined total of 209 individuals attended both the community and regional forums.

Outreach

Approximately 4,847 entities, organizations, agencies, and persons were directly engaged via outreach efforts and asked to share materials with their beneficiaries, partners, and contacts. These stakeholders were also encouraged to promote attendance at the public forums and to solicit responses to the Regional Needs Survey. Stakeholder engagement included phone calls, targeted emails, newsletter announcements, social media posts, and personalized requests from jurisdiction staff.

Through these communications, stakeholders were invited to participate in one of the forums planned throughout the County and to submit survey responses. Each participating jurisdiction also promoted the regional forums and regional survey links on their respective websites and announced the Consolidated Plan process through their electronic mailing lists.

Approximately 1,225 printed flyers noticing the regional forums were distributed throughout the County, including at libraries, recreation centers, community meetings, and organizations benefiting LMI residents and areas. These flyers were available online and in print in English and Spanish.

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

Each segment of the community outreach and planning process was transparent to ensure the public was aware its input was being collected, reviewed, and considered.

Forum Structure

The regional forums began with a welcome and introduction of the jurisdictional staff and consultant team, followed by a review of the forum's agenda, the purpose of the Consolidated Plan, and the goals of the regional forums. Next, the facilitator delivered an introductory presentation covering the Plan process, programs funded through HUD grants, what types of programs and projects can be funded, historical allocations, and recent projects.

After the presentation, participants were invited to engage in a gallery walk activity. Participants interacted with large "HUD Bucks" display boards, which encouraged them to think critically about community spending priorities in the County. Each display board presented a separate issue area: 1) Community Facilities, 2) Community Services, 3) Economic Development, 4) Housing, and 5) Infrastructure and Neighborhood Improvements. Participants were given \$200 "HUD Bucks" to spend on over 50 program choices they support within each issue area. This process encouraged participants to prioritize facilities, services, programs, and improvements within each respective

category. Thus, the activity functioned as a budgeting exercise for participants to experience how federal funds are distributed among various programs, projects and services.

Directions to participants were to spend their \$200 HUD Bucks up to a limit indicated on each board. For example, because HUD enforces a 15 percent cap on public service dollars, the community services board included a limit of \$30 HUD Bucks to reflect this cap. (It should be noted that the infrastructure and housing boards both had a Fair Housing category, which may account for higher HUD Bucks allocations for fair housing.)

Following the HUD Bucks activity, the group was divided into small group breakout sessions to discuss community needs and fair housing. Participants dispersed into smaller break-out groups to gather public input on the needs and barriers with respect to the following categories, which mirrored the HUD Bucks categories: 1) Community Facilities, 2) Community Services, 3) Economic Development, 4) Housing, and 5) Infrastructure and Neighborhood Improvements.

Group facilitators encouraged participants to think critically about housing issues and community improvement needs within the County. The participants discussed and identified issues and concerns within their local communities and across the County. During these small group discussions, participants contributed creative and thoughtful responses to the following questions:

Community Needs:

- What are the primary needs associated with:
 - Community Facilities
 - Community Services
 - Economic Development
 - Housing
 - Infrastructure and Neighborhood Improvements
- What services and facilities are currently in place to effectively address these needs?
- What gaps in services and facilities remain?

Fair Housing:

- Have you (or someone you know) experienced discrimination in housing choice, whether accessing rental housing or in purchasing a residence?
- What did you do, or would you do, if you were discriminated against in housing choice?

While responses generally centered on the specific sub-area of the County where the meeting was held (i.e., North, Central, South, and San Jose), countywide issues also arose during the discussion. After the break-out session, participants reconvened to discuss these issues as a single group. The final part of the meeting included a report back, in which facilitators summarized the small group discussions. The facilitator then closed the meeting with final comments, next steps and a review of additional opportunities to provide public input.

The interactive format of the forums solicited strong participation, wherein all attendees were provided the opportunity to participate in the conversation. Translation services were provided at each forum.

Key Findings from Regional and Community Forums

The diversity of participants and organizations attending the regional and community forums led to a nuanced awareness of the housing and community improvement needs across the County. This section highlights key findings and ideas raised during the small group discussions organized by issue area. The key findings are based on the most frequently discussed needs, issues and priorities that were shared by forum participants. A detailed summary of the Regional Forums only can be found in **Appendix XX: Summary of Regional Needs Forums**.

Primary Needs Associated with Each Issue Area

Community Services

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

Housing

- Ensure availability of affordable housing, including transitional housing
- Provide legal services to protect fair housing rights and to mediate tenant/landlord legal issues
- Address affordable housing eligibility restrictions to expand the number of residents who can qualify
- Provide affordable rental housing for low income families, at-risk families and individuals with disabilities

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- Fund additional homeless prevention programs
- Provide rental subsidies and assistance for low income families to support rapid re-housing

Community Facilities

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

Economic Development

- Increase employment services targeted towards homeless individuals, veterans, and parolees
- Provide access to apprenticeships and mentoring programs for at-risk youth
- Offer employment services such as job training, English language and capacity-building classes

Infrastructure and Neighborhood Improvements

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

Key Findings from HUD Bucks Activity

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

Priority	Housing
1	Affordable Rental Housing
2	Senior Housing
3	Permanent Supportive Housing

Priority	Public Facilities
1	Homeless Facilities
2	Senior Centers
3	Youth Centers

Priority	Public Services
1	Homeless Services
2	Senior Activities
3	Transportation

Priority	Economic Development
1	Employment Training
2	Job Creation/Retention
3	Small Business Loans

Priority	Infrastructure/Neighborhood Improvements
1	Fair Housing
2	Streets/Sidewalks
3	ADA Improvements

Regional Needs Survey

A Regional Needs Survey was conducted to solicit input from residents and workers in the County of Santa Clara. Respondents were informed that the Santa County Entitlement Jurisdictions were updating their Consolidated Plans for federal funds that primarily serve low- to moderate income residents and areas. The survey polled respondents about the level of need in their neighborhoods for various types of improvements that can potentially be addressed by entitlement funds.

To give as many people as possible the chance to voice their opinion, emphasis was placed on making the survey widely available and gathering a large number of responses rather than administering the survey to a controlled, statistically representative pool. Therefore, the survey results should be views as an indicator of the opinions of the respondents, but not as representing the opinions of the County population as a group.

The survey was distributed through a number of channels to gather responses from a broad sample. It was made available in printed format, as well as electronic format via Survey Monkey. Electronic responses could be submitted via smartphone, tablet, and web browsers. The survey was available online and in print in English and Spanish, and in print in simplified Chinese, Tagalog, and Vietnamese.

Responses were solicited in the following ways:

- Links to the online survey in both English and Spanish were placed on the websites of each Entitlement Jurisdiction.
English: https://www.surveymonkey.com/s/SCC_Regional_Survey
Spanish: https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish
- Approximately, 4,847 entities, organization, agencies, and persons were directly targeted in the outreach efforts and requested to share project materials with their beneficiaries, partners, and contacts. Engagement included direct phone calls and targeted emails with outreach flyers as attachments.

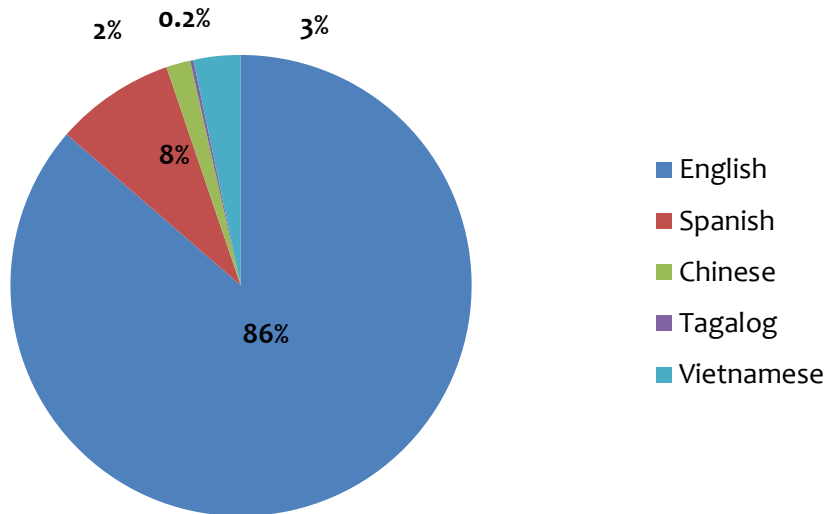
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- Approximately 1,225 printed flyers noticing the regional survey were printed and distributed throughout the County, including at libraries, recreation centers, community meetings, and organizations benefiting LMI residents and areas. These flyers were available online and in print in English and Spanish.
- Multi-lingual, print advertisements in local newspapers were posted in the *Gilroy Dispatch* (English), *Mountain View Voice* (English), *El Observador* (Spanish), *La Oferta* (Spanish), *Thoi Bao* (Vietnamese), *Philippine News* (Tagalog), *World Journal* (Chinese) and *San Jose Mercury News* (English). In addition, an online display ad was placed in the *San Jose Mercury News* to reach readers electronically.
- The survey was widely shared on social media by elected officials, organizations, entities, and other individuals. An estimated 25,000 persons on Facebook and 11,000 persons on Twitter were engaged. (This represents the number of “Likes” or “Followers” of each person/entity that posted a message about the survey or forum.)
- At least 3,160 printed surveys were printed and distributed throughout the County at libraries, community meetings, and organizations benefiting LMI residents and areas.

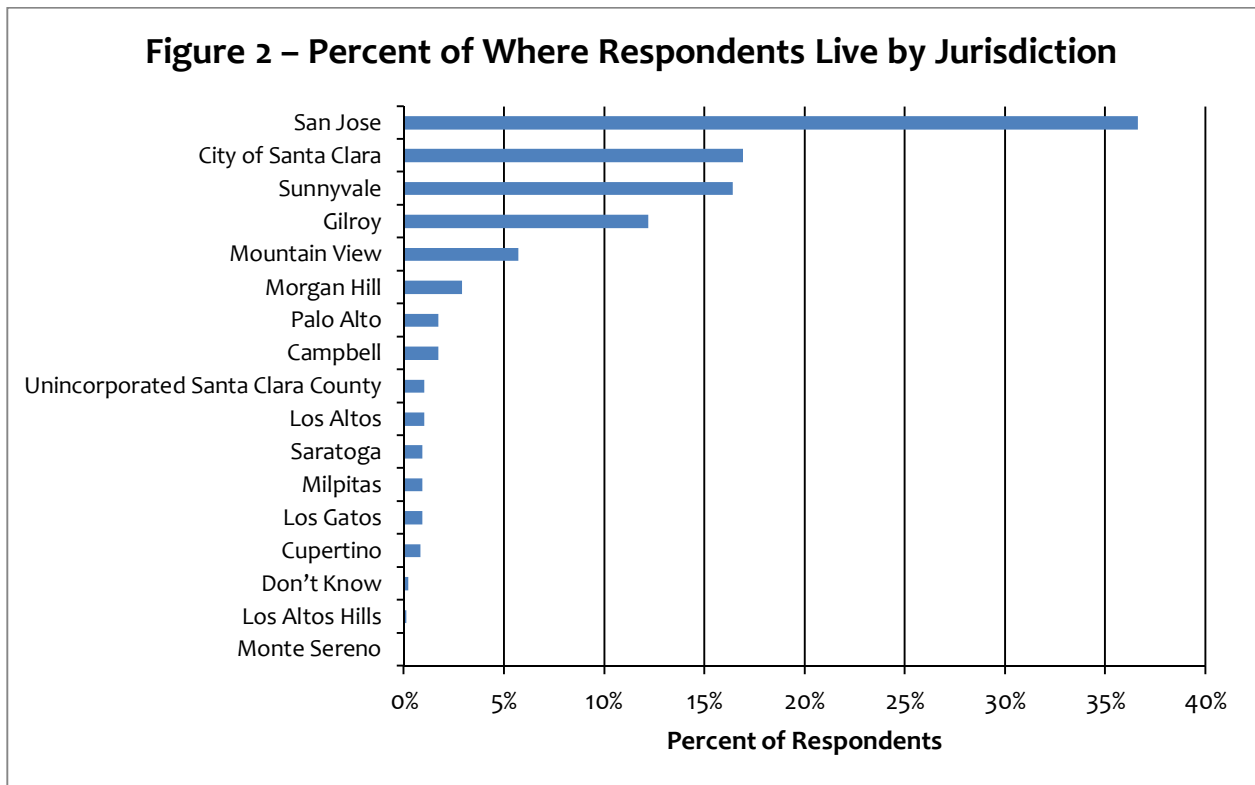
Survey Results

A total of 1,472 survey responses were collected from September 19, 2014 to November 15, 2014, including 1,078 surveys collected electronically and 394 collected on paper. The surveys were available in five languages. Of these surveys, 1,271 individuals responded in English, 124 individuals responded in Spanish, 25 individuals responded in simplified Chinese, 49 individuals responded in Vietnamese, and three individuals responded in Tagalog. **Figure 1** shows the percentage of individuals who responded to the survey organized by language.

Figure 1 – Percent of Surveys Taken by Language



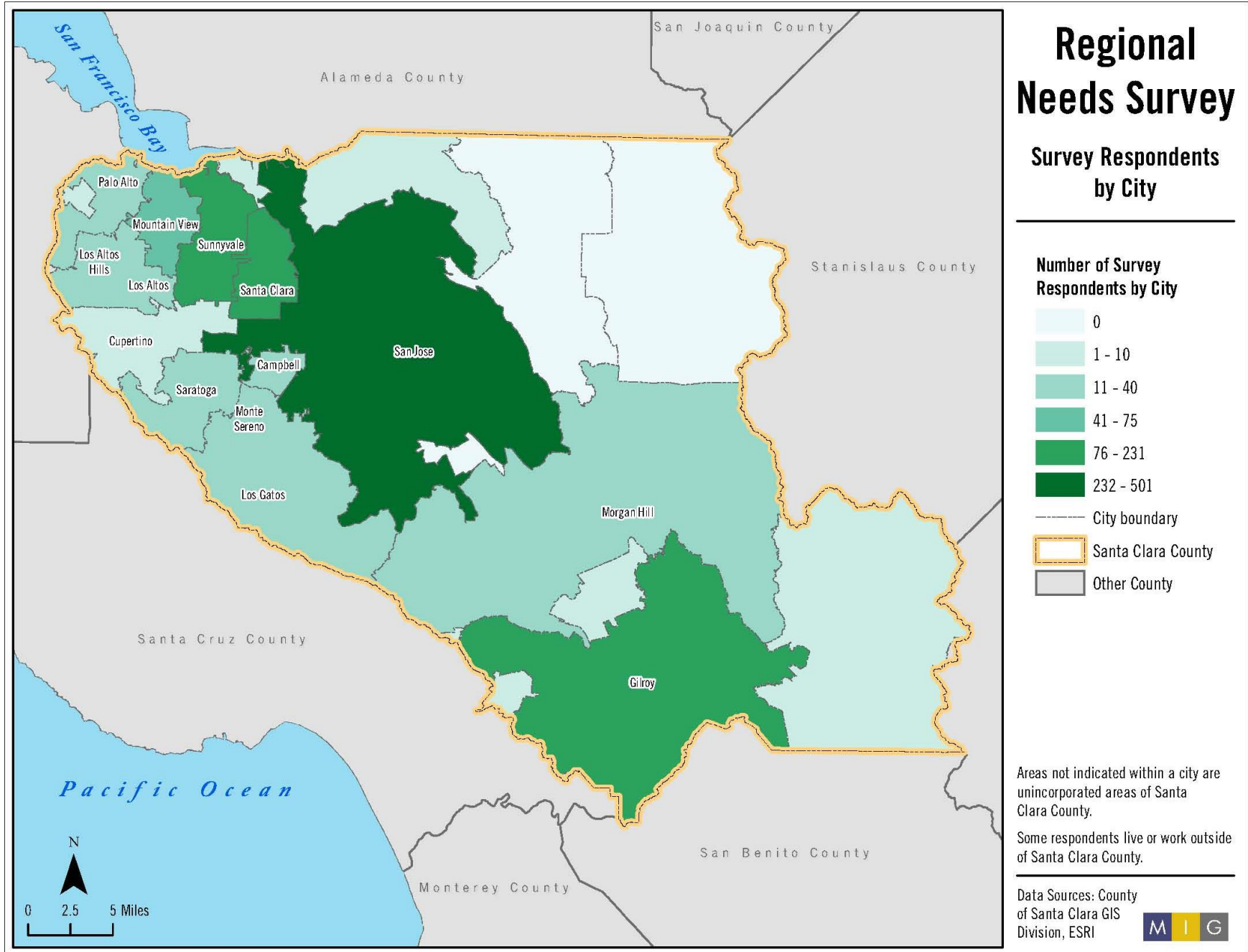
Of the individuals who responded to the survey, 1,401 indicated they live in the County of Santa Clara and 62 indicated they do not live in the County. Respondents who live within the County jurisdictions mainly reside in San Jose (36%), followed by the city of Santa Clara (17%), Sunnyvale (16%), Gilroy (12%), and Mountain View (6%). The remaining individuals live within the jurisdictions of Morgan Hill, Palo Alto, Campbell, Unincorporated Santa Clara County, Los Altos, Saratoga, Milpitas, Los Gatos, Cupertino, Los Altos Hills, and Monte Sereno. **Figure 2** shows a city-by-city analysis of where respondents live.

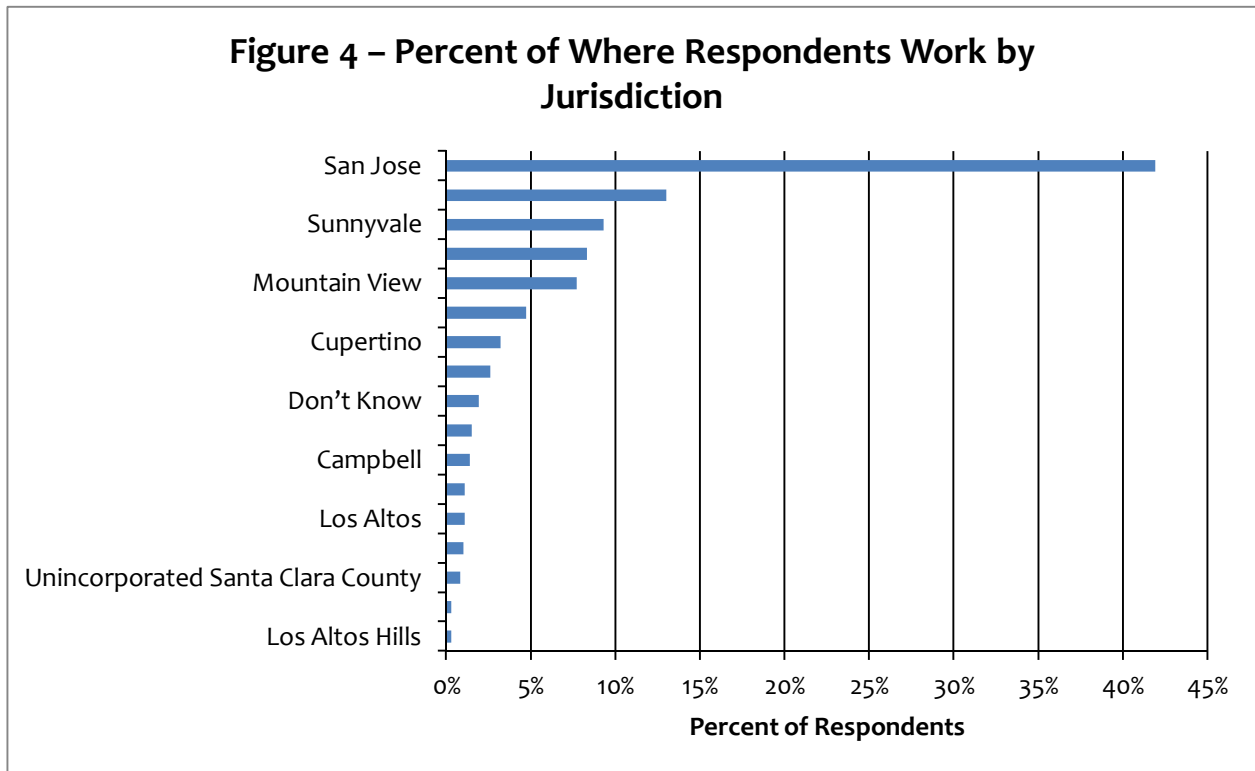


In addition, the survey polled respondents on whether they worked within any of the County jurisdictions. The percentage of individuals working in the County of Santa Clara (74%) indicated they worked primarily in these jurisdictions: San Jose (40%), the city of Santa Clara (13%), Gilroy (8%), and Mountain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

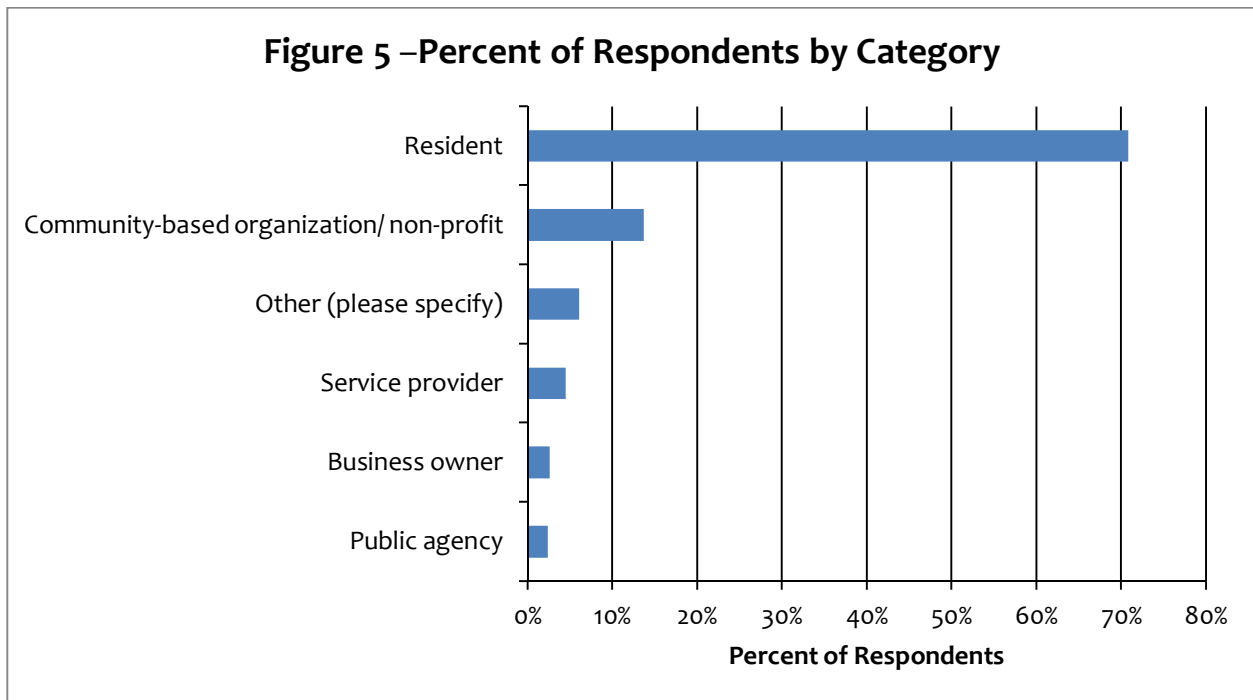
On the following page, **Figure 3** presents a GIS map that illustrates the number of survey respondents by jurisdiction.

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Respondents were primarily residents (70%), but also Community-Based Organizations (14%), Service Providers (5%), Business Owners (3%), and Public Agencies (2%). The remaining 6% of respondents indicated “Other” for their response. Many of the “Other” respondents specified themselves as homeless, educators, developers, retired, landlords, or property managers. More detailed information about respondents can be seen in **Figure 5**.



Survey Ranking Methodology

Respondents designated their level of need as low, medium, high, or “don’t know.” This rating system was chosen to simplify responses and better gauge the level of need. To maintain consistency, the low, medium, high, and “don’t know” rating system were used throughout the survey.

Need Ratings in Overall Areas

The survey asked respondents to rate the level of need for 63 specific improvement types that fall into five distinct categories. These five categories were: Housing, Public Facilities, Infrastructure and Neighborhood Improvements, Public Services, and Economic Development. The level of need indicated within these categories provides additional insight into broad priorities.

Respondents rated the level of need in their neighborhood in five overall areas:

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

Table 7 below shows the percentage of respondents who rated each overall need as high.

Table 7 – Overall Areas: High Level of Need

Overall Need Area	High Level of Need
Create additional affordable housing available to low-income residents	62.1%
Improve non-profit community services (such as senior, youth, health, homeless, and fair housing services)	54.7%
Create more jobs available to low-income residents	52.5%
Other	46.3%
Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)	37.1%

In addition to the four overall need areas, 373 respondents provided open-ended feedback through the “Other” survey response option. Below are the key themes and needs identified by survey respondents, organized by categories of need.

Economic Development

- Increase funding for senior services
- Provide financial assistance for small business expansion
- Develop jobs for working class
- Ensure workers are given a living wage

Public Facilities

- Provide more public facilities for homeless
- Expand library operation hours
- Build more parks to encompass people of all ages
- Develop cultural and arts community center
- Improve school infrastructure through extensive remodeling
- Build higher quality schools

Housing

The City of Gilroy FY 2015-2020 Consolidated Plan and FY 2015 Action Plan

- Increase availability of senior housing
- Provide housing for LGBT/HIV population
- Create housing for median income population
- Provide more subsidized housing for disabled population

Public Services

- Expand supportive services for the homeless population
- Provide affordable daycare options
- Increase availability of healthcare services
- Expand youth engagement activities
- Ensure transportation for seniors is accessible and affordable
- Expand transportation services to unincorporated areas of the County
- Address the middle class' inability to access services due to the inability to qualify for low income services
- Increase availability of senior services
- Expand crime prevention and enhance gang reduction programs
- Address resident fears of making too much money to qualify for low-income services

Infrastructure

- Address climate change through infrastructure improvements
- Address flooding through street improvements
- Improve and expand bike infrastructure
- Improve and expand pedestrian infrastructure including sidewalks and crosswalks

Highest Priority Needs

Top priority needs within all categories are described below based on the highest percentage of respondents for each improvement item. **Table 8** summarizes the ten highest priority needs and the percentage of respondents that selected the particular need.

- Among the five need categories, “increase affordable rental housing inventory” was rated as the highest need. More than 63% of individuals indicated this category as “high level of need.”
- Four housing needs appear among the top ten priorities on this list: 1) increase affordable rental housing inventory, 2) rental assistance for homeless, 3) affordable housing located near transit, and 4) housing for other special needs.

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- Homeless facilities and facilities for abused, abandoned and/or neglected children both appear among the ten highest level of needs, ranked third and seventh, respectively.
- Job training for the homeless received the eighth highest level of need, which is the only economic development priority to make the top ten priorities.
- Three public service improvements appear among the top ten priorities, including emergency housing assistance, access to fresh and nutritious foods, and homeless services.

Table 8 – Ten Highest Priority Needs in All Categories

Priority Rank	Category	Specific Need	Percentage of Respondents
1	Housing	Increase affordable rental housing inventory	63.1%
2	Public Service	Emergency housing assistance to prevent homelessness, such as utility and rental assistance	52.3%
3	Public Facilities	Homeless facilities (temporary housing and emergency shelters)	51.3%
4	Housing	Rental assistance for the homeless	51.0%
5	Public Services	Access to fresh and nutritious foods	49.8%
6	Public Services	Homeless services	49.6%
7	Public Facilities	Facilities for abused, abandoned and/or neglected children	49.5%
8	Economic Development	Job training for the homeless	48.8%
9	Housing	Affordable housing located near transit	48.6%
10	Housing	Housing for other special needs (such as seniors and persons with disabilities)	48.0%

Housing Needs

Respondents rated the need for 13 different housing-related improvements in their neighborhoods. The five highest priorities in this area were:

1. Increase of affordable rental housing inventory
2. Rental assistance for the homeless
3. Affordable housing located near transit
4. Housing for other special needs

5. Permanent supportive rental housing for the homeless

The table below shows the highest level of need for each of the housing-related improvements and the share of respondents who rated each category as “high level” of need.

Table 9 – High Level of Need for Specific Housing Improvements

Priority Rank	Housing: High Level of Need	Share of Respondents
1	Increase affordable rental housing inventory	63.1%
2	Rental assistance for the homeless	51.0%
3	Affordable housing located near transit	48.6%
4	Housing for other special needs (such as seniors and persons with disabilities)	48.0%
5	Permanent supportive rental housing for the homeless	46.8%
6	Energy efficiency and sustainability improvements	41.6%
7	Healthy homes	37.5%
8	Down-payment assistance to purchase a home	33.8%
9	Code enforcement, in coordination with a neighborhood plan	33.4%
10	Housing accessibility improvements	29.7%
11	Rental housing rehabilitation	27.7%
12	Emergency home improvement/repair	24.9%
13	Owner-occupied housing rehabilitation	18.5%

Public Facilities

Respondents rated the level of need for 14 public facility types in their neighborhoods. The six highest priorities in this area were:

1. Homeless facilities
2. Facilities for abused, abandoned and/or neglected children
3. Educational facilities
4. Mental health care facilities
5. Youth centers
6. Drop-in day center for the homeless

The table below shows the highest level of need for each of the public facilities types and the share of respondents who rated each category as “high level” of need.

Table 10 – High Level of Need for Specific Public Facility Types

The City of Gilroy FY 2015-2020 Consolidated Plan and FY 2015 Action Plan

Priority Rank	Public Facilities: High Level of Need	Share of Respondents
1	Homeless facilities (temporary housing and emergency shelters)	51.3%
2	Facilities for abused, abandoned and/or neglected children	49.5%
3	Educational facilities	46.9%
4	Mental health care facilities	45.5%
5	Youth centers	42.6%
6	Drop-in day center for the homeless	41.2%
7	Healthcare facilities	39.0%
8	Child care centers	35.4%
9	Recreation facilities	33.2%
10	Parks and park facilities	32.2%
11	Centers for the disabled	32.0%
12	Senior centers	29.9%
13	Parking facilities	22.5%
14	Facilities for persons with HIV/AIDS	20.5%

Public Services

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

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

The table below shows the highest level of need for each of the public service improvements and the share of respondents who rated each category as “high level” of need.

Table 11 – High Level of Need for Specific Public Services Improvements

Priority Rank	Public Services: High Level of Need	Share of Respondents
1	Emergency housing assistance to prevent homelessness – such as utility and rental assistance	52.3%
2	Access to fresh and nutritious foods	49.8%

The City of Gilroy FY 2015-2020 Consolidated Plan and FY 2015 Action Plan

Priority Rank	Public Services: High Level of Need	Share of Respondents
3	Homeless services	49.6%
4	Abused, abandoned and/or neglected children services	46.5%
5	Transportation services	46.4%
6	Mental health services	46.4%
7	Youth services	44.1%
8	Crime awareness/prevention services	44.0%
9	Employment training services	43.4%
10	Neighborhood cleanups (trash, graffiti, etc.)	42.9%
11	Services to increase neighborhood and community engagement	40.6%
12	Financial literacy	39.3%
13	Battered and abused spouses services	37.9%
14	Food banks	36.7%
15	Veteran services	36.7%
16	Fair housing activities	36.5%
17	Child care services	36.0%
18	Senior services	35.8%
19	Disability services	35.4%
20	Tenant/landlord counseling services	30.8%
21	Legal services	30.1%
22	Housing counseling for homebuyers and owners	24.4%
23	Lead-based paint/lead hazard screens	19.1%
24	Services for persons with HIV/AIDS	18.7%

Economic Development

Respondents rated the level of need for five economic development areas in their neighborhoods. The three highest priorities in this area were:

1. Job training for homeless
2. Financial assistance for low income residents for small business expansion and job creation
3. Storefront improvements in low income neighborhoods

The table below shows the highest level of need for each of the economic development areas and the share of respondents who rated each category as “high level” of need.

Table 12 – High Level of Need for Specific Economic Development Areas

The City of Gilroy FY 2015-2020 Consolidated Plan and FY 2015 Action Plan

Priority Rank	Economic Development: High Level of Need	Share of Respondents
1	Job training for the homeless	48.8%
2	Financial assistance for low-income residents for small business expansion and job creation	35.3%
3	Storefront improvements in low-income neighborhoods	33.9%
4	Microenterprise assistance for small business expansion (5 or fewer employees)	24.1%
5	Public improvements to commercial/industrial sites	20.3%

Infrastructure and Neighborhood

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

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

The table below shows the highest level of need for each of the infrastructure and neighborhood improvements and the share of respondents who rated each category as “high level” of need.

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

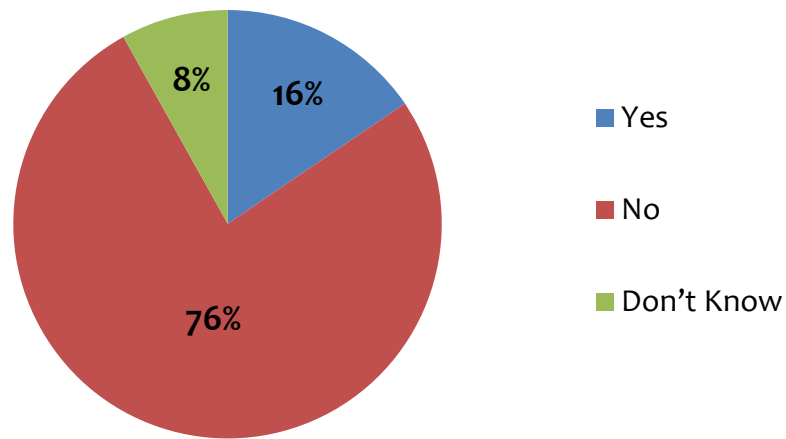
Priority Rank	Infrastructure and Neighborhood: High Level of Need	Share of Respondents
1	Cleanup of contaminated sites	44.9%
2	Street improvements	41.1%
3	Lighting improvements	35.7%
4	Sidewalk improvements	35.2%
5	Water/sewer improvements	34.7%
6	Community gardens	31.5%
7	Stormwater and drainage improvements	30.2%
8	Slowing traffic speed	29.8%
9	New or renovated playgrounds	29.4%
10	Trails	28.8%
11	Acquisition and clearance of vacant lots	26.4%
12	ADA accessibility to public facilities	23.0%

13	Neighborhood signage	21.7%
14	Landscaping improvements	19.5%
15	Public art	18.7%

Fair Housing

Respondents were asked to answer a series of questions related to Fair Housing. Four questions were used to gauge each individuals experience with housing discrimination.

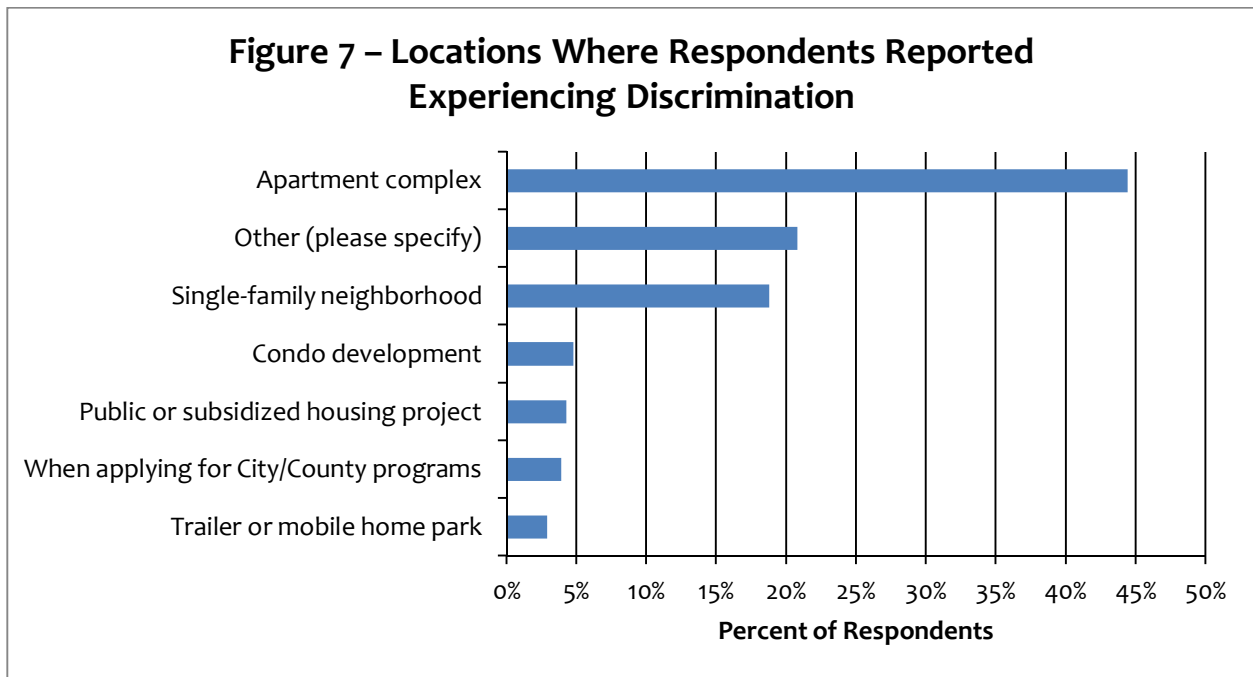
Figure 6 – Percent of Individuals Who Have Experienced Housing Discrimination in Santa Clara County



Of the 1,472 total respondents, 192 (16%) said they have experienced some form of housing discrimination. The majority of discrimination occurred within an apartment complex (19%). The next highest location for discrimination was indicated by the “Other” category. Within this category, duplexes, condos, and private renters were the most commonly indicated? Many respondents who selected “Other” expressed experiencing discrimination in multiple locations. The three highest locations of discrimination were:

- Apartment Complex
- Other
- Single-family neighborhood

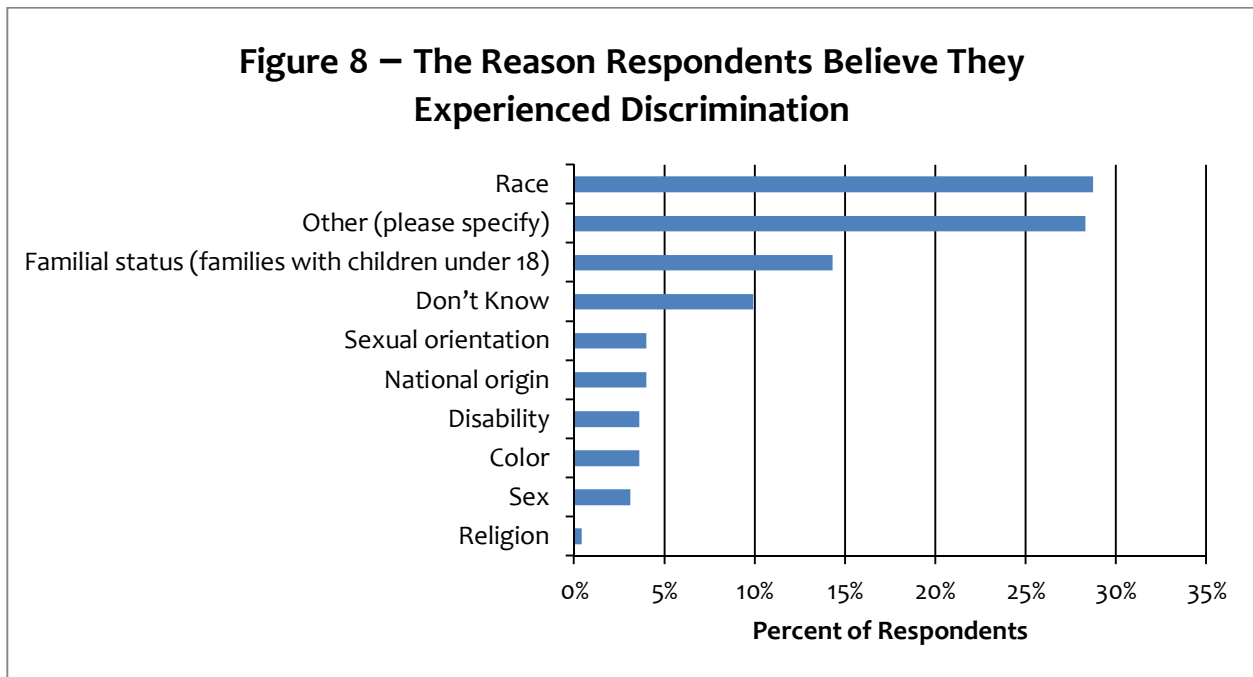
The figure below shows where respondents experienced discrimination.



The majority of respondents (29%) who experienced discrimination indicated that race was the primary factor for that discrimination. Respondents selected “Other” as the next highest basis of discrimination. Within the “Other” category respondents indicated race, inability to speak English, religion, credit, and marital status as the cause for discrimination. The three highest basis of discrimination were:

1. Race
2. Other
3. Familial Status

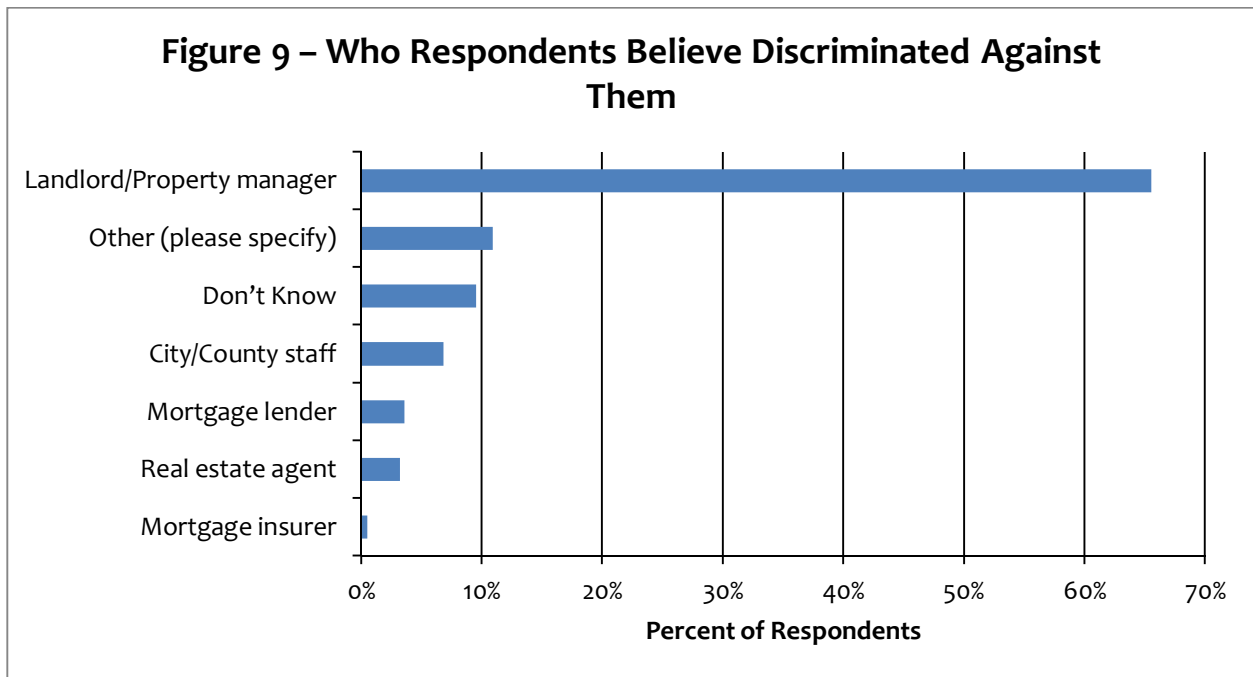
The **Figure 8** below depicts what respondents believe is the basis for discrimination they have experienced.



Respondents were then asked to identify who they felt had discriminated against them. The majority of respondents (66%) indicated they were discriminated against by a landlord or property manager. Respondents selected “Other” as the next highest category of who discriminated against them. Within the “Other” selection respondents indicated they experienced discrimination from landlords, property managers, existing residents, and home owner associations. The three highest categories that respondents believed discriminated against them were:

1. Landlord/Property Manager
2. Other
3. Don't Know

Figure 9 on the following page illustrates who respondents believe is responsible for the discrimination they have experienced.



Grantee Unique Appendices

Appendix A
Additional Tables

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

Table I - Households with Children Present (City)

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	700	370	375	1,445	29	185	200	414

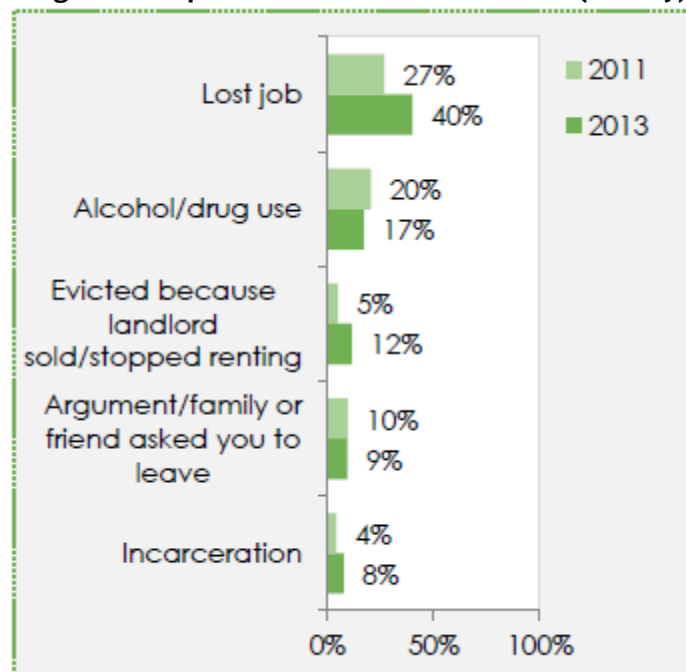
Data Source: 2007-2011 CHAS

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

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

Data Source: HACSC

Figure 1 – Top Five Causes of Homelessness (County)



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

Table III - Disproportionately Greater Need – Housing Problems (City)

	0 - 30% AMI		30 - 50% AMI		50 - 80% AMI		80 - 100% AMI	
	#	%	#	%	#	%	#	%
Jurisdiction as a Whole	2,165	77%	1,720	71%	830	66%	720	60%
White	665	76%	505	79%	210	58%	270	56%
Black / African American	0	-	14	100%	0	-	0	-
Asian	80	76%	10	13%	45	60%	70	78%

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	0 - 30% AMI		30 - 50% AMI		50 - 80% AMI		80 - 100% AMI	
	#	%	#	%	#	%	#	%
American Indian, Alaska Native	15	100%	25	100%	0	-	15	100%
Pacific Islander	0	-	0	-	0	-	0	-
Hispanic	1,370	80%	1,135	70%	565	72%	365	61%

Data Source: 2007-2011 CHAS

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

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

	0 - 30% AMI		30 - 50% AMI		50 - 80% AMI		80 - 100% AMI	
	#	%	#	%	#	%	#	%
Jurisdiction as a Whole	1,795	64%	1,265	53%	400	32%	335	28%
White	505	57%	360	56%	100	28%	75	15%
Black / African American	0	-	14	100%	0	-	0	-
Asian	65	62%	0	-	45	60%	30	35%
American Indian, Alaska Native	15	100%	10	40%	0	-	0	-
Pacific Islander	0	-	0	-	0	-	0	-
Hispanic	1,170	68%	860	53%	250	32%	230	38%

Data Source: 2007-2011 CHAS

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

Table V - Disproportionately Greater Cost Burden (City)

	<30%		30-50%		>50%	
	#	%	#	%	#	%
Jurisdiction as a whole	6,910	48%	3,815	26%	3,575	25%
White	3,510	54%	1,725	27%	1,155	18%
Black / African American	135	71%	30	16%	10	5%
Asian	410	45%	270	30%	210	23%
American Indian, Alaska Native	55	46%	40	33%	25	21%
Pacific Islander	0	-	15	100%	0	-

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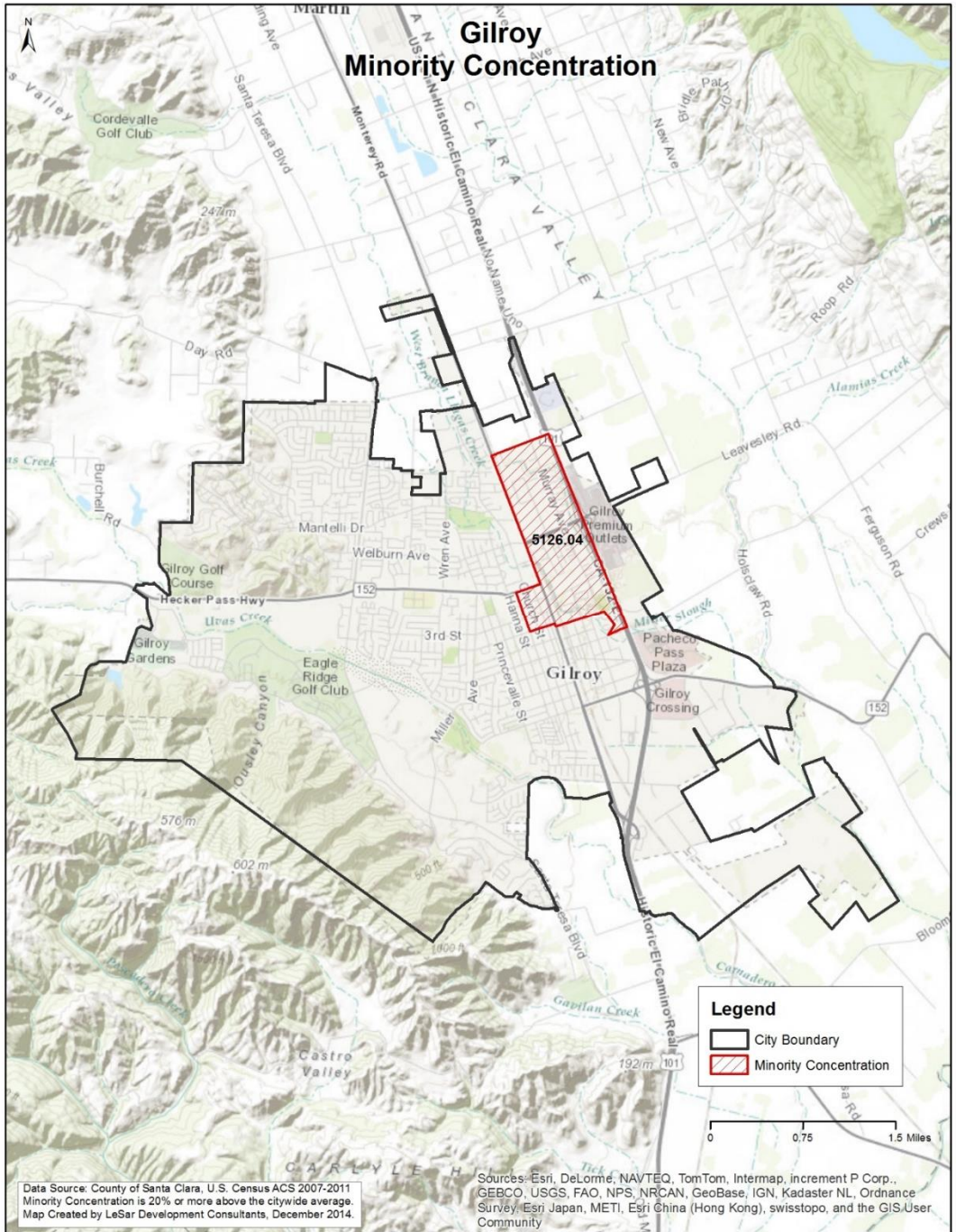
Hispanic	2,655	41%	1,730	27%	2,110	32%
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Data Source: 2007-2011 CHAS

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

Map 1 - Areas of Minority Concentration (City)

The City of Gilroy FY 2015-2020 Consolidated Plan and FY 2015 Action Plan



NA-35 Public Housing – 91.205(b)

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

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

Data Source: HACSC

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

NA-40 Homeless Needs Assessment – 91.205(c)

Figure 2 – Homeless by Jurisdiction

HOMELESS CENSUS POPULATION BY JURISDICTION

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

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

Table VII - Exited Homelessness (City)

Project Type	# Of Clients Who Obtained Permanent Housing
Emergency Shelter	8

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Transitional Housing	12
Rapid Re-Housing	2

Data HMIS Santa Clara County
Source:

Table VIII - Days to Housing (County)

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

Data HMIS Santa Clara County
Source:

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

Table IX - Elderly Population (City)

Income	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
Total Households	2,545	1,800	1,935	1,310	6,815
Household Contains at Least One Person 62-74 Years of Age	480	335	285	265	1,245
Household Contains at Least One Person Age 75 or Older	560	210	145	60	270

Data Source: 2007-2011 CHAS

Table X - Disability Status of Population (City)

	Number	Percent
Population 18 to 64 Years	31,040	62%
With a Hearing Difficulty	347	1%
With a Vision Difficulty	459	2%
With a Cognitive Difficulty	739	2%
With an Ambulatory Difficulty	875	3%
With a Self-Care Difficulty	417	1%
With an Independent Living Difficulty	695	2%

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	Number	Percent
Total With a Disability (18 to 64 Years Old)	1,905	6%
Population 65 Years and Over	4,433	9%
With a Hearing Difficulty	992	13%
With a Vision Difficulty	263	6%
With a Cognitive Difficulty	720	11%
With an Ambulatory Difficulty	1,656	23%
With a Self-Care Difficulty	831	13%
With an Independent Living Difficulty	1,396	16%
Total With a Disability (65 Years and Over)	1,665	38%

Data Source: 2007-2011 CHAS

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

Table XI - Household Size (City)

	Number	Percent
1 Person	2,182	15%
2 Persons	3,566	25%
3 Persons	2,426	17%
4 Persons	2,818	20%
5 or More Persons	3,413	24%
Total Households	14,405	100%

Data Source: 2007-2011 CHAS

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

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

Table XII - HACSC Housing Properties (County)

Project Name	City	Income Limit	Number of Units	Housing Type
El Parador	Campbell	50% AMI	125	Senior Tax Credit Housing
Rincon Gardens*†	Campbell	50% AMI	200	Family Tax Credit Housing
Sunset Gardens*†	Gilroy	50% AMI	75	Senior Tax Credit Housing
San Pedro Gardens	Morgan Hill	50% or 60% AMI	20	Family Tax Credit Housing
Opportunity	Palo Alto	50% AMI	89	Senior Tax Credit

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Project Name	City	Income Limit	Number of Units	Housing Type
Center†				Housing
Avenida Espana Gardens	San José	50% AMI	84	Public and Other HUD Assisted Housing
Blossom River Apts.	San José	50% or 60% AMI	144	Senior Tax Credit Housing
Clarendon Street	San José	50% or 60% AMI	80	Family Tax Credit Housing
Cypress Gardens*†	San José	50% or 60% AMI	125	Family Tax Credit Housing
DeRose Gardens	San José	60% AMI	76	Senior Tax Credit Housing
Helzer Courts	San José	30%, 50% or 60% AMI	155	Family Tax Credit Housing
Huff Gardens	San José	60% AMI	72	Family Tax Credit Housing
Julian Gardens†	San José	50% AMI	9	Senior Tax Credit Housing
Lenzen Gardens*†	San José	50% AMI	94	Family Tax Credit Housing
Lucretia Gardens†	San José	50% AMI	16	Family Tax Credit Housing
Morrone Gardens	San José	50% AMI	102	Senior Tax Credit Housing
Pinmore Gardens	San José	60% AMI	51	Family Tax Credit Housing
Poco Way Apartments†	San José	50% or 60% AMI	129	Family Tax Credit Housing
Seifert House†	San José	50% AMI	3	Senior Tax Credit Housing
The Willows	San José	30% or 60% AMI	47	Family Tax Credit Housing
Villa Hermosa	San José	40% AMI	100	Family Tax Credit Housing
Villa San Pedro	San José	50% or 60% AMI	100	Family Tax Credit

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

Data Source: HACSC

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

Table XIII - HACSC Special Needs Populations (County)

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

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

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

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

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

Table XIV - Low- and Moderate-Income Households by Tenure (City)

Income Level	Renter Households	Owner Households	Total
Household Income 0-30% AMI	765	1,780	2,545
Household Income 30% - 50% AMI	690	1,110	1,800
Household Income 50% - 80% AMI	945	990	1,935
Household Income 80% - 100% AMI	760	550	1,310
Household Income >100% AMI	5,790	1,025	6,815
Total Households	8,950	5,455	14,405

Data Source: 2007-2011 CHAS

Table XV - Affordable Housing Supply Versus Need (City)

Income Range	Total Units Available (Renter and Owner Units)	Total Households	Gap
	30% AMI		
50% AMI	1,940	1,800	140
80% AMI	3,805	1,935	1,870
Total	6,365	6,280	85

Data Source: 2007-2011 CHAS

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

Table XVI - HACSC Family Self Sufficiency Report (County)

CY2013 Family Self Sufficiency Report	
How many households were actively case-managed?	266
How many individuals received services?	266
How many households successfully completed their Contract of Participation?	28
What is the cost per family to coordinate services?	\$1,899
How many FSS households increased their income?	80
What was the average dollar increase in annual household income?	\$12,431
How many households experienced a reduction in cash welfare assistance?	19
How many households ceased receiving cash welfare assistance as a result of increased household income?	11
How many new FSS escrow accounts were established with positive balances?	22
What was the total value of FSS escrow accounts disbursed to graduating households?	\$300,190
How many households were able to move to non-subsidized housing?	5

Data Source: HACSC Board Report August 2013

Discussion

Please see discussion above.

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

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

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

Data HMIS Santa Clara County

Source:

Data List includes DV Shelters. Numbers are duplicated for Unaccompanied Youth and Unaccompanied Children. Data includes

Source entire continuum capacity and is aggregate for the County.

Comment:

Table XVIII - Homeless Housing Inventory Chart (County)

Organization Name	Project Name	Target Population	Total Beds
Abode Services	Abode Place-Based Rapid Re-Housing Program	SMF+HC	100
Abode Services	Encampments	SMF+HC	20
Abode Services	SCC Rental Assistance Program	SMF+HC	90
Abode Services	SCC Rental Assistance Program	SMF+HC	70
Abode Services	SJ Mental Health TH	SMF+HC	24
Abode Services	SJ Mental Health TH	SMF+HC	13
Abode Services	St. James Park (Dept. of Drug & Alcohol Services)	SMF+HC	21

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Organization Name	Project Name	Target Population	Total Beds
Abode Services	Sunnyvale TH	SMF+HC	9
Abode Services	Sunnyvale TH	SMF+HC	30
Abode Services	Sunset Leasing	SMF+HC	21
Asian Americans for Community Involvement	Asian Women's Home	SFHC	14
Bill Wilson Center	8th Street/Keyes (formerly Leigh)	SMF	4
Bill Wilson Center	Bill Wilson RRH	SMF+HC	44
Bill Wilson Center	High Glen (formerly Villa Street)	HC	9
Bill Wilson Center	Jackson St.	HC	17
Bill Wilson Center	Lafayette Street	SMF	6
Bill Wilson Center	Norman Drive (North County)	HC	11
Bill Wilson Center	PeaCoCk Commons	SMF+HC	34
Bill Wilson Center	PeaCoCk Commons LI	SMF+HC	11
Bill Wilson Center	PeaCoCk Commons MHSA	SMF+HC	11
Bill Wilson Center	Rockefeller Drive (North County)	SMF	8
Bill Wilson Center	Runaway and Homeless Youth Shelter	YMF	20
Bill Wilson Center	Via Anacapa	HC	8
Catholic Charities of Santa Clara County	Family Housing	HC	56
Catholic Charities of Santa Clara County	Navigator Project	SMF	29
Catholic Charities of Santa Clara County	New Directions	SMF	25
Catholic Charities of Santa Clara County	New Directions Expansion - Medical Respite	SMF	22
Charities Housing	San Antonio Place and Scattered Sites	SMF	10
City Team Ministries	City Team Rescue Mission	SM	48
City Team Ministries	Heritage Home	SF	23
City Team Ministries	House of Grace	SF	30
City Team Ministries	Men's Recovery/Discipleship	SM	56
City Team Ministries	Rescue Mission TH	SM	11
Community Solutions	El Invierno TH Gilroy	SM	12
Community Solutions	Glenview Dr.	SM	6
Community Solutions	La Isla Pacifica	HC DV	14
Community Solutions	Maria Way	SM	6
Community Solutions	Walnut Lane	SM	6
Community Working Group/Housing Authority	Opportunity Center - HUD	SMF	6
Community Working Group/Housing Authority	Opportunity Center - NON-HUD	SMF+HC	82
Downtown Streets Team	Workforce Supportive Housing Program	SMF	9

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Organization Name	Project Name	Target Population	Total Beds
Family Supportive Housing	Glen Art - Transitional Housing Program #1	HC	21
Family Supportive Housing	San Jose Family Shelter	HC	123
Family Supportive Housing	Transitional Housing Program #2	HC	23
Family Supportive Housing	Transitional Housing Program #3	HC	13
Family Supportive Housing	Transitional Housing Program #4	HC	8
Goodwill Institute for Career Development	Goodwill SSVF	SMF+HC	30
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin 2 year Transitional Program	HC	63
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin Family Wellness Court Units	HC	15
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin Farmworkers Housing	HC	0
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin Short Term Transitional	HC	48
HomeFirst (formerly EHC Lifebuilders)	BRC Nightly Shelter	SMF	167
HomeFirst (formerly EHC Lifebuilders)	BRC Supportive Transitional Housing (Mental Health)	SMF	18
HomeFirst (formerly EHC Lifebuilders)	EHC Lifebuilders - SSVF	SMF+HC	20
HomeFirst (formerly EHC Lifebuilders)	GPD BRC Veterans Per Diem	SMF	20
HomeFirst (formerly EHC Lifebuilders)	Housing 1000 Care Coordination Project	SMF	14
HomeFirst (formerly EHC Lifebuilders)	Housing for Homeless Addicted to Alcohol	SMF	42
HomeFirst (formerly EHC Lifebuilders)	Nightly CWSP Gilroy	SMF+HC	101
HomeFirst (formerly EHC Lifebuilders)	Nightly CWSP Sunnyvale	SMF	125
HomeFirst (formerly EHC Lifebuilders)	Scattered Site TH Program #1	HC	45
HomeFirst (formerly EHC Lifebuilders)	Scattered Site TH Program #2	HC	15
HomeFirst (formerly EHC Lifebuilders)	Sobrato Family Living Center ELI	HC	40
HomeFirst (formerly EHC Lifebuilders)	Sobrato Family Living Center PSH	HC	32
HomeFirst (formerly EHC Lifebuilders)	Sobrato Family Living Center VLI	HC	99
HomeFirst (formerly EHC Lifebuilders)	Sobrato House Youth Shelter	SMF	10
Homeless Veterans Emergency Housing Facility	HVEHF - Aging	SMF	71
Homeless Veterans Emergency Housing Facility	HVEHF - Men's	SM	38
Homeless Veterans Emergency Housing Facility	HVEHF - Women's	SF	11
Housing Authority of the County of Santa Clara	CHDR 2010 (formerly known as Section 8 Vouchers - Housing First)	SMF+HC	267
Housing Authority of the County of Santa Clara	CHDR 2013	SMF	75

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Organization Name	Project Name	Target Population	Total Beds
Clara			
Housing Authority of the County of Santa Clara	CHDR 2013	SMF	25
Housing Authority of the County of Santa Clara	King's Crossing	SMF+HC	59
Housing Authority of the County of Santa Clara	Section 8 Voucher - MTW	SMF+HC	750
Housing Authority of the County of Santa Clara	Shelter Plus Care 5022	SMF+HC	409
Housing Authority of the County of Santa Clara	Shelter Plus Care 5320	SMF	24
Housing Authority of the County of Santa Clara	Tully Gardens	SMF	10
Housing Authority of the County of Santa Clara	VASH - HUD-VASH	SMF+HC	809
InnVision (with Community Services Agency)	Graduate House	SMF	5
InnVision Shelter Network	Alexander House	SF	6
InnVision Shelter Network	Commercial Street Inn	SFHC	51
InnVision Shelter Network	CSI Cold Weather Inn	HC	3
InnVision Shelter Network	Highlander Terrace (formerly known as North Santa Clara County Permanent Housing for Families)	HC	23
InnVision Shelter Network	Hotel de Zink	SMF	15
InnVision Shelter Network	InnVision Villa	SFHC	54
InnVision Shelter Network	JSI 24-Hour Care	SMF	12
InnVision Shelter Network	JSI Cold Weather Inn	SMF	5
InnVision Shelter Network	JSI DADS	SMF	8
InnVision Shelter Network	JSI DADS/AB 109 THU	SMF	2
InnVision Shelter Network	JSI Full Service Provider (FSP)	SMF	8
InnVision Shelter Network	JSI Mental Health	SMF	21
InnVision Shelter Network	Julian Street Inn	SMF	10
InnVision Shelter Network	MSI AB 109/DADS THU	SM	4
InnVision Shelter Network	MSI Cold Weather Inn	SF	5
InnVision Shelter Network	MSI Emergency Shelter	SM	46
InnVision Shelter Network	MSI HUD THU	SM	10
InnVision Shelter Network	MSI THU AB 109	SM	5
InnVision Shelter Network	MSI Transitional Housing Unit	SM	8
InnVision Shelter Network	MSI VA PD THU Beds	SM	12
InnVision Shelter Network	North County Inns	SMF	18
InnVision Shelter Network	Rolison Inns (formerly known as	SMF	8

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Organization Name	Project Name	Target Population	Total Beds
	North Santa Clara County Supportive Housing Coalition)		
InnVision Shelter Network	Safe Haven Permanent Housing for Women (Hester Project)	SF	10
InnVision Shelter Network	Samaritan Inns	SMF+HC	25
InnVision Shelter Network	Stevens House	SMF	7
InnVision Shelter Network	Sunset Square	HC	39
InnVision Shelter Network/Next Door Solutions to Domestic Violence	Home Safe San Jose	SFHC DV	70
InnVision Shelter Network/Next Door Solutions to Domestic Violence	Home Safe Santa Clara	SFHC DV	72
Next Door Solutions to Domestic Violence	Residential Emergency Shelter	SFHC DV	20
Salvation Army	Emmanuel House (Overnighter)	SM	22
Salvation Army	Hospitality House-Working Man's Program	SM	50
Salvation Army	Volunteer Recovery	SM	6
Santa Clara County Mental Health Department	AB 109	SMF	30
Santa Clara County Mental Health Department	Abode - Rental Assistance Project (RAP) #1	SMF	55
Santa Clara County Mental Health Department	Abode - Rental Assistance Project (RAP) #2	SMF	8
Santa Clara County Mental Health Department	Community Reintegration - Central County	SMF	10
Santa Clara County Mental Health Department	Community Reintegration - North County	SMF	10
Santa Clara County Mental Health Department	Community Reintegration - South County	SMF	10
Santa Clara County Mental Health Department	CSJ and MHD/CC - TBRA	SMF+HC	13
Santa Clara County Mental Health Department	CSJ and MHD/MMH - TBRA	SMF+HC	2
Santa Clara County Mental Health Department	Custody Health High Users	SMF	15
Santa Clara County Mental Health Department	Mental Health Permanent Supportive Housing Project	SMF	20
Santa Clara County Mental Health Department	MHSA 4th Street Apartments	SMF	6
Santa Clara County Mental Health Department	MHSA Archer Street Apartments	SMF	6
Santa Clara County Mental Health Department	MHSA Armory Family Housing	SMF	10
Santa Clara County Mental Health Department	MHSA Bella Terra Senior Apartments	SMF	5

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Organization Name	Project Name	Target Population	Total Beds
Santa Clara County Mental Health Department	MHSA Belovida Santa Clara	SMF	3
Santa Clara County Mental Health Department	MHSA Curtner Studio	SMF	27
Santa Clara County Mental Health Department	MHSA Donner Lofts	SMF	15
Santa Clara County Mental Health Department	MHSA Fair Oak Plaza	SMF	18
Santa Clara County Mental Health Department	MHSA Ford and Monterey Family Apartments	SMF	5
Santa Clara County Mental Health Department	MHSA Gilroy Sobrato Apartments	SMF	17
Santa Clara County Mental Health Department	MHSA King's Crossing	SMF+HC	10
Santa Clara County Mental Health Department	MHSA Parkside Studio	SMF	11
Santa Clara County Mental Health Department	MHSA Paseo Senter I (1896 Senter)	SMF+HC	17
Santa Clara County Mental Health Department	MHSA Paseo Senter II (1900 Senter Rd.)	SMF	5
Santa Clara County Mental Health Department	Pay For Success	SMF	120
Santa Clara County Mental Health Department	Scattered Site Rental Assistance	SMF	14
South County Housing	Royal Court Apartments	SMF+HC	34
South County Housing	Sobrato Gilroy Permanent Housing	HC	52
South County Housing	Sobrato Transitional (HUD)	HC	61
South County Housing	Sobrato Transitional (non-HUD)	HC	83
St. Joseph's Family Center	Gilroy Place	SMF	12
St. Joseph's Family Center	Gilroy Sobrato Apartments - HUD	SMF	8
St. Joseph's Family Center	Our New Place	HC DV	36
The Health Trust	Housing for Health Program	HC HIV	167
Valley Homeless Health Care Program	Valley Health Medical Respite Center	SMF	18
West Valley Community Services	Transitional Housing Program	SMF+HC	18
YWCA of Silicon Valley	Support Network for Battered Women	SFHC DV	23
Total			6,320

Data Source: 2014 HIC

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

Table XIX - Licensed Community Care Facilities (City)

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Facility Type	Facilities	Bed
Adult Residential	14	97
Residential Care for the Elderly	6	452
Group Homes	3	60
Small Family Home	-	-
Social Rehabilitation	-	-
Total	23	609

Data Source: California Community Care Licensing Division, 2014

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

Table XX -Jobs / Employed Residents Ratio (County)

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

Data Source: ABAG Projections 2013

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

	Age				Total	% of Total
	25-34 Years	35-44 Years	45-65 Years	65+ Years		
Less than 9th Grade	538	784	1,257	1,026	3,605	13%
9th to 12th Grade, No Diploma	814	651	1,137	376	2,978	10%
High School Graduate, GED, or Alternative	1,685	1,488	2,198	1,124	6,495	23%
Some College, No Degree	1,640	1,231	2,400	807	6,078	21%
Associate's Degree	618	683	1,138	276	2,715	9%

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	Age				Total	% of Total
	25-34 Years	35-44 Years	45-65 Years	65+ Years		
Bachelor's Degree	523	1,490	2,090	494	4,597	16%
Graduate or Professional Degree	355	530	989	354	2,228	8%
Total:	6173	6,857	11,209	4,457	28,696	100%

Data Source: 2007-2011 CHAS

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

Appendix - Alternate/Local Data Sources