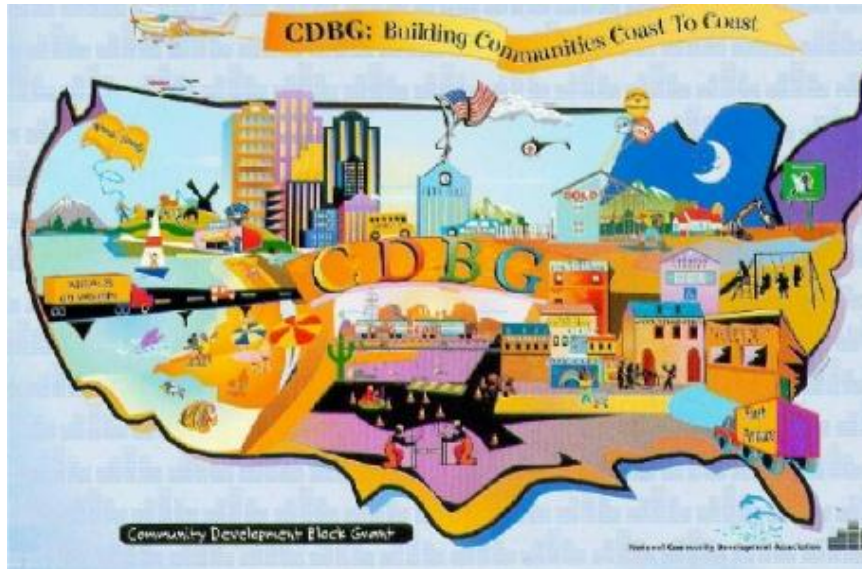




Consolidated Plan 2010-2015 Action Plan 2010



Contact number for Gilroy questions and comments is (408)846-0241

Santa Clara County Entitlement Jurisdictions

- 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
- The Urban County of Santa Clara

The Urban County is composed of unincorporated Santa Clara County, as well as the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga

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1 Executive Summary

City of Gilroy Consolidated Plan 2010-2015

Consolidated Planning Period of 2010-2015

The federal Department of Housing and Urban Development 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 has paid a share of a countywide contract with Bay Area Economics 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. This collaborative approach allows the jurisdictions to use their resources more cost effectively.

Methodology for Prioritizing Need:

- Priorities identified in Housing Elements
- Findings from draft Countywide Consolidated Plan's Housing and Homelessness Needs assessment
- The severity of needs among all groups and subgroups, including the relative need between varying income groups
- Current housing stock
- Likely available funding over the next five years for various housing and community development activities
- Input from community members and organizations at the Consolidated Plan workshops and through the Consolidated Plan survey. Although the surveys are

not meant to be a rigorous quantitative assessment of need, they do offer a general perspective on concerns and priorities.

- A South County regional workshop was held by the consultant in Morgan Hill in September 2009 (See Appendices A.1 and A.2.)
- Gilroy City staff held a workshop specifically for Gilroy residents in November 2009 (See Appendix A.2.a. November 2009 Visioning Session Brainstorming Chart)
- Gilroy City staff and community volunteers distributed surveys from November 2009 through January 2010. 124 surveys were returned. (See Appendix A.3.a)
- City of Gilroy Neighborhood Revitalization Strategy (NRS) for PY 2008- PY 2012. The NRS specific strategies are included in Appendix H.
- Gilroy City Council Study Session on January 19, 2010.

Each jurisdiction is in the process of refining its strategies and developing actions to address the strategies described in the countywide draft Consolidated Plan dated January 12, 2010. The following revision of the countywide draft includes the proposed strategies and actions for the City of Gilroy. The Gilroy draft is being circulated to the public from March to May, 2010 and will be presented for Council approval on May 3, 2010.

The following is a summary of proposed Gilroy goals, strategies and actions. These are described in greater detail in Chapter 5 – Five Year Strategic Plan. High, Medium and Low priorities are represented by H, M and L, respectively. It is important to note that a Medium and Low level priority does not preclude the City from providing funding for a particular activity. The priority is simply a relative description of the amount of resources that the City expects to dedicate to a particular need. Likely funding sources are included in the action descriptions.

Goal #1: Assist in the creation and preservation of affordable housing for lower income and special needs households

Strategy #1A: Assist developers with the production of affordable rental housing

- **Action 1A.1.** Provide financial and technical assistance to developers producing affordable rental housing. **Priority – M** While the need for affordable rental housing is high, the resources to address this are not expected to be plentiful. City staff will

provide technical assistance to developers applying for tax credits and state funding such as the Multifamily Housing Program when such funds are available. If the City is eligible for HOME funds during the Consolidated Plan period, funds will be budgeted for this purpose.

- **Action 1A.2.** Assist developers in rehabilitating seriously deteriorating and neglected apartment buildings for conversion into affordable rental units. **Priority – M** A moderate amount of funding will be made available for this purpose from the City’s Housing Trust Fund. Should the City be eligible for federal funds that become available for this purpose, it will apply for such.
- **Action 1A.3.** Address any barriers to affordable housing production through implementation of associated Housing Element programs. **Priority – H** The City anticipates having a certified Housing Element prior to the first year of the Consolidated Plan and will be implementing the programs and policies.

Strategy #1B: Support affordable ownership housing

- **Action 1B.1.** Provide financial and technical assistance to developers producing affordable ownership housing for lower-income households, such as self-help and “sweat equity” organizations. **Priority – M** The City will assist developers with applying for funding such as the state BEGIN program rather than from local funds due to budget constraints.
- **Action 1B.2.** Continue to support financial training and homebuyer assistance programs serving lower-income households. **Priority – H** The City will continue to offer first time homebuyer training and down payment assistance through its Housing Trust Fund.
- **Action 1B.3.** Maintain a list of partner lenders that are familiar with local homebuyer assistance programs and other below-market rate loan products. **Priority – H** The City will continue this practice as part of its homebuyer program.
- **Action 1B.4.** Provide lower-income homeowners with the assistance for rehabilitating their properties. **Priority – H** for retrofits to homes of very low income disabled residents. Resources through CDBG. **Priority- M** for other rehabilitation due to budget constraints that reduced staffing to implement and maintain such a program. Possible funding through CDBG and Housing Trust Fund.

- **Action 1B.5.** Implement local activities under the Neighborhood Stabilization Program (NSP) that provide for the purchase of foreclosed properties and the subsequent rehabilitation and resale of these homes as affordable units for income-eligible households. **Priority – L** Unless City is able to access this funding source.

Strategy #1C: Assist lower income seniors, larger families, the disabled, and farm workers in securing safe and affordable housing

- **Action 1C.1.** Support the production and rehabilitation of affordable housing for seniors, disabled individuals, large families, and farmworkers through applications for State and federal funding, or with direct financial assistance. **Priority – H** Direct funding for disabled residents through CDBG. **M** For others. If the City is eligible for HOME funds during the Consolidated Plan period, funds may be budgeted for this purpose. Otherwise, the City will support applications of developers for other funding such as state Joe Serna Farmworker Housing funds.
- **Action 1C.2.** Ensure that local zoning standards allow for units that serve the needs of disabled individuals, including second units and multifamily units. **Priority – H** This is a priority in Gilroy’s Housing Element.

Goal #2: Support activities to end homelessness

Strategy #2A: Provide housing and supportive services to homeless individuals and families and households at risk of homelessness

- **Action 2A.1.** Support developers of transitional and supportive housing facilities through technical and direct financial assistance, as well as their applications for State and federal funding, drawing from the Housing First approach to ending homelessness. **Priority – H** Direct financial assistance through the Housing Trust Fund and support of applications. Use may include rental subsidies to create supportive housing units through HTF or HOME funds if City becomes eligible for this funding source.
- **Action 2A.2.** Support existing transitional housing and supportive housing facilities. **Priority – M** Support for services to residents through CDBG and Housing Trust Fund. Rehabilitation funds available on a moderate basis from Housing Trust Fund and CDBG.

- **Action 2A.3.** Support programs that provide short-term emergency shelter for homeless individuals and families, while still prioritizing Housing First approach to ending homelessness. **Priority – H** Funds available for services through Housing Trust Fund and CDBG. Will explore projects that offer short-term alternatives to encampments, and budget funding as applicable.
- **Action 2A.4.** Support emergency rental assistance programs to help protect lower-income households from homelessness. **Priority – H Support for services through Housing Trust Fund and CDBG.**
- **Action 2A.5.** Support outreach programs that provide vital services to homeless individuals, including health services, substance abuse services, referrals, and others. **Priority – H**
Support for services through Housing Trust Fund and CDBG. Includes support of Gilroy Downtown Streets Team, and participation in Gilroy’s Homeless Outreach Group.

Goal #3: Support activities that provide basic services, eliminate blight, and/or strengthen neighborhoods.

Strategy #3A: Support local service organizations that provide essential services to the community, particularly to special needs populations

- **Action 3A.1.** Provide funding for social services organizations benefiting lower-income households and special needs populations, including seniors, disabled, youth, homeless, farmworkers, single mothers, victims of domestic violence, and others. **Priority – H** Support for services through Housing Trust Fund and CDBG. Human trafficking victims will be also be included among those eligible for services.
- **Action 3A.2.** Support programs and services that assist lower income households access vital services through translation, transportation, outreach and information, and other forms of assistance. **Priority – H** Support for services through Housing Trust Fund and CDBG. Translation in Spanish will be made available through bilingual staff. Other translation will be provided as needed through contractual services or referrals.
- **Action 3A.3.** Support programs and services that assist households with foreclosure prevention and recovery. **Priority – H** Housing Trust Fund

- **Action 3A.4.** **Priority – H** Provide housing code enforcement and blight elimination in the NRSA and other eligible low income areas. CDBG and Housing Trust Fund
- **Action 3A.5.** **Priority – H** Provide tenant-landlord information and mediation services. CDBG and Housing Trust Fund
- **Action 3A.6.** Provide funding for social services organizations benefiting lower-income neighborhoods, in particular the Neighborhood Revitalization Strategy Area. CDBG

Strategy #3B: Provide the public facilities and infrastructure needed to assure the health, safety and welfare of the community

- **Action 3B.1.** Remove accessibility barriers from public facilities and sidewalks. **Priority – H** CDBG
- **Action 3B.2.** Enhance lower income neighborhoods through physical improvements and the ongoing maintenance and rehabilitation of public areas and facilities. **Priority – H** CDBG and Recovery Act funds, if available. The majority of the expenditures will be in the Neighborhood Revitalization Strategy Area (NRSA). Appendix H contains the NRSA benchmarks.

Strategy # 3C: Mitigate lead-based paint hazards

- **Action 3C.1.** Continue outreach and education to the community regarding the hazards of lead poisoning, particularly with regard to lead-based paint hazards. **Priority – M** Maintain information provided at Community Development counter and provide handouts to rehabilitation program clients.
- **Action 3C.2.** Inspect all properties being rehabilitated or acquired for affordable housing for lead-based paint hazards. **Priority –H** CDBG and Housing Trust Fund
- **Action 3C.3.** Continue to update and implement the local Lead Based Paint Management Plan as appropriate. **Priority – M** Through local staff CDBG

Goal #4: Promote fair housing choice

Strategy # 4A: Conduct outreach to the community regarding fair housing, and address local barriers to fair housing

- **Action 4A.1.** 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. **Priority – H** Services through Housing Trust Fund or CDBG
- **Action 4A.2.** Contract with local service providers to conduct fair housing testing in local apartment complexes. **Priority – H** Included in service contract for Action 4 A.1.
- **Action 4A.3.** Modify local zoning ordinances for consistency with State and federal fair housing laws. **Priority – H** Through implementation of Housing Element policies and programs. Housing Trust Fund, City’s General Fund.
- **Action 4A.4.** Establish formal written procedures for handling reasonable accommodations requests. **Priority – L** Already in existence.
- **Action 4A.5.** Update the local Analysis of Impediments to Fair Housing Choice and report on its implementation as necessary. **Priority – M** Housing Trust Fund and CDBG

Goal #5: Expand economic opportunities for low-income households

Strategy #5A: Support economic development activities that promote employment growth and help lower-income persons secure and maintain a job

- **Action 5A.1.** Provide funding for organizations that support local employment development and workforce training. **Priority – H** CDBG funds budgeted for Community Based Development Organizations.
- **Action 5.A.2.** Support programs that facilitate small business development. **Priority – L** Will support Gilroy Chamber of Commerce and/Gilroy Economic Development Corporation in applications for funding and/or in providing outreach to low income residents.

Strategy #5B: Neighborhood Revitalization Strategy (NRS)

Need. The need for concentration of funds in Census Tract 5126.01 is demonstrated in the 2008-2012 NRS. Attached as Appendix H.

- **Action 5.B.1.** Continue to pursue strategies of the 2008-2012 NRS. **Priority - H**
 - **Action 5.B.2.** Update and pursue strategies for 2013-2017. **Priority – H**
-

Goal #6: Promote environmental sustainability

Strategy #6A: Encourage the installation of energy- and water-efficiency measures in new and existing homes

Action 6A.1. Support implementation of State and federal energy fund programs such as the California First Program. **Priority- M** State and federal funds applied for jointly with other county jurisdictions and with Association of Bay Area Governments.

Strategy #6B: Encourage eco-friendly and exercise friendly design of neighborhoods in planning and in repairs to infrastructure

- **Action 6B.1.** Consider adding eco-friendly design as an item in the Residential Development Ordinance (RDO) point scale system. **Priority - L** The current RDO will be reviewed as part of a Housing Element program.
- **Action 6B.2** Repair sidewalk gaps to create walkable routes in neighborhoods. **Priority - H** CDBG funds, apply for state and federal funds for this purpose.

Gilroy Specific Community Input to Date

Gilroy November 17 Visioning Session:

Fifteen residents and agency representatives attended the November 17, 2009 Consolidated Plan Visioning Session. There was support for directing services to extremely low income people (30% of County median income), creating a community garden at the Cultural Center site, encouraging neighborhood development that is eco-friendly and that looks at the health impacts to residents, extending hours of operation for youth activities, and adopting the Inclusionary Housing Ordinance. (All in attendance completed surveys and are included in the attached survey results.)

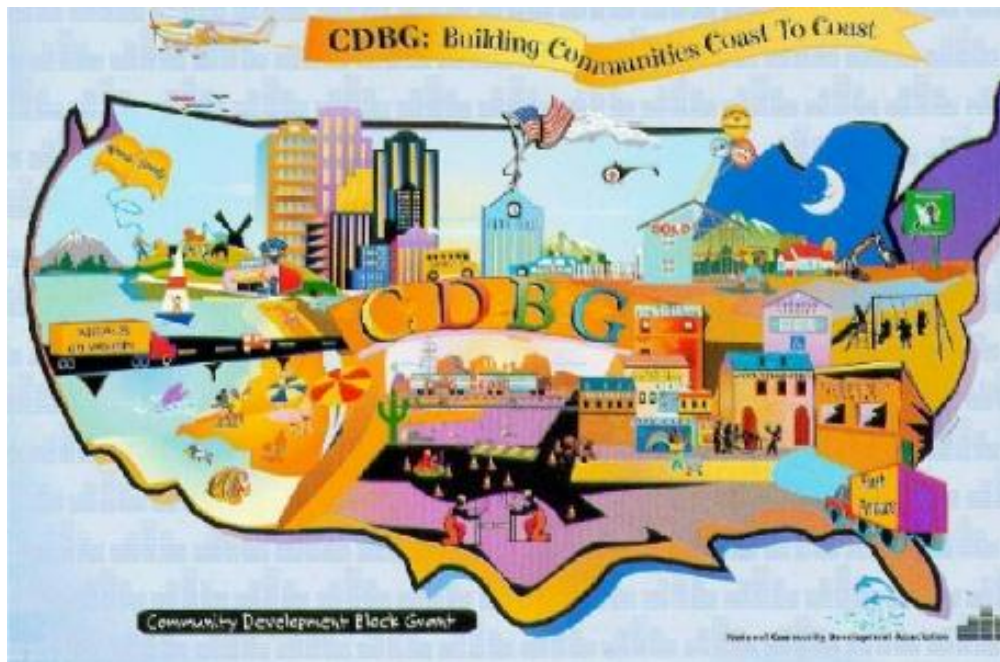
Gilroy survey results: 124 surveys returned as of January 19, 2010

Highest needs cited by respondents: employment or vocational training, youth centers, health services, anti-crime programs

City Council Study Session on January 11, 2010

The session included a review of the proposed budget for the first year of the Consolidated Plan as well as an overview of the strategies contained in the draft countywide document and the input from regional and Gilroy meetings and surveys.

End of Executive Summary



2 Introduction

2.1 Purpose of the Consolidated Plan

The federal Department of Housing and Urban Development (HUD) annually allocates a series of grants to local jurisdictions for community development activities. These funding programs include the Community Development Block Grants (CDBG), the HOME Investments Partnerships Program (HOME), Housing Opportunities for People with AIDS (HOPWA), and Emergency Shelter Grants (ESG).

Jurisdictions typically must have a population of 50,000 or more to qualify as an “entitlement jurisdiction” that receives grant funding directly from HUD. Funding is allocated on a formula basis, based on several factors, including population. Qualified “urban counties” with at least 200,000 residents (excluding the population of entitlement jurisdictions) are also entitled to receive annual grants. These counties then disburse the funds to local non-entitlement jurisdictions accordingly.

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.

2.2 Santa Clara Entitlement Jurisdictions

In Santa Clara County, a number of entitlement jurisdictions are collaborating on preparation of their 2010-2015 Consolidated Plans. This group of jurisdictions, referred to by 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

The Urban County is composed of unincorporated Santa Clara County, as well as cities with fewer than 50,000 residents, namely the jurisdictions of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga. The City of Milpitas, an entitlement jurisdiction, is not included in this Consolidated Plan because the City is on a different Consolidated Plan cycle.

2.3 Resources for Housing and Community Development Activities

Federal Entitlement Grants

The following describes the resources that the Entitlement Jurisdictions can access for housing and community development activities, including grants allocated by HUD to entitlement jurisdictions. Entitlement grants are largely allocated on a formula basis, based on several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and extent of population growth lag in relationship to other metropolitan areas.¹

Community Development Block Grant (CDBG). The CDBG program, one of the largest federal grants administered by HUD, provides funding for a wide variety of housing and community development needs. CDBG funds may be used for activities which include, but are not limited to:²

- Acquisition of real property
- Relocation and demolition
- Rehabilitation of residential and non-residential structures
- Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes
- Public services, within certain limits
- Activities relating to energy conservation and renewable energy resources
- Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities

Generally, the following types of activities are ineligible:

- Acquisition, construction, or reconstruction of buildings for the general conduct of government
- Political activities
- Certain income payments
- Construction of new housing by units of general local government

Over a one, two, or three-year period, as selected by the grantee, not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following national objectives for the program: benefit low- and

¹ HUD defines the extent of growth lag as the number of persons who would have been residents in a city or urban county, in excess of its current population, if the city or urban county had a population growth rate equal to the population growth rate of all metropolitan cities during that period.

² HUD, Community Development Block Grant Entitlement Communities Grants, August 27, 2009, <http://www.hud.gov/offices/cpd/communitydevelopment/programs/entitlement/>

moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

HOME Investment Partnership Program (HOME). HOME funds have a more focused scope than CDBG. Funds may be used to provide home purchase or rehabilitation financing assistance to eligible lower-income homeowners and new homebuyers; to build or rehabilitate housing for rent or ownership; or for “other reasonable and necessary expenses related to the development of non-luxury housing,” including site acquisition or improvement, demolition of dilapidated housing to make way for new HOME-assisted development, and payment of relocation expenses. Participating jurisdictions may use HOME funds to provide tenant-based rental assistance contracts of up to two years if such activity is consistent with their Consolidated Plan and justified under local market conditions.³

Housing Opportunities for People with AIDS (HOPWA). HOPWA funding provides housing assistance and related supportive services for individuals with AIDS. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds also may be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services. The City of San José administers HOPWA funds for Santa Clara and San Benito counties.

Emergency Shelter Grants (ESG). The ESG program provides homeless persons with basic shelter and essential supportive services. It can assist with the operational costs of the shelter facility, and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs. The City of San José administers ESG funds to different parts of the County.

Other Federal Grant Programs

In addition to the entitlement grants listed above, the federal government has several other funding programs for community development and affordable housing activities. These include the Section 8 Rental Assistance program, Section 202, Section 811, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. As recent additions to the array of federal sources, the Housing & Economic Recovery Act (HERA) and the American Recovery and Reinvestment Act (ARRA) also contribute a broad array of community development funds.

³ HUD, Home Investment Partnerships Programs, October 19, 2009, <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/>

State Housing and Community Development Sources

In California, the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) administer a variety of statewide public affordable housing programs. Examples of HCD's programs include the Multifamily Housing Program (MHP), Affordable Housing Innovation Fund (AHIF), Building Equity and Growth in Neighborhoods Program (BEGIN), CalHOME, and the Serna Farmworker Housing Grant Program. Many HCD programs have historically been funded by one-time state bond issuances, and are subject to the remaining availability of funding. CalHFA offers multiple mortgage loan programs, downpayment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. The State also administers the Low Income Housing Tax Credit (LIHTC) program, a widely used financing source for affordable housing projects.

The County of Santa Clara also receives Mental Health Services Act (MHSA) funds for housing. Currently, \$19.2 million is on reserve at the state level to support the development of housing for homeless mentally ill in the County.

County and Local Housing and Community Development Sources

The Entitlement Jurisdictions also have access to a variety of local and countywide resources, as outlined below:

Inclusionary Housing Programs and In-Lieu Fees. Inclusionary programs are established through local ordinances that require market rate residential developers to set aside a certain portion of units in a development for income-restricted affordable housing. Many inclusionary ordinances also give developers the option of satisfying inclusionary housing requirements through payment of an in-lieu fee. The local jurisdiction, in turn, directs these fees towards other affordable housing activities. Among the Entitlement Jurisdictions and the Urban County, the cities of Cupertino, Los Altos, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, Santa Clara, and Sunnyvale have inclusionary housing programs. Local jurisdictions typically link their inclusionary housing programs with a local density bonus ordinance, formulated for consistency with the State Density Bonus Law. **The City of Gilroy City Council considered a draft inclusionary ordinance in January, 2009, but deferred making any decisions on it because of current economic conditions.**

Jobs-Housing Linkage Fees. The fee is assessed by local governments on new commercial developments, and revenue is used to support local affordable housing activities. Among the Entitlement Jurisdictions, the cities of Cupertino, Mountain View, Palo Alto, and Sunnyvale maintain linkage fees. In addition, Stanford University pays a fee to the County Stanford Affordable Housing Fund, based on square footage developed on campus. So far more than \$8 million has come into the fund which is used to assist in the development of new housing units within a six-mile radius

of the campus.

Redevelopment Funds. California Community Redevelopment Law requires redevelopment agencies (RDAs) to set aside 20 percent of tax increment revenue in redevelopment project areas for affordable housing activities. In addition, at least 15 percent of non-Agency developed housing in the project area must be made affordable to low- and moderate-income households. Of these units, 40 percent (i.e., six percent of the total) must serve very low-income households.

The Housing Trust of Santa Clara County. A non-profit organization that combines private and public funds to support affordable housing activities in the County, including assistance to developers and homebuyers. The Housing Trust of Santa Clara County is among the largest housing trusts in the nation building special needs and affordable housing and assisting first-time homebuyers. Since 2001, the Trust has invested over \$32 million and leveraged over \$1 billion to create more than 7,600 housing opportunities through the following programs:

- **First Time Homebuyer Program**
Total Invested: \$14 million
Total Leveraged: \$681 million
New Homeowners Created: 2,000
- **Developer Loan Program**
Total Invested: \$8 million
Total Leveraged: \$731 million
Affordable Homes Created: 2,900
- **Homelessness Prevention Program**
Total Invested: \$10 million
Families and Individuals Assisted with Housing: 3,000

Mortgage Credit Certificates (MCC). The federal government allows homeowners to claim a federal income tax deduction equal to the amount of interest paid each year on a home loan. This itemized deduction only reduces the amount of taxable income. Through an MCC, a homeowners' deduction can be converted into a federal income tax credit for qualified first-time homebuyers. This credit actually reduces the household's tax payments on a dollar for dollar basis, with a maximum credit equal to 10 to 20 percent of the annual interest paid on the borrower's mortgage. Mortgage credit certificates in Santa Clara County are issued by the County directly to eligible homeowners.

County Affordable Housing Fund. The County of Santa Clara maintains an Affordable Housing Fund that has provided \$20 million since 2003 to assist in the development of 1,400 housing units for low- and extremely low-income households, homeless, and special needs populations.

City of Gilroy Housing Trust Fund. The City of Gilroy maintains a local housing trust fund

that is funded by equity shares from resale of below market rate units, repayments of rehabilitation and homebuyer loans, and interest on the fund balance. The fund can be used for homebuyer assistance, rehabilitation of low income rental and owner-occupied properties, special needs and homeless capital projects, as well as for public services related to homelessness and special needs housing.

2.4 Organization of the Consolidated Plan

Following the Executive Summary and this Introduction, the Consolidated Plan is comprised of the following four sections:

Section 3: Citizen Participation. Outlines the process used to solicit community input for the Consolidated Plan.

Section 4: Housing and Community Development Needs. Includes quantitative and qualitative data summarizing housing need among the Entitlement Jurisdictions. Specifically, this section addresses local demographics, housing stock characteristics, homeless needs, housing affordability, the supply of affordable housing, barriers to housing development, and fair housing issues. Non-housing community development needs are also discussed.

The document presents the most recent data available, drawing on a range of sources including the 2000 US Census, the American Community Survey, Claritas, Inc. (a private data service that benchmarks estimates to the Census), the Association of Bay Area Governments (ABAG), the California Department of Finance, the State Employment Development Department, and other more specialized sources. The needs assessment also reflects input from participants at the Consolidated Plan Workshops (discussed in Section 3).

Section 5: Strategic Plan. Contains the five-year plan for addressing local community development needs.

Section 6: Consolidated Action Plan. Summarizes the one-year plan for allocation of funding.

3 Citizen Participation

Throughout September 2009, the Entitlement Jurisdictions hosted four Consolidated Plan Workshops to engage the public and local stakeholders in the planning process. The Workshops were held in Sunnyvale, San José, and Morgan Hill, to encompass northern, central, and southern Santa Clara County. In addition, the City of San José hosted a smaller workshop for its Strong Neighborhood Initiative (SNI) Neighborhood Advisory Committee (NAC) representatives. Workshops were scheduled both after hours (6pm to 7:30pm) and during the workday (3pm to 4:30pm), allowing more flexibility for participants to attend. With the exception of the North County Workshop, which took place in the Sunnyvale City Hall, all the other sessions were held in neighborhood community centers or libraries. Appendix A.1 contains the date, time, and location of each workshop.

The Workshops were well attended, thanks to the Entitlement Jurisdictions' efforts to publicize the events through emails to service providers, advertisements in the local newspapers, and communication with local stakeholders, neighborhood groups, and public officials. A total of 105 individuals participated in the four Workshops. Appendix A.1 documents the attendees at each session.

At the Workshops, staff outlined the Consolidated Plan process and the purpose of the document. Participants then dispersed into smaller break-out groups to discuss needs associated with (1) community services, (2) housing, (3) economic development, and (4) community facilities and infrastructure. Specifically, participants were asked:

- What are the primary needs associated with each issue area?
- What services and facilities are currently in place to effectively address these needs?
- What gaps in services and facilities remain?

While responses generally centered on the specific sub-area of the County where the meeting was held (i.e., North, Central, South, and San José), countywide issues also arose during the discussion. After the break-out session, participants reconvened to discuss these issues as a single group. Appendix A.2 summarizes the comments recorded at each Workshop.

As another method of soliciting input, Workshop participants also completed an informal survey that assessed local community development needs. This survey was distributed more broadly among the San José SNI network to further engage the public in the Consolidated Plan. Although these surveys are not meant to be a rigorous quantitative assessment of need, they do offer a general perspective on community development concerns and priorities. A total of 120 surveys were received. Appendix A.3 contains the survey instrument and responses. These responses, along with the participant comments from the Workshop, were incorporated into the following section, which summarizes community development needs in the Entitlement Jurisdictions.

The City of Gilroy sponsored a visioning session in November in which a Spanish translator was provided. There was support for directing services to extremely low income people (30% of county median income), creating a community garden at the Cultural Center site, encouraging neighborhood development that is eco-friendly and that looks at the health impacts to residents, extending the hours of operation for youth activities, and adopting the Inclusionary Housing Ordinance. Appendix A.2.a is the chart that resulted from this brainstorming session.

Gilroy City staff and community volunteers distributed surveys in English and Spanish during November and December, 2009. A total of 124 surveys were returned. The Highest needs cited by respondents: employment or vocational training, youth centers, health services, and anti-crime programs. A tabulation of the responses and comments appears in Appendix A.3.a.

The Gilroy City Council reviewed the citizen participation as well as the draft Consolidated Plan goals at a study session on January 11, 2010. At that session Council also reviewed the proposed budget for the PY2010 Action Plan activities.

Both the Gilroy Housing Advisory Committee (November 12, 2009) and the Citizens Advisory Committee (March 3, 2010) had opportunities to comment on the Consolidated Plan at their regular meetings.

Consolidated Plan Period Citizen Participation Plan Policy

The City's policy with respect to the participation of residents in the Community Development Block Grant (CDBG) Program and in other grant programs funded through HUD should such become available to the City of Gilroy will include the following components:

Notifications and Outreach

The City will encourage citizen participation, especially the involvement of low, very low and extremely low income residents of the areas where CDBG funds may be spent. The City will, in all stages of the consolidated planning process, take actions that are appropriate in encouraging the participation of all of its residents, including minorities and non-English speaking persons, as well as persons with mobility, visual or hearing impairments.

The City will make a good faith effort to provide non-English speaking residents with a translator upon request when seeking services, participation in the consolidated planning process, and at all public meetings and hearings.

The City encourages persons with disabilities who require auxiliary aids or services in using

City facilities, services or programs, or who would like information on the City's compliance with the Americans with Disabilities Act (ADA) of 1990 and Section 504 of the Rehabilitation Act of 1973 to contact the ADA and Section 504 Coordinator, City of Gilroy, 7351 Rosanna Street, Gilroy, CA 95020 at (408)246-0467. The hearing impaired can reach City staff through the California Relay System at 711 or (800) 735-2929.

The City will encourage citizens' written comments prior to the adoption of a Consolidated Plan and to substantial amendments to the Consolidated Plan.

The City will provide a period of not less than 30 days prior to the submission of the Consolidated Plan to HUD to receive comments from citizens. Likewise the City will provide a period of not less than 30 days for comment prior to submission of each Annual Action Plan of the Consolidated Plan. The City will consider the views of citizens, public agencies and other interested parties in preparing the final document and will attach a summary of the comments to the final submission. The summary of comments will include a written explanation of comments and reasons for why they were not accepted, if that was the case.

A notice of the availability of the Consolidated Plan and Annual Action Plans will be published in a newspaper of general circulation and on the City's website. Notices of the plan availability will be sent through the list serves of the South County Collaborative and other groups that serve the low income residents of Gilroy. The draft documents will be made available on the City website, at City Hall and at the Gilroy Library.

The availability of the annual performance report, Consolidated Annual Performance and Evaluation Report (CAPER), will be published in a newspaper of general circulation and on the City website at least 15 days before submittal to HUD. Notices of the report availability will be sent through the list serves of the South County Collaborative and other groups that serve the low income residents of Gilroy. The draft documents will be made available on the City website, at City Hall and at the Gilroy Library. A summary of public comments will be attached to the performance report.

Public Hearings

During each program year the City will provide a minimum of two public hearings that are conveniently timed and located for people who might benefit from program funds, accessible to people with disabilities, and adequately publicized. At least one public hearing will be held in the City Council Chambers.

Amendments

Under HUD regulations 91.505 the City shall amend its approved plan whenever it makes one of the following decisions:

- To make a change in its allocation priorities or a change in the method of distribution of funds
- To carry out an activity using funds from any program covered by the Consolidated Plan not previously described in the Consolidated Plan or Action Plan
- To change the purpose, scope, location or beneficiaries of an activity.

Prior to the submission of any substantial amendment to the Consolidated Plan or Action Plan, citizens will be provided a notice of at least 30 days and the opportunity to comment upon the proposed amendment. A public hearing will be held and the City shall consider comments received during the review period and at the public hearing in preparing the substantial amendment.

Amendments resulting in a transfer of funds or the establishment of a new project will be made according to the process outlined in the City of Gilroy Reallocation Guidelines adopted November 25, 1996. In May of 2005 Council approved the following guidelines for reallocation of public services funds: CDBG public services funds allocated but not used in a given year will be added to the following year's funds available for public services specific to the Neighborhood Revitalization Strategy. Should the Neighborhood Revitalization Strategy be discontinued, the Citizen Advisory committee shall recommend, and the City Council approve, a policy for the reallocation of unused CDBG public services funds.

Citizen Participation File

A citizen participation file containing program documentation is available for review at the program office at City Hall during normal business hours. Notices of public hearings and summaries of basic information are provided in Spanish. The public file includes at least the following documents:

- Consolidated Plan, Annual Action Plans and substantial amendments
- Neighborhood Revitalization Strategy
- Analysis of Impediments to Fair Housing
- Limited English Proficiency Plan
- Section 3 Plan
- Residential Anti-displacement and Relocation Assistance Plan
- Reallocation Guidelines
- Copies of public notices for meetings and hearings
- Handouts, guidebooks, etc. prepared for citizens
- Evidence of efforts made to secure minority, female and low income participation
- Copies of citizen complaints or comments and actions taken to address these

- Request for Proposals guidelines

Citizen Advisory Committee (CAC)

In order to further encourage the participation of citizens, the City will establish a Citizen Advisory Committee to function in an advisory capacity to Housing and Community Development program staff and the City Council. The primary role of the Citizen Advisory Committee (CAC) will be to review proposals and complete a rating and ranking of each eligible proposal for referral to City Council. The advisory committee shall consist of from five to seven members. The City Council determines the makeup and composition of the membership of the committee. The committee membership is a blend of formal organizational community representation and at large members.

The City will publish notices to advertise openings on the committee as vacancies occur. Interested citizens will be asked to contact staff and submit a written application. Housing and Community Development staff will review and recommend applicants. The Development Center Manager or his or her designee will review and select committee members. The criteria for the selection of committee members is: participation of low and moderate income persons, participation of residents living in blighted areas or areas where CDBG funds are targeted, residents of predominantly low income neighborhoods, as defined by the City, and participation of minorities, non-English-speaking persons and persons with disabilities. Preferable experience may include one or more of the following; specialized knowledge of construction, housing development, small business development, housing rehabilitation, public service agencies, and the needs of the community.

Each member may serve a two year term, with a maximum of two consecutive terms of service. Employees of agencies or groups applying for funding may not serve on the CAC. Conflict of interest rules apply to all members.

Provided below is the timeline of annual plan development activities.

November/December of Preceding Year

HCD staff will meet with Council to determine Council priorities for CDBG activities, and the amount of funds to be made available through the RFP process.

The City will advertise the availability of CDBG funds in the Gilroy Dispatch, and on Channel 17, and on the City's website. The City will accept funding applications for a period of 30 days after the notice of funding is published. In addition, the City will mail Request for Proposal (RFP) packets to all groups that have expressed an interest in receiving an RFP for the CDBG program.

The City will publish notices advertising vacancies on the CAC and requesting interested residents to apply. Members to be selected by Development Center Manager or his or her designee.

December/January

Proposals due from agencies for a-two year funding cycle. Distribution of proposals to CAC members for review.

In program years 2010-11, 2012-13 and 2014-15 proposals that were awarded funding in the previous year will be reviewed for renewal of funds. Unless there is a case of substantial reallocation of funds, new proposals for public services will not be solicited in these years.

January/February

First CAC meeting to review proposals and request additional information from agencies.

February/March

Second CAC meeting for brief presentations by agencies to CAC members and HCD staff.

In program years 2010-11, 2012-13 and 2014-15 this meeting will not occur unless there is a substantial reallocation of funds for public services grants.

March/April

Third CAC meeting. HCD staff reports on staff funding recommendations and conditions. CAC completes rating and ranking of proposals following specific assessment factors.

In program years 2010-11, 2012-13 and 2014-15 the CAC will recommend only funding renewals unless there is a substantial reallocation of funds for public services grants.

A staff report will be prepared outlining staff and CAC funding recommendations, and staff conditions, including a narrative summary of each proposal. This report will be mailed to all applicants, at least five days before the City Council public hearing.

The City will hold a public hearing before the City Council on the City's Community Development Block Grant Program and funding allocations for the upcoming year. The public hearing will be noticed.

The public will have an opportunity to comment on the City's CDBG Program. The City Council is the decision making body for the City's Community Development Block Grant Program. The City Council will consider all public comments prior to awarding funding to eligible activities.

April/May

The public will have further opportunity to comment on the City's CDBG Program and entire draft Action Plan. The City Council is the decision making body for the City's Community Development Block Grant Program. The City Council will consider all public comments prior to awarding funding to eligible activities.

Technical Assistance

The City will provide technical assistance to groups representative of persons of low, very low and extremely low income that request such assistance in developing proposals.

4 Housing and Community Development Needs

This Housing and Community Development Needs Assessment incorporates quantitative data from a variety of sources and qualitative information from various organizations and community stakeholders. Quantitative data sources include the United States Census; the Association of Bay Area Governments; the State of California, Department of Finance; and Claritas, Inc., a private demographic data vendor. A complete explanation of data sources used in this Needs Assessment is provided in Appendix B. Whenever possible, the Needs Assessment presents the most recent data reflecting current market and economic conditions. For example, data from Claritas, Inc. which estimates current demographic trends based on the 2000 Census is often used to provide 2009 data.⁴ However, in some cases, the 2000 U.S. Census provides the most reliable data and more up-to-date information is unavailable.⁵

⁴ Claritas is used instead of the American Community Survey (ACS) because the ACS does not allow an analysis of block groups or smaller geographic areas.

⁵ In reviewing this Needs Assessment, it is important to consider that the 2000 Census marked a peak in the County's economy, with low unemployment and a severe housing shortage. In contrast, today's economy is characterized by high unemployment and more affordable housing. Data from 2000 may therefore be less applicable today. Notwithstanding this issue, current economic conditions also lead to affordability concerns,

4.1 Demographic Profile and Housing Needs

Population and Household Trends

As of 2009, the Entitlement Jurisdictions contained 1.8 million residents, making up over 96 percent of Santa Clara County's total population.⁶ San José alone had over 1 million residents, comprising 54 percent of the County total. The cities of Santa Clara and Sunnyvale also had larger shares of the County population, with 117,200 and 138,800 residents, respectively. As shown in Table 4.1, Santa Clara County's population increased by 10 percent between 2000 and 2009.

Population changes experienced by individual jurisdictions vary significantly. Among entitlement jurisdictions, Mountain View and Palo Alto experienced more modest growth, with population increases of less than six percent between 2000 and 2009. In contrast, Gilroy and Santa Clara experienced the largest growth, increasing by 24 percent and 15 percent, respectively, over the same period. Higher housing costs, as well as the limited supply of developable land in many hillside jurisdictions, resulted in a large share of the new population growth in the lower-cost jurisdictions of Gilroy, San José, and Santa Clara.

Within the Urban County, Morgan Hill experienced the largest increase in population, with 19 percent growth between 2000 and 2009.⁷ Over this period, Los Altos Hills also saw more rapid expansion, growing by 13 percent. However, the small population of Los Altos Hills (fewer than 9,000 residents) leads to high percentage growth rates. Otherwise, growth remained under seven percent in all other Urban County jurisdictions.

Household growth in Santa Clara County and the Entitlement Jurisdictions paralleled population trends, though at a slower rate. There are an estimated 612,500 households in Santa Clara County in 2009, an increase of over eight percent since 2000.

Table 4.1: Population and Household Growth, Santa Clara County, 2000-2009

specifically because of job losses.

⁶ As stated earlier, the Entitlement Jurisdictions addressed in this Consolidated Plan exclude the City of Milpitas

⁷ A small portion of Morgan Hill's population increase results from the annexation of 75 housing units during this time period.

	Population		2000-2009	Households		2000-2009
	2000	2009 Est. (a)	% Change	2000	2009 Est. (a)	% Change
Cupertino	50,546	55,840	10.5%	18,204	19,752	8.5%
Gilroy	41,464	51,508	24.2%	11,869	14,529	22.4%
Mountain View	70,708	74,762	5.7%	31,242	32,444	3.8%
Palo Alto	58,598	64,484	10.0%	25,216	27,387	8.6%
San Jose	894,943	1,006,892	12.5%	276,598	305,660	10.5%
Santa Clara	102,361	117,242	14.5%	38,526	43,483	12.9%
Sunnyvale	131,760	138,826	5.4%	52,539	54,375	3.5%
Urban County						
Campbell	38,138	40,420	6.0%	15,920	16,577	4.1%
Los Altos	27,693	28,458	2.8%	10,462	10,561	0.9%
Los Altos Hills	7,902	8,889	12.5%	2,740	3,043	11.1%
Los Gatos	28,592	30,497	6.7%	11,988	12,576	4.9%
Monte Sereno	3,483	3,619	3.9%	1,211	1,236	2.1%
Morgan Hill	33,556	39,814	18.6%	10,846	12,665	16.8%
Saratoga	29,843	31,679	6.2%	10,450	10,886	4.2%
Unincorporated County	100,300	93,874	-6.4%	30,920	28,172	-8.9%
Urban County	269,507	277,250	2.9%	94,537	95,716	1.2%
Entitlement Jurisdictions	1,619,887	1,786,804	10.3%	548,731	593,346	8.1%
Santa Clara County	1,682,585	1,857,621	10.4%	565,863	612,463	8.2%

Note:

(a) 2009 population and household estimates provided by California Department of Finance.

Sources: 1990 U.S. Census; Claritas, 2000; California Department of Finance, 2009; BAE, 2009.

Household Composition and Size

Table 4.2 provides a distribution of households across various types in 2009. As shown, family households, defined as two or more individuals who are related by birth, marriage, or adoption, represent the majority (70 percent) of households in Santa Clara County. Single-person households comprise 21 percent of households, while the remaining nine percent are non-family households.

Among entitlement jurisdictions, Gilroy has the highest percentage of families, at 81 percent. Nearly 86 percent of Los Altos households are families, the highest percentage among Urban County jurisdictions. Mountain View has the highest rates of single-person households among the Entitlement Jurisdictions, at 35 percent, followed by Palo Alto (33 percent), Campbell (30 percent), and Los Gatos (30 percent).

The average household size in Santa Clara County in 2009 is 2.98 persons per household. This is higher than the Entitlement Jurisdictions' average household size of 2.96 persons per household, and corresponds with the Entitlement Jurisdictions' slightly lower rate of family households. Consistent with data on household type distribution, Gilroy has the largest household size among Entitlement Jurisdictions at 3.52 persons per household, while Mountain View has the smallest household size at 2.29 persons per household.

Table 4.2: Household Composition and Size, Santa Clara County, 2009

	Household Type				Average Household Size (a)
	Single Person	2 or more persons			
	Married Couple	Other Family	Non-Family		
Cupertino	19.2%	64.0%	10.9%	5.9%	2.80
Gilroy	13.7%	61.5%	19.7%	5.1%	3.52
Mountain View	35.1%	40.1%	10.9%	13.8%	2.29
Palo Alto	32.7%	48.1%	9.3%	9.8%	2.33
San Jose	18.5%	55.7%	17.6%	8.2%	3.26
Santa Clara	25.7%	48.2%	14.1%	12.0%	2.63
Sunnyvale	26.8%	49.9%	12.2%	11.1%	2.54
Urban County					
Campbell	30.1%	42.6%	14.7%	12.6%	2.42
Los Altos Hills	19.0%	69.4%	7.3%	4.3%	2.66
Los Altos	10.9%	79.3%	6.3%	3.5%	2.90
Los Gatos	29.9%	51.0%	10.1%	9.1%	2.37
Morgan Hill	12.6%	78.1%	6.5%	2.8%	2.93
Monte Sereno	15.3%	62.8%	16.7%	5.2%	3.10
Saratoga	14.0%	75.1%	7.3%	3.6%	2.88
Unincorporated County	17.8%	58.2%	13.4%	10.6%	3.06
Urban County	20.5%	59.2%	12.0%	8.3%	2.79
Entitlement Jurisdictions	21.6%	54.5%	15.0%	9.0%	2.96
Santa Clara County Total	21.2%	54.8%	15.1%	8.9%	2.98

Note:

(a) Average household size is based on 2009 California Department of Finance population and household estimates.

Sources: Claritas, 2009; California Department of Finance, 2009; BAE, 2009.

Age Distribution

The countywide median age in 2009 is 37.2 years old. As shown in Table 4.3, just 24 percent of the County's population is under 18 years old while 11 percent is 65 years old or over. The County's proportion of elderly is consistent with state levels and lower than the national average; 11 percent of California residents and 13 percent of people across the country are 65 years old or older in 2009.⁸ The age distribution of jurisdictions parallels data on household type and size discussed earlier. Generally, cities with larger household sizes and greater proportions of family households have a higher percentage of residents under 18 years old.

Among the Entitlement Jurisdictions, persons 65 years old and over represent 11 percent of the population. This percentage, however, varies greatly among jurisdictions. Los Altos Hills, Los Altos, Saratoga, and Los Gatos have among the highest proportions of persons aged 65 years old and over, ranging from 18 to 21 percent. Gilroy has the lowest proportion of elderly residents, with less than eight percent of the population over 65 years old.

⁸ Estimates based on data provided by Claritas, Inc., 2009.

Overall, Gilroy, San José, and Monte Sereno have the youngest populations, with median ages of 32.6 and 36.1, and 36.1 years old, respectively. Los Altos and Los Altos Hills have the oldest population, with a median ages of 50.3 and 47.6 years old, respectively.

Table 4.3: Age Distribution, Santa Clara County, 2009

	Age Cohort					Median Age (a)
	Under 18	18 - 24	25 - 44	45 - 64	65 & Older	
Cupertino	23.7%	8.7%	24.2%	30.5%	12.9%	40.8
Gilroy	30.5%	10.1%	29.0%	22.5%	7.9%	32.6
Mountain View	19.4%	5.8%	37.1%	26.2%	11.5%	38.6
Palo Alto	19.4%	6.9%	25.6%	31.3%	16.8%	43.8
San Jose	25.4%	9.2%	30.7%	24.7%	9.9%	36.1
Santa Clara	21.2%	8.8%	34.4%	24.3%	11.4%	37.2
Sunnyvale	22.3%	6.1%	34.7%	25.0%	11.8%	37.8
Urban County						
Campbell	21.7%	6.8%	33.0%	27.5%	11.0%	39.0
Los Altos Hills	22.5%	7.8%	15.3%	33.6%	20.8%	47.6
Los Altos	19.9%	8.6%	14.6%	37.9%	19.1%	50.3
Los Gatos	18.9%	7.3%	23.2%	33.0%	17.6%	45.4
Morgan Hill	25.0%	8.8%	14.0%	36.0%	16.2%	46.3
Monte Sereno	28.5%	9.4%	25.2%	27.6%	9.3%	36.1
Saratoga	22.2%	9.0%	15.3%	35.3%	18.3%	46.9
Unincorporated County	22.1%	14.6%	25.7%	26.4%	11.2%	NA
Urban County	22.6%	10.5%	23.7%	29.6%	13.6%	NA
Entitlement Jurisdictions	24.1%	8.9%	30.0%	25.9%	11.1%	NA
Santa Clara County Total	24.1%	8.9%	30.1%	25.9%	11.0%	37.2

Note:

(a) Median age data is not available for Unincorporated County, Urban County, or CDBG Jurisdictions

Sources: Claritas, 2009; BAE, 2009.

Race/Ethnicity

Santa Clara County has a diverse population with no one race comprising a majority in 2009. As shown in Table 4.4, Non-Hispanic White persons account for 37 percent of the population while Asians represent 31 percent countywide. Hispanic/Latino residents comprised 26 percent of the County's population overall. Among the Entitlement Jurisdictions, Non-Hispanic White and Asian residents make up 38 percent and 31 percent of the population, respectively, while Hispanic/Latino residents represent almost 26 percent of the population. These figures are nearly identical for the Entitlement Jurisdictions as a whole.

Table 4.4: Race and Ethnicity, Santa Clara County, 2009

Non-Hispanic Population by Race								
	White	Black/ African American	Native American	Asian	Native Hawaiian / Pacific Islander	Other	Two or More Races	Total Non- Hispanic/Latino
Cupertino	36.0%	0.6%	0.1%	56.6%	0.1%	0.3%	2.9%	96.6%
Gilroy	31.9%	2.0%	0.5%	4.9%	0.2%	0.1%	2.2%	41.7%
Mountain View	49.2%	1.8%	0.2%	25.6%	0.2%	0.3%	3.1%	80.4%
Palo Alto	66.6%	1.8%	0.1%	23.2%	0.1%	0.3%	3.1%	95.2%
San Jose	29.6%	3.0%	0.3%	31.3%	0.4%	0.2%	3.1%	67.9%
Santa Clara	39.1%	2.1%	0.2%	37.4%	0.4%	0.3%	3.9%	83.5%
Sunnyvale	35.7%	1.7%	0.2%	41.7%	0.3%	0.2%	3.2%	83.1%
Urban County								
Campbell	58.5%	3.0%	0.3%	18.2%	0.2%	0.2%	4.0%	84.3%
Los Altos Hills	72.8%	0.5%	0.1%	20.0%	0.2%	0.2%	2.8%	96.8%
Los Altos	67.9%	0.5%	0.0%	26.1%	0.1%	0.3%	3.1%	98.1%
Los Gatos	79.9%	0.9%	0.1%	9.9%	0.1%	0.2%	3.2%	94.4%
Morgan Hill	78.4%	0.1%	0.0%	14.9%	0.0%	0.3%	2.6%	96.3%
Monte Sereno	56.9%	1.9%	0.5%	7.1%	0.1%	0.2%	3.2%	69.9%
Saratoga	53.7%	0.4%	0.1%	40.1%	0.1%	0.1%	2.3%	96.8%
Unincorporated County	49.3%	1.9%	0.4%	13.6%	0.2%	0.2%	3.2%	68.9%
Urban County	58.6%	1.6%	0.3%	16.9%	0.2%	0.2%	3.2%	80.9%
Entitlement Jurisdictions	37.8%	2.4%	0.2%	29.7%	0.3%	0.2%	3.1%	73.8%
Santa Clara County Total	37.0%	2.4%	0.2%	30.8%	0.3%	0.2%	3.1%	74.1%
Hispanic Population by Race								
	White	Black/ African American	Native American	Asian	Native Hawaiian / Pacific Islander	Other	Two or More Races	Total Hispanic/ Latino
Cupertino	1.9%	0.1%	0.0%	0.1%	0.0%	0.8%	0.5%	3.4%
Gilroy	25.4%	0.4%	1.3%	0.4%	0.1%	27.0%	3.7%	58.3%
Mountain View	10.0%	0.2%	0.2%	0.1%	0.0%	7.9%	1.3%	19.6%
Palo Alto	3.1%	0.0%	0.1%	0.1%	0.0%	1.0%	0.5%	4.8%
San Jose	12.2%	0.2%	0.5%	0.2%	0.1%	16.8%	2.2%	32.1%
Santa Clara	6.8%	0.1%	0.3%	0.2%	0.0%	7.7%	1.5%	16.5%
Sunnyvale	7.5%	0.1%	0.2%	0.2%	0.0%	7.6%	1.3%	16.9%
Urban County								
Campbell	8.8%	0.1%	0.3%	0.2%	0.0%	4.8%	1.6%	15.7%
Los Altos Hills	2.2%	0.0%	0.0%	0.1%	0.0%	0.5%	0.3%	3.2%
Los Altos	1.4%	0.1%	0.0%	0.1%	0.0%	0.1%	0.2%	1.9%
Los Gatos	3.6%	0.1%	0.1%	0.1%	0.0%	1.0%	0.7%	5.6%
Morgan Hill	2.7%	0.0%	0.0%	0.1%	0.0%	0.6%	0.4%	3.7%
Monte Sereno	10.6%	0.1%	0.6%	0.2%	0.1%	15.8%	2.6%	30.1%
Saratoga	2.3%	0.0%	0.1%	0.1%	0.0%	0.4%	0.4%	3.2%
Unincorporated County	12.7%	0.1%	0.6%	0.3%	0.0%	15.2%	2.2%	31.1%
Urban County	8.3%	0.1%	0.4%	0.2%	0.0%	8.6%	1.5%	19.1%
Entitlement Jurisdictions	10.5%	0.2%	0.4%	0.2%	0.0%	13.1%	1.8%	26.2%
Santa Clara County	10.4%	0.2%	0.4%	0.2%	0.0%	12.9%	1.8%	25.9%

Sources: Claritas, 2009; BAE, 2009.

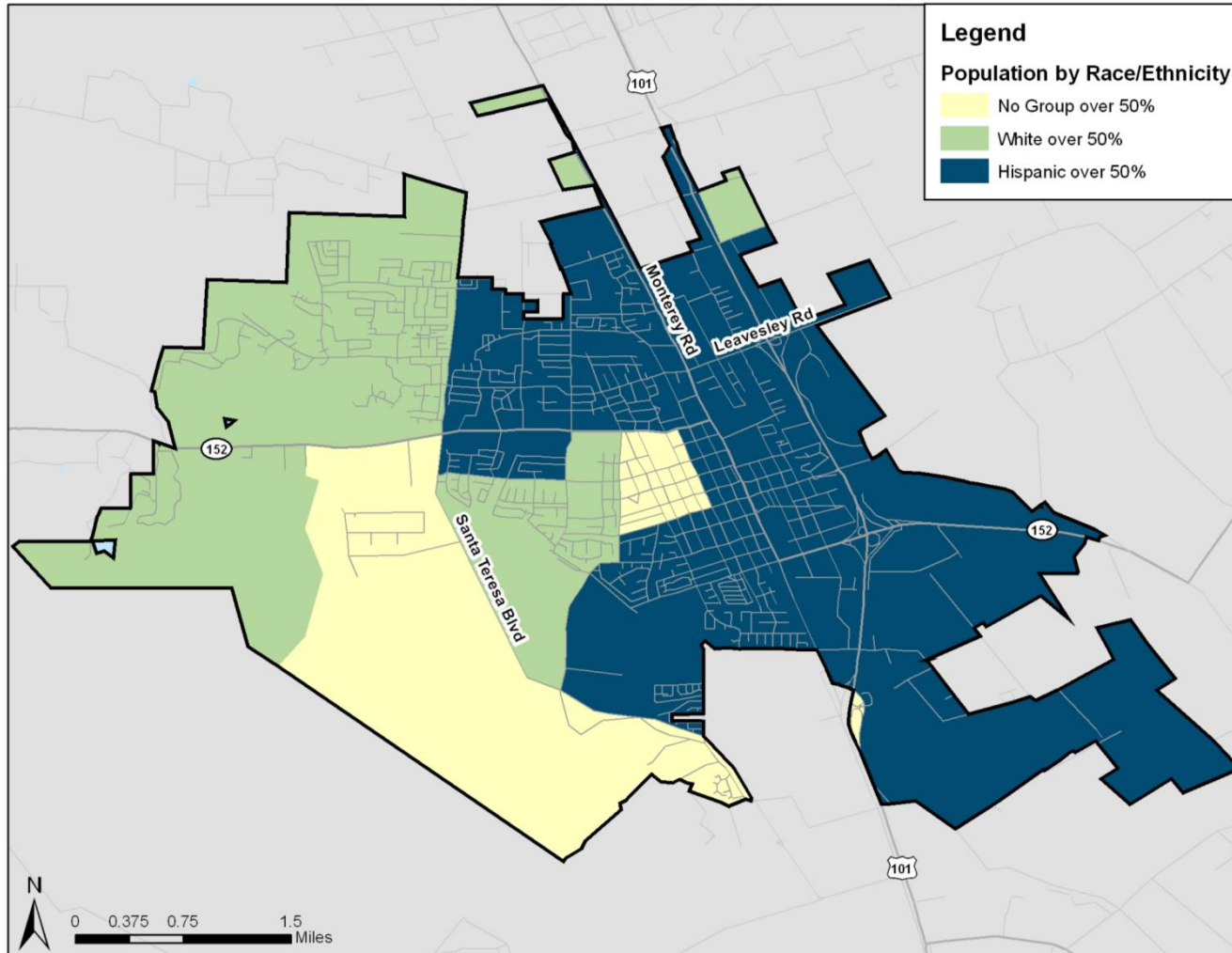
Although no one race constitutes a majority in the County, racial and ethnic groups are not equally

distributed throughout the County. Areas of racial/ethnic minority concentration are neighborhoods with a disproportionately high number of minority (i.e., non-White) households.

According to HUD, “areas of minority concentration” are defined as Census block groups where 50 percent of the population is comprised of a single ethnic or racial group other than Whites. As shown in Figure 4.1, , portions of Gilroy and surrounding areas have majority Hispanic/Latino populations.

Appendix C provides more detailed maps of minority concentration, as well as separate maps illustrating the percentage of Asian residents and Hispanic residents in Gilroy.

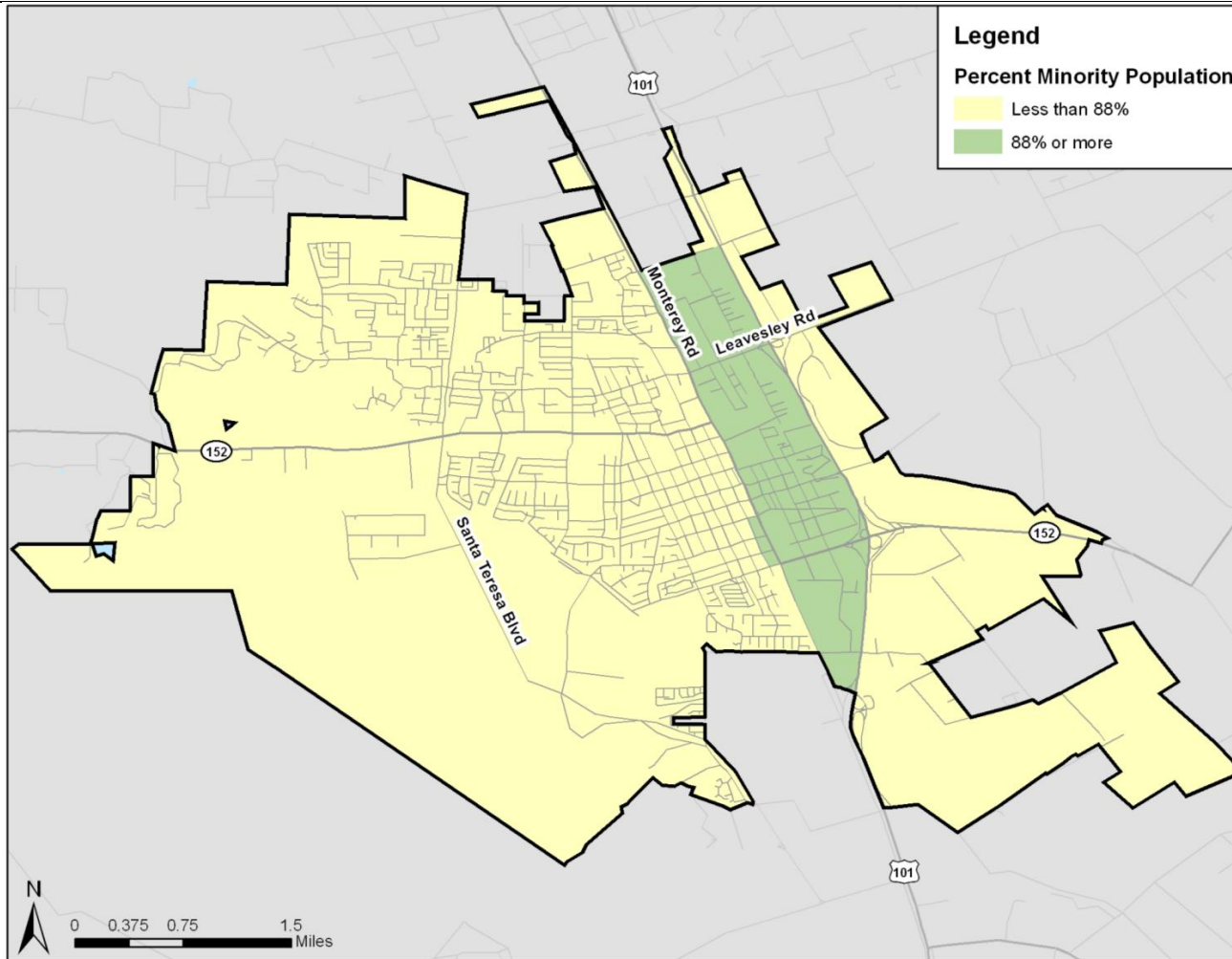
Figure 4.1: Concentrations of Population by Race/Ethnicity, Gilroy, 2009



Sources: Claritas, 2009; BAE, 2010.

Another way employed by HUD to define minority concentration is where the percentage of minorities in an area is at least 20 percent greater than the countywide share of minorities. In 2009, the non-White population comprised approximately 63 percent of the County's population. Therefore, under this definition, Census block groups where non-Whites represent over 83 percent of the population are considered areas of minority concentration. Figure 4.2 shows that areas of minority concentration occur in portions of San José, Sunnyvale, Santa Clara, and Gilroy.

Figure 4.2: Areas of Minority Concentration, Gilroy, 2009



Sources: Claritas, 2009; BAE, 2010.

Household Income Distribution

According to Claritas estimates, Santa Clara County has a 2009 median household income of \$88,430. As shown in Table 4.5, 35 percent of households earn between \$75,000 and \$149,999 while another 26 percent earn between \$35,000 and \$74,999 annually. Household incomes vary greatly across Entitlement Jurisdictions. Los Altos is the most affluent entitlement jurisdiction with a median household income of \$194,500 in 2009. Gilroy has the lowest median household income among at \$73,600.

Table 4.5: Household Income, Santa Clara County, 2009

	Less than \$35,000	\$35,000 to \$74,999	\$75,000 to \$149,999	\$150,000 or More	Median HH Income (a)
Cupertino	11.2%	17.3%	36.2%	35.3%	\$119,009
Gilroy	19.8%	31.3%	37.3%	11.6%	\$73,564
Mountain View	17.6%	27.6%	34.0%	20.8%	\$83,359
Palo Alto	16.8%	20.3%	29.7%	33.3%	\$104,948
San Jose	17.8%	27.3%	36.4%	18.5%	\$83,106
Santa Clara	17.6%	26.9%	38.5%	17.1%	\$83,711
Sunnyvale	15.1%	26.0%	37.7%	21.2%	\$89,206
Urban County					
Campbell	16.7%	30.6%	36.3%	16.4%	\$79,403
Los Altos Hills	8.4%	16.1%	26.6%	48.9%	\$146,997
Los Altos	8.0%	10.5%	19.3%	62.2%	\$194,466
Los Gatos	12.5%	21.7%	30.5%	35.3%	\$111,609
Morgan Hill	8.2%	13.5%	20.3%	58.0%	\$177,793
Monte Sereno	15.3%	21.9%	37.1%	25.8%	\$96,703
Saratoga	9.4%	10.9%	23.3%	56.4%	\$173,831
Unincorporated County	19.5%	26.4%	30.2%	23.9%	NA
Urban County	14.9%	22.5%	30.5%	32.1%	NA
Entitlement Jurisdictions	16.8%	25.8%	35.3%	22.1%	NA
Santa Clara County Total	16.6%	25.7%	35.4%	22.2%	\$88,430

Note:

(a) Median household income data is not available for Unincorporated County, Urban County, or CDBG Jurisdictions

Sources: Claritas, 2009; BAE, 2009.

Household Income by Household Type

For planning purposes, households are categorized by HUD as extremely low-income, very low-income, or low-income, based on percentages of the County's Median Family Income (MFI). The MFI is calculated annually by HUD for different household sizes.⁹ The HUD income categories are

⁹ MFI calculations are based on American Community Survey (ACS) median income data published by the U.S. Census Bureau and adjusted by a number of factors, including adjustment for high cost areas. As such, the MFI calculated by HUD is higher than the median household income estimated by Claritas for 2009, presented in Table 4.5. Higher MFI levels result in higher estimates of housing affordability than may actually be the case for

defined below:

- Extremely Low-Income: Up to 30 percent of County MFI
- Very Low-Income: 31 percent to 50 percent of County MFI
- Low-Income: 51 percent to 80 percent of County MFI

HUD publishes data on these income groups based on the 2000 Census in the Comprehensive Housing Affordability Strategy (CHAS). Table 4.6 shows the percentage of households that are very low- or low-income, that is those earning less than 80 percent of MFI, by household type. As shown, 31 percent of both County and Entitlement Jurisdiction households were very low- or low-income in 2000. Monte Sereno and Los Altos Hills had the lowest percentage of lower-income households in 2000.

With the exception of Monte Sereno and Los Altos Hills, elderly households had the highest percentage of very low- and low-income households when compared to all other household types. The majority of elderly households countywide and in the Entitlement Jurisdictions were lower-income in 2000. It should be noted that income measures do not take factor in assets and home equity, which is a relevant consideration, particularly for many elderly households.

As shown in Table 4.6, approximately 34 percent of large families with five or more members and 22 percent of small families were lower-income in 2000. These findings suggest the need for affordable housing serving various household types, particularly seniors, in the Entitlement Jurisdictions.

County households.

Table 4.6: Percent Low- and Very Low-Income by Household Type, 2000 (a)

	Elderly	Small Family	Large Family	All Others	Total
Cupertino	40.2%	13.1%	15.2%	21.6%	19.6%
Gilroy	65.9%	30.8%	51.4%	32.5%	40.6%
Mountain View	57.4%	20.0%	44.3%	26.1%	30.0%
Palo Alto	41.9%	12.4%	13.3%	28.3%	24.4%
San Jose	58.9%	25.5%	36.6%	32.5%	33.7%
Santa Clara	62.7%	21.8%	32.9%	27.9%	31.8%
Sunnyvale	56.7%	19.2%	30.7%	22.7%	27.5%
Urban County					
Campbell	61.4%	22.2%	28.6%	26.7%	30.3%
Los Altos	29.2%	5.1%	7.2%	19.9%	14.6%
Los Altos Hills	11.7%	6.0%	7.3%	32.5%	10.1%
Los Gatos	37.9%	10.9%	15.1%	18.4%	19.6%
Monte Sereno	20.2%	6.6%	8.5%	27.5%	11.8%
Morgan Hill	59.1%	16.4%	32.3%	33.9%	28.1%
Saratoga	27.3%	6.5%	8.1%	18.7%	13.6%
Unincorporated County	50.1%	23.7%	36.5%	40.5%	34.0%
Urban County	42.0%	16.1%	27.3%	29.7%	25.5%
Entitlement Jurisdictions	53.4%	21.8%	34.7%	29.3%	30.6%
Santa Clara County	53.5%	21.8%	34.3%	29.1%	30.5%

Notes:

(a) Very low-income households defined as those earning less than 50% of median family income (MFI).
Low-income households defined as those earning between 51% and 80% of MFI

Definitions:

Elderly households - 1 or 2 person household, either person 62 years old or older

Small family - 2 to 4 related members

Large family - 5 or more related members

Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) special tabulations from Census 2000; BAE, 2009.

Areas of Concentrated Poverty

Countywide, approximately six percent of households had incomes below the poverty level in 2009. As shown in Table 4.7, the prevalence of poverty varies widely across Entitlement Jurisdictions. Consistent with household income data, the City of Gilroy has the highest proportion of households living below the poverty line at seven percent. The Urban County jurisdictions of Los Altos and Los Altos Hills have the lowest poverty rate with just two percent of households living below the poverty line.

Table 4.7: Poverty Status, 2009

	Households Below Poverty Line	Percent of Total
Cupertino	543	3.9%
Gilroy	869	7.4%
Mountain View	701	4.4%
Palo Alto	609	4.1%
San Jose	14,420	6.6%
Santa Clara	1,396	5.3%
Sunnyvale	1,430	4.4%
Urban County		
Campbell	346	3.8%
Los Altos	133	1.6%
Los Altos Hills	59	2.4%
Los Gatos	260	3.4%
Monte Sereno	45	4.3%
Morgan Hill	360	3.7%
Saratoga	231	2.7%
Unincorporated County	978	3.6%
Urban County	2,412	5.2%
Entitlement Jurisdictions	22,380	5.5%
Santa Clara County	23,000	5.7%

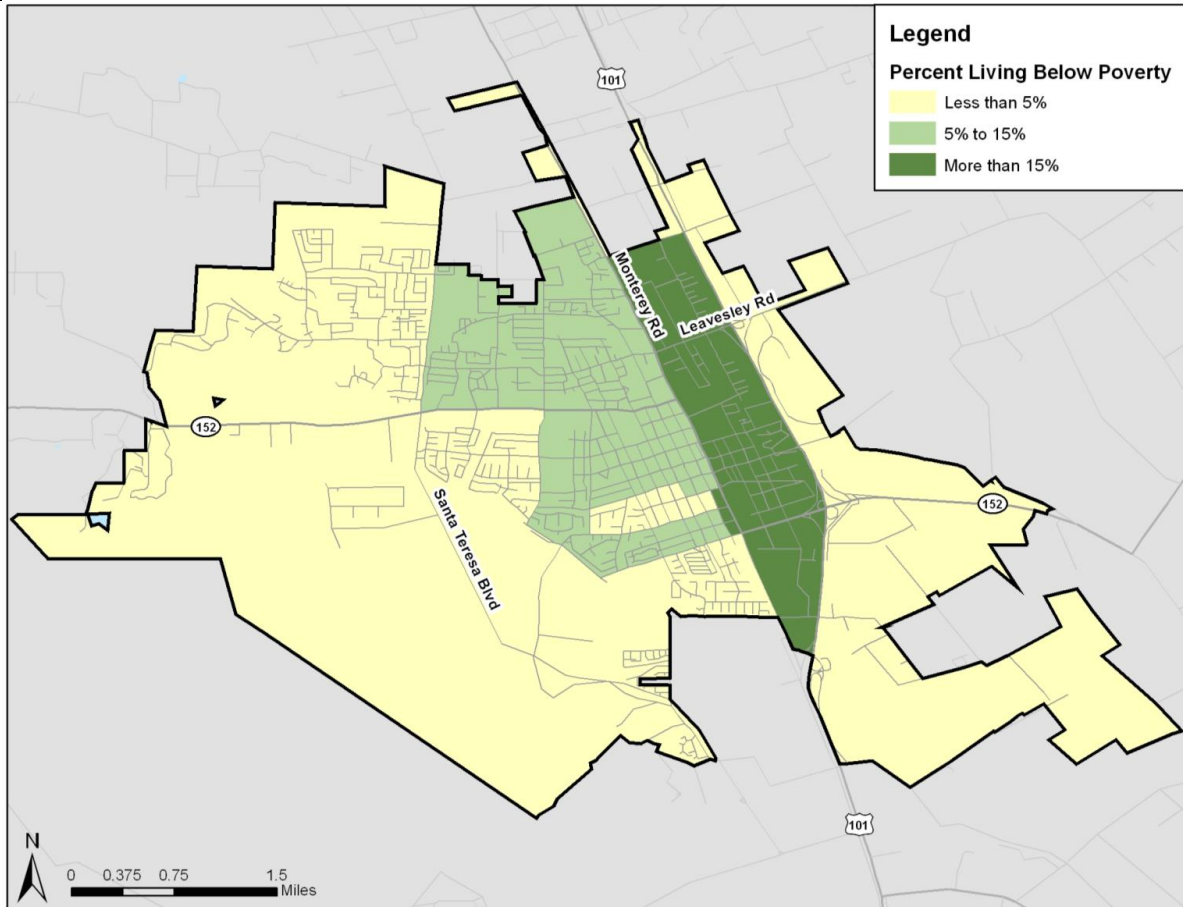
Sources: Claritas, 2009; BAE, 2009.

Figure 4.3 shows areas of concentrated poverty in the County. The U.S. Census Bureau uses three categories to discuss the incidence of poverty in an area – less than 20 percent, between 20 percent and 40 percent, and 40 percent or more.¹⁰ The traditional definition of concentrated poverty is where 40 percent of the population lives below the federal poverty threshold.¹¹ There are no block groups in the County that have more than 40 percent of the population below the poverty line. However, as shown, there are few block groups within the Entitlement Jurisdictions that have more than 20 percent of the population living in poverty. Specifically, portions of San José, Gilroy, and unincorporated Santa Clara County west of Palo Alto and west of Morgan Hill have the highest proportions of households living below the poverty line, with more than 20 percent of households falling in this category. It should be noted high poverty area west of Palo Alto is where Stanford University is located. The high concentration of students with little or no income contributes to a higher poverty rate in the area. Appendix C provides a map with a more detailed illustration of concentrated poverty in the County.

¹⁰ U.S. Census Bureau, “Areas with Concentrated Poverty: 1999,” July 2005, <http://www.census.gov/prod/2005pubs/censr-16.pdf>

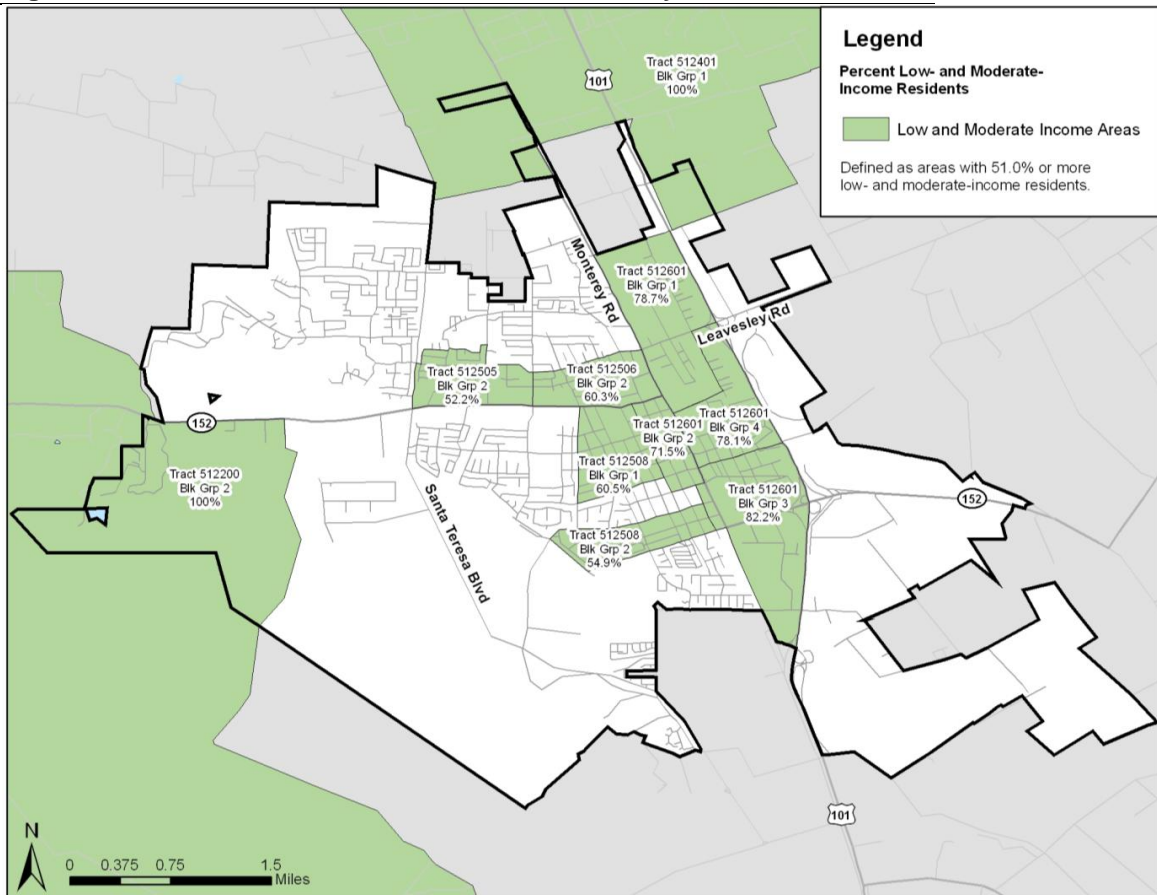
¹¹ Wolch, Jennifer and Nathan Sessoms, USC Department of Geography, “The Changing Face of Concentrated Poverty,” http://www.usc.edu/schools/sppd/lusk/research/pdf/wp_2005-1004.pdf

Figure 4.3: Areas of Concentrated Poverty, Gilroy, 2009



Sources: Claritas, 2009; BAE, 2010

Figure 4.3a: Low- and Moderate-Income Areas, Gilroy



Sources: U.S. Department of Housing and Urban Development, 2009; BAE, 2010.

The federal poverty level is only one way of measuring poverty and self-sufficiency. In fact, the federal poverty level is based on 1964 cost data, and may not be the best measure for a region with a high cost of living, such as Santa Clara County. As an alternative to the federal poverty level, the *First Steps to Cutting Poverty in Half by 2020* report for Santa Clara County presents a Self-Sufficiency Standard that identifies the wage needed for a household to escape poverty. This includes enough money to pay for basics like rent, food, child care, health care, transportation, and taxes, and to save and build assets for the future. According to the report, a household with two adults, a preschooler, and a school-age child would need to earn \$68,430 a year to make ends meet in Santa Clara County. That is more than three times the federal poverty level of \$21,200 for the same-sized family.¹² The Self-Sufficiency Standard is higher than the federal poverty level, in part, due to

¹² Step up Silicon Valley, *First Steps to Cutting Poverty in Half by 2020: Together We Can Help Families Step Up and Out of Poverty*, April 2009, Page 4-5.

high housing costs in Santa Clara County. The *First Steps to Cutting Poverty* report also includes an Action Plan to reduce the number of households below the Self-Sufficiency Standard.

Major Employers

The distance between jobs and housing, and the availability of transit affects people's ability to find and hold jobs. Table 4.8 provides a list of the largest private sector employers in Santa Clara County, while Figure 4.4 indicates their locations. Many of the County's largest employers are located in San José, Santa Clara, and Sunnyvale. Importantly, 21 of the County's 26 largest employers are within one-quarter mile of a transit station or bus stop, facilitating access to households who rely on public transit to get to work.¹³

Table 4.8: Major Private-Sector Employers, Santa Clara County, 2009

<u>Employer Name</u>	<u>Location</u>	<u>Industry</u>	<u>Number of Employees (a)</u>
Cisco Systems, Inc.	San Jose	Computer Peripherals Mfg.	10,000+
Applied Materials, Inc.	Santa Clara	Semiconductor Mfg Equipment Wholesale	5,000-9,999
Avago Technologies Ltd.	San Jose	Exporters (Wholesale)	5,000-9,999
Fujitsu IT Holdings Inc, International	Sunnyvale	Computers- Wholesale	5,000-9,999
Intel Corp.	Santa Clara	Semiconductor- Devices (Mfg.)	5,000-9,999
Valley Medical Center	San Jose	Hospitals	5,000-9,999
Flextronics International	Milpitas	Solar Energy Equipment- Mfg.	5,000-9,999
Google	Mountain View	Information	5,000-9,999
Advanced Micro Devices, Inc.	Sunnyvale	Semiconductors and Related Devices Mfg.	1,000 -4,999
Apple Inc.	Cupertino	Computers- Electronics Mfg.	1,000 -4,999
California's Great America	Santa Clara	Amusement and Theme Parks	1,000 -4,999
Christopher Ranch, LLC	Gilroy	Garlic (Mfg.)	1,000 -4,999
E4E	Santa Clara	Venture Capital Companies	1,000 -4,999
El Camino Hospital	Mountain View	Hospitals	1,000 -4,999
Fujitsu Ltd.	Sunnyvale	Venture Capital Companies	1,000 -4,999
Goldsmith Plants, Inc.	Gilroy	Florists- Retail	1,000 -4,999
Hewlett-Packard	Cupertino	Computer and Equipment Dealers	1,000 -4,999
Hewlett Packard Co.	Palo Alto	Venture Capital Companies	1,000 -4,999
HP Pavilion at San Jose	San Jose	Stadiums, Arenas, and Sports Fields	1,000 -4,999
Kaiser Permanente Medical Center	San Jose	Hospitals	1,000 -4,999
Microsoft Corp	Mountain View	Computer Software- Mfg.	1,000 -4,999
National Semiconductor Corp	Santa Clara	Semiconductors and Related Devices Mfg.	1,000 -4,999
Net App Inc.	Sunnyvale	Computer Storage Devices- Mfg.	1,000 -4,999
Nortel Networks	Santa Clara	Marketing Programs and Services	1,000 -4,999
Santa Teresa Community Hospital	San Jose	Hospitals	1,000 -4,999
VA Palo Alto Healthcare	Palo Alto	Hospitals	1,000 -4,999

Note:

(a) These companies are ranked by employment size category; no exact employment figures were provided by California Employment Development Department.

Sources: California Employment Development Department, 2nd Edition 2009 ; BAE, 2009.

¹³ Based on GIS analysis of employer locations and transit network.

Major Job Centers

In 2005, the Association of Bay Area Governments estimated there were approximately 872,900 jobs in Santa Clara County. Consistent with information on the County's largest employers, San José, Santa Clara, and Sunnyvale comprised the top three job centers in 2005. San José accounted for 40 percent of all employment countywide, while Santa Clara contained 12 percent of the County total.

In 2009, ABAG projected that employment in Santa Clara County would increase by 62 percent between 2005 and 2035, to 1.4 million jobs. As shown in Table 4.9, the Entitlement Jurisdictions were expected to experience more rapid job growth, with a projected increase of 64 percent during the same time period. San José, Santa Clara, and Sunnyvale were projected to remain major employment centers. The number of jobs in San José was expected to increase by over 103 percent, while Santa Clara and Sunnyvale are expected to see job increases of 47 percent and 49 percent, respectively. Although ABAG released its projections data in the summer of 2009, and made some adjustments for the ongoing recession, job growth may fall short of the projections in the near future due to the current economic climate.

Table 4.9: Job Projections, Santa Clara County, 2005-2035

	2005	2010	2015	2020	2025	2030	2035	% Change '05-'35
Cupertino	31,060	31,780	32,550	33,340	34,260	35,880	37,620	21.1%
Gilroy	17,370	17,850	18,710	19,650	21,550	23,880	26,350	51.7%
Mountain View	51,130	51,990	52,510	53,650	58,890	65,310	72,470	41.7%
Palo Alto	75,610	76,480	76,740	77,010	78,550	80,320	82,160	8.7%
San Jose	348,960	369,500	425,100	493,060	562,350	633,700	708,980	103.2%
Santa Clara	104,920	106,750	111,560	118,100	127,080	140,050	153,940	46.7%
Sunnyvale	73,630	77,890	81,460	85,200	92,650	101,320	109,900	49.3%
Urban County								
Campbell	22,470	22,910	23,880	25,100	26,490	27,490	28,900	28.6%
Los Altos	10,440	10,540	10,820	11,130	11,430	11,730	11,950	14.5%
Los Altos Hills	1,890	1,900	1,910	1,920	1,940	1,950	1,970	4.2%
Los Gatos	18,650	18,900	19,020	19,510	20,250	20,990	21,800	16.9%
Monte Sereno	410	420	440	480	520	550	590	43.9%
Morgan Hill	13,120	13,520	15,450	17,390	19,810	22,220	24,640	87.8%
Saratoga	6,960	7,070	7,120	7,220	7,320	7,420	7,480	7.5%
Unincorporated County	48,660	50,400	53,590	56,670	59,690	62,620	64,710	33.0%
Urban County Total	122,600	125,660	132,230	139,420	147,450	154,970	162,040	32.2%
Entitlement Jurisdictions	825,280	857,900	930,860	1,019,430	1,122,780	1,235,430	1,353,460	64.0%
Santa Clara County Total	872,860	906,270	981,230	1,071,980	1,177,520	1,292,490	1,412,620	61.8%

Sources: ABAG Projections, 2009; BAE, 2009.

4.2 Needs of Homeless People

Homeless individuals struggle with various difficulties, such as physical and mental disabilities, unemployment, HIV/AIDS, and/or substance abuse, that often impair their ability to secure or retain

housing. Depending on an individual's circumstances, these needs may be addressed via emergency shelters, transitional, or permanent supportive housing. Emergency shelters are defined as housing offering minimal supportive services, with occupancy limited to up to six months. HUD defines transitional housing as a project that is designed to provide housing and appropriate support services to homeless persons to facilitate movement to independent living within 24 months. For purposes of the HOME program, there is not a HUD-approved time period for moving to independent living. Permanent supportive housing puts no limit on the length of stay, and offers on- or off-site services that assist residents in retaining their housing, improving health, and maximizing their ability to live and work in the community.

Homeless Population

According to the *2009 Santa Clara County Homeless Census and Survey*, 7,086 people self-declared homelessness per the HUD definition on January 26-27, 2009, meaning that they reported either sleeping in a place not fit for human habitation, or in emergency or transitional housing for homeless people. The Homeless Census found the greatest number of homeless in San José, with approximately 4,200 homeless people counted, or 59 percent of the County's total homeless population. Gilroy had the second largest count of homeless people among the jurisdictions, with nearly 600 people living without permanent shelter. Overall, the Homeless Census suggests the homeless count generally decreased from 2007, with 116 fewer homeless people in the County by 2009 (see Table 4.10).

This count, however, should be considered conservative because many homeless individuals cannot be found, even with the most thorough methodology. Furthermore, a decrease in homeless counted during the point-in-time census does not necessarily signify a decrease in homelessness. Although careful training took place prior to the count of unsheltered homeless, it is very difficult to count all homeless individuals living on the streets and there is the potential for human error.

Table 4.10: Total Sheltered and Unsheltered Homeless, Santa Clara County 2009 (a)

Jurisdiction	Individuals			Persons in Families			Adults of Undetermined Gender/Age (b)			Total Homeless		
	2007	2009	Change	2007	2009	Change	2007	2009	Change	2007	2009	Change
Cupertino	37	53	16	12	-	(12)	4	8	4	53	61	8
Gilroy	235	292	57	308	265	(43)	117	42	(75)	660	599	(61)
Mountain View	55	31	(24)	10	10	-	57	35	(22)	122	76	(46)
Palo Alto	196	129	(67)	20	23	3	21	26	5	237	178	(59)
San Jose	2,523	2,519	(4)	515	384	(131)	1,271	1,290	19	4,309	4,193	(116)
Santa Clara	181	208	27	229	166	(63)	70	100	30	480	474	(6)
Sunnyvale	541	285	(256)	18	15	(3)	81	49	(32)	640	349	(291)
Urban County												
Campbell	38	23	(15)	4	-	(4)	54	21	(33)	96	44	(52)
Los Altos	3	82	79	-	8	8	7	7	-	10	97	87
Los Altos Hills	-	-	-	-	-	-	-	-	-	-	-	-
Los Gatos	16	13	(3)	-	-	-	14	7	(7)	30	20	(10)
Monte Sereno (c)	(c)	4	NA	(c)	-	NA	(c)	-	NA	(c)	4	NA
Morgan Hill	10	69	59	4	8	4	10	27	17	24	104	80
Saratoga	-	22	22	-	-	-	-	1	1	-	23	23
Unincorporated County	132	236	104	122	119	(3)	120	421	301	374	776	402
San Martin	5	9	4	115	112	(3)	-	1	1	120	122	2
Other Uninc. areas	127	227	100	7	7	-	120	420	300	254	654	400
Urban County Total	199	449	250	130	135	5	205	484	279	534	1,068	534
Entitlement Jurisdictions	3,967	3,966	(1)	1,242	998	(244)	1,826	2,034	208	7,035	6,998	(37)
Santa Clara County (d)	4,049	4,011	(38)	1,257	1,008	(249)	1,896	2,067	171	7,202	7,086	(116)

Notes:

- (a) This survey does not include people in rehabilitation facilities, hospitals, or jails. The 2007 Homeless Census and Survey was conducted from Jan. 29- 30, 2007. The 2009 Census took place during Jan. 26-27, 2009.
 - (b) This category includes individuals whose family status, or sex, could not be determined by observers during point-in-time homeless count. These unsheltered individuals resided in vehicles, abandoned buildings, or other obscure locations. Importantly, data collection changed between 2007 and 2009; in 2009, sex and family status of these individuals was recorded whenever possible. This may explain, in part, a decrease in the number of persons observed in the encampment category between 2007 and 2009.
 - (c) In 2007, data for the City of Monte Sereno were not reported separately.
 - (d) Decrease in homeless counted during point-in-time estimate does not necessarily signify a corresponding decrease in homelessness due to difficulty in counting all homeless individuals. Similarly, a decrease in homeless count does not necessarily represent a loss of inventory in the County or City capacity, but rather a re-classification of the bed "type" that reflects a programming or funding change.
- Sources: Santa Clara County Homeless Census, Applied Survey Research, 2007 & 2009; BAE, 2009.

Although the 2009 Homeless Census reports a decrease in homeless individuals since 2007, local homeless services providers in the County report that they have seen an increase in clients seeking assistance. For example, staff at the Community Services Agency (CSA), which serves Los Altos, Los Altos Hills, and Mountain View, report that they saw a nearly 100 person increase in homeless clients between fiscal year 2007-2008 and fiscal year 2008-2009; the number of clients served rose from 300 in 2007-2008 to 394 in 2008-2009.¹⁴ In addition, Consolidated Plan Workshop participants, including representatives from homeless shelters and service providers such as EHC Lifebuilders, Inn Vision, the Bill Wilson Center, and West Valley Community Services, reported increased demand for homeless services, particularly as a result of the recession and many households having

¹⁴ Nadia Llivea, Homeless Services Specialist, Community Services Agency, email and phone correspondence with BAE.

one or more members out of work.

Table 4.11 below shows that the majority of homeless men and women lived without shelter in both 2007 and 2009. However, the majority of homeless children lived in transitional housing.

Table 4.11: Total Sheltered and Unsheltered Homeless, Santa Clara County 2007-2009 (a)

Setting	Men			Women			Youth (b)			Adults of Undetermined Gender/Age (c)			Total Individuals		
	2007	2009	Change	2007	2009	Change	2007	2009	Change	2007	2009	Change	2007	2009	Change
Unsheltered	2,084	2,022	(62)	647	499	(148)	246	80	(166)	2,124	2,382	258	5,101	4,983	(118)
Single individuals	2,022	2,009	(13)	580	480	(100)	114	46	(68)	222	315	93	2,938	2,850	(88)
Persons in families	62	13	(49)	67	19	(48)	132	34	(98)	-	-	-	261	66	(195)
Individuals in cars, vans, RVs	-	-	-	-	-	-	-	-	-	1,031	978	(53)	1,031	978	(53)
Individuals in encampments	-	-	-	-	-	-	-	-	-	865	752	(113)	865	752	(113)
Individuals in abandoned buildings	-	-	-	-	-	-	-	-	-	NA	285	NA	NA	285	NA
Individuals reported by park ranger	-	-	-	-	-	-	-	-	-	6	52	46	6	52	46
Sheltered (d)	902	917	15	557	227	(330)	640	547	(93)	2	412	410	2,101	2,103	2
Emergency Shelter	616	675	59	219	148	(71)	163	163	-	1	92	91	999	1,078	79
Single individuals	594	675	81	143	148	5	21	17	(4)	1	-	(1)	759	840	81
Persons in families	22	NA3	NA	76	NA3	NA	142	146	4	-	92	92	240	238	(2)
Transitional Housing	286	242	(44)	338	79	(259)	477	384	(93)	1	320	319	1,102	1,025	(77)
Single individuals	213	242	29	105	79	(26)	27	-	(27)	1	-	(1)	346	321	(25)
Persons in families	73	NA3	NA	233	NA3	NA	450	384	(66)	-	320	320	756	704	(52)
Total Unsheltered & Sheltered (e)	2,986	2,939	(47)	1,204	726	(478)	886	627	(259)	2,126	2,794	668	7,202	7,086	(116)

Notes:

- (a) This survey does not include people in rehabilitation facilities, hospitals, or jails. The 2007 Homeless Census and Survey was conducted from Jan. 29- 30, 2007. The 2009 Census took place during Jan. 26-27, 2009.
- (b) It should be noted that a change in the youth data collection process was made in 2009. As opposed to 2007, youth census enumerators in 2009 were asked to make a distinction between unaccompanied youth under age 18 and unaccompanied youth ages 18 - 22 years. Those enumerated youth ages 18 - 22 were subsequently integrated into the overall adult population (18 years and over) enumerated during the general homeless census. However, the distinction and integration made in 2009 were not made in 2007. Therefore, the difference in the total number of youth enumerated in 2007 and 2009 may be due in part to this change in data collection.
- (c) This category includes individuals whose family status, or sex, could not be determined by observers during point-in-time homeless count. These unsheltered individuals resided in vehicles, abandoned buildings, or other obscured locations. Importantly, data collection changed between 2007 and 2009; in 2009, sex and family status of these individuals was recorded whenever possible. This may explain, in part, a decrease in the number of persons observed in the encampment category between 2007 and 2009.
- (d) In 2009, shelter service providers were not asked to indicate the gender of individuals in families, which resulted in the considerable increase of individuals in the "undetermined gender" category.
- (e) Decrease in homeless counted during point-in-time estimate does not necessarily signify a corresponding decrease in homelessness due to difficulty in counting all homeless individuals. Similarly, a decrease in homeless count does not necessarily represent a loss of inventory in the County or City capacity, but rather a re-classification of the bed "type" that reflects a programming or funding change.

Sources: Santa Clara County Homeless Census, Applied Survey Research, 2007 & 2009; BAE, 2009.

Table 4.12 presents the race and ethnicity profile of the homeless population in Santa Clara County. This data is based on the 936 individuals who were surveyed as part of the 2009 Homeless Census. As shown, White and Hispanic/Latino individuals represented the largest proportions of the homeless population, each comprising 33 percent of those surveyed. While African Americans represent two percent of Santa Clara County's total population in 2009, they represented 20 percent of the homeless population.

Table 4.12: Homeless Race/Ethnicity Profile, Santa Clara County, 2009

Response (a)	Number	Percent
White / Caucasian	305	32.6%
Hispanic / Latino	305	32.6%
Black / African American	187	20.0%
Asian	37	4.0%
American Indian / Alaskan Native	33	3.5%
Pacific Islander	11	1.2%
Other / Multi-ethnic	58	6.2%
Total	936	100.0%

Note:

(a) Represents surveyed homeless population only.

Sources: Santa Clara County Homeless Census,
Applied Survey Research, 2009; BAE, 2009.

The 2009 Homeless Census found that approximately 39 percent of homeless individuals surveyed have chronic substance abuse problems. Another 32 percent are chronically homeless, defined by HUD as an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years (see Table 4.13). It should be noted that a homeless individual could fall into more than one subpopulation. These findings, coupled with the comments from Consolidated Plan Workshop participants, highlight the ongoing need for substance abuse services serving the homeless and others.

Table 4.13: Homeless Subpopulations, Santa Clara County, 2009

	Sheltered	Unsheltered	Total	Percent of Total
Chronically Homeless	195	2,075	2,270	32.0%
Seriously Mentally Ill	409	1,222	1,631	23.0%
Chronic Substance Abuse	492	2,301	2,793	39.4%
Veterans	283	583	866	12.2%
Persons with HIV/AIDS	5	99	104	1.5%
Victims of Domestic Violence	149	533	682	9.6%
Unaccompanied Youth (Under 18)	17	46	63	0.9%
Total (b)	2,103	4,983	7,086	

Notes:

(a) Estimates calculated by applying the Homeless Survey results to the point-in-time Census count.

(b) Total do not equal sum of all subpopulations. An individual may be counted in more than one category. The total represents the total number of individuals counted in the Homeless Census.

Sources: 2009 Santa Clara County Homeless Census and Survey, Applied Survey Research, January 2009; BAE, 2009.

Inventory of Facilities and Services for Homeless

There are a variety of facilities and services to assist individuals and families who are homeless or at-risk of homelessness. Some facilities target specific groups, such as victims of domestic violence, veterans, or individuals with HIV or AIDS. Tables 4.14, 4.15, and 4.16 provide an inventory of facilities in Santa Clara County, along with the type of clients served and facility capacity. Table 4.14 lists the emergency shelters in the County, while Table 4.15 and Table 4.16 list the County's transitional housing and permanent supportive housing facilities, respectively. The inventories of facilities are based on the County's 2009 Continuum of Care Application.

As described earlier, emergency shelters provide temporary shelter for homeless individuals and families. Transitional housing provides rental housing for individuals and families who are transitioning out of homelessness for a predetermined amount of time (usually up to 24 months). Permanent supportive housing offers on- or off-site services to assist residents, with no limit on the length of stay.

Countywide, jurisdictions support the Housing First model, which is based on the principle that permanent housing with services can help chronic homeless individuals achieve stability. The model places people in permanent housing as quickly as possible, as the most cost-effective approach with the greatest chance of permanently extracting persons from homelessness. As such, jurisdictions prioritize permanent supportive housing for homeless residents over new emergency shelters.

Table 4.14: Emergency Shelters, Santa Clara County, 2009 (a)

Table 4.15: Transitional Housing, Santa Clara County, 2009 (a)

Table 4.16: Permanent Supportive Housing, Santa Clara County, 2009 (a)

Continuum of Care Gap Analysis

Each year the County prepares a Continuum of Care Gap Analysis which identifies the unmet need for emergency shelters, transitional housing, and permanent supportive housing.¹⁵ The Gap Analysis, presented in Table 4.17, is based on the current inventory and the number of beds under development as well as the most recent Homeless Census, and reflects the County's 2009 Continuum of Care Application.

As shown in Table 4.17, there is an unmet need of nearly 3,000 beds in transitional and permanent supportive housing for individuals. Approximately 300 beds in transitional and permanent supportive housing are needed for households with children. The unmet need for homeless families is lower in 2009 compared to previous years because of the Census showed a decrease in families. Appendix D provides the Continuum of Care Gap Analysis (HUD Table 1A) for the Entitlement Jurisdictions.

¹⁵ The Continuum of Care is a set of three competitively-awarded HUD programs created to address the problems of homelessness in a comprehensive manner with other federal agencies. The programs are the Supportive Housing Program (SHP), Shelter Plus Care program, and Single Room Occupancy program (SRO).

Table 4.17: Homeless Housing Gap Analysis, 2008 (Required HUD Table 1A)

	Number of Beds			
	Current	Under	Unmet	
Individuals	Inventory	Development	Need (a)	
Emergency Shelter	507	0	0	
Transitional Housing	314	10	37	
Permanent Supportive Housing	523	428	2,911	
Total	1,344	438	2,948	
Families with Children				
Emergency Shelter	281	3	0	
Transitional Housing	802	0	151	
Permanent Supportive Housing	782	630	126	
Total	1,865	633	277	
Part 1: Homeless Population (b)				
	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Number of Families with Children	77	187	21	285
Number of Persons in Families with Children	238	704	66	1,008
Number of Persons in Households without Children (c)	840	321	4,917	6,078
Total	1,078	1,025	4,983	7,086
Part 2: Homeless Subpopulations (d)				
	Sheltered	Unsheltered	Total	
a. Chronically Homeless	195	2,075	2,270	
b. Seriously Mentally Ill	409			
c. Chronic Substance Abuse	492			
d. Veterans	283			
e. Persons with HIV/AIDS	5			
f. Victims of Domestic Violence	149			
g. Unaccompanied Youth (Under 18)	17			

Notes:

(a) Unmet need derived from the number of beds under development and the number of sheltered and unsheltered homeless enumerated in the 2009 Santa Clara County Homeless Census and Survey. Methodology used to calculate unmet need based on the 2009 Continuum of Care Application.

For complete description of methodology and assumptions, contact the Executive Committee of the Santa Clara County Collaborative on Housing and Homeless Issues.

(b) Based on 2009 Santa Clara County Homeless Census and Survey.

(c) Persons in households without children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks where family status could not be determined.

(d) These data are based on both the Homeless Census and data from the Homeless Survey. The results are estimates, calculated by applying the survey results to the point-in-time Homeless Census population.

Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009; 2009 Santa Clara County Continuum of Care Application; BAE, 2009.

Efforts to Address Homelessness

Santa Clara County and its member jurisdictions are addressing homelessness through strategies identified in several plans prepared for the County.

10 Year Plan to End Chronic Homelessness in Santa Clara County. The Santa Clara County Collaborative on Affordable Housing and Homeless Issues is a coordinated effort to meet the housing and supportive services needs of unhoused and very low-income residents in the County.¹⁶ To this end, the Collaborative developed a 10-Year Plan to End Chronic Homelessness. The Plan indicates that the chronically homeless utilize most of the community's resources within the homeless service system and are costly to mainstream systems because of frequent interactions with hospitals, mental health crisis services, and the criminal justice system. Strategies identified in the Plan to end chronic homelessness are identified below:¹⁷

- Prevent its occurrence.
- Provide permanent housing with access to treatment, services, and income to facilitate long-term housing retention.
- Engage chronically unhoused people to use services and housing.
- Access income supports and employment.
- Establish an infrastructure for success
- Engage the entire community.

Destination: Home. Destination: Home is a task force charged with implementing the recommendations of the 2007 Blue Ribbon Commission on Ending Chronic Homelessness and Solving the Affordable Housing Crisis in Santa Clara County. The Blue Ribbon Commission (BRC) identified several solutions for ending homelessness in the County:¹⁸

- Improve access to services by creating outreach and benefit teams that have a consistent and dependable presence on the streets where chronically homeless individuals congregate.
- Create an Institutional Outreach and Discharge Planning Strategy for persons such as health care or corrections facilities.
- Implement a medical respite facility for homeless patients being discharged from a hospital or emergency room to recover and recuperate.
- Establish a "One Stop" Homeless Prevention Center that will provide all of the services needed by homeless populations to address issues and ultimately access permanent

¹⁶ <http://www.collabsc.org>

¹⁷ *Keys to Housing: A 10 Year Plan to End Chronic Homelessness in Santa Clara County*, May 2005, http://www.collabsc.org/Keys_to_Housing_10_Year_Plan.pdf

¹⁸ *Executive Summary for the Blue Ribbon Commission to End Homelessness and Solve the Affordable Housing Crisis*, November 30, 2007, <http://www.sjhousing.org/homeless/BRC.pdf>

housing.

- Shift to a housing first model that emphasizes permanent housing with services.

Destination: Home opened two One-Stop Homeless Prevention Centers in November 2008, serving over 3,700 homeless and at-risk clients to date. The County of Santa Clara Department of Social Services has Supplemental Security Income (SSI) advocates at each One-Stop location, allowing eligible clients to begin the process of applying for benefits at the same time they search for employment, receive housing assistance, or get assistance with other needs.¹⁹

Gilroy Outreach Group

The City of Gilroy’s Police Department hosts a monthly meeting that includes representatives from the Police and Community Development departments, County Mental Health, outreach workers from the District Attorney’s office and from St. Joseph’s Family Services, health workers, Sacred Heart Community Services, the Water District, 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 the conserving of resources such as police time spent in re-arresting the same homeless person multiple times. The group is also trying to come up with viable alternatives to illegal encampments in Gilroy.

4.3 Other “Special Needs” Groups

In addition to homeless people, other groups have special needs that affect their ability to secure housing or require special types of housing such as accessible or elderly housing. These groups may encounter greater difficulty finding adequate and affordable housing due to a shortage of units of the type they require, or other barriers. These special needs populations include large households, female-headed households with children, seniors, disabled individuals, and persons with HIV/AIDS. Please refer to Section 5.12 for a quantitative assessment of unmet need for special needs populations, and the proposed annual goals for addressing these needs (HUD Table 1B).

Large Households

The U.S. Census Bureau defines large households as those with five or more persons. Large households may encounter difficulty in finding adequately-sized, affordable housing due to the limited supply of large units in many jurisdictions. Additionally, large units generally cost more to

¹⁹ Maureen O’Malley-Moore, Project Director, Destination: Home, “One Stop Homelessness Prevention Centers.”

rent and buy than smaller units. This may cause larger families to live in overcrowded conditions and/or overpay for housing.

In 2000, 16 percent of Santa Clara County households had five or more persons. This figure varied substantially across Entitlement Jurisdictions. Approximately 24 percent of Gilroy's households were large households while only six percent of Palo Alto and Los Gatos households had five or more individuals (see Table 4.18). This finding is consistent with the South County Consolidated Plan Workshop, where participants noted the need for affordable units serving larger households.

Table 4.18: Large Households by Tenure, 2000 (a)

	Large HH Owners		Large HH Renters		All Large Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
Cupertino	1,246	10.8%	477	7.2%	1,723	9.5%
Gilroy	1,415	19.5%	1,455	31.6%	2,870	24.2%
Mountain View	779	6.0%	1,378	7.5%	2,157	6.9%
Palo Alto	1,189	8.2%	430	4.0%	1,619	6.4%
San Jose	33,290	19.5%	22,202	21.0%	55,492	20.1%
Santa Clara	1,987	11.2%	2,033	9.8%	4,020	10.4%
Sunnyvale	2,369	9.5%	2,209	8.0%	4,578	8.7%
Urban County						
Campbell	670	8.7%	523	6.3%	1,193	7.5%
Los Altos Hills	746	8.3%	87	5.8%	833	8.0%
Los Altos	299	11.6%	20	11.9%	319	11.6%
Los Gatos	616	7.9%	157	3.8%	773	6.4%
Morgan Hill	144	12.6%	4	5.7%	148	12.2%
Monte Sereno	1,146	14.6%	640	21.4%	1,786	16.5%
Saratoga	1,062	11.3%	104	10.0%	1,166	11.2%
Unincorporated County	3,462	16.2%	2,119	15.0%	5,581	18.0%
Urban County	8,145	12.2%	3,654	11.3%	11,799	12.5%
Entitlement Jurisdictions	50,420	15.4%	33,838	14.9%	84,258	15.4%
Santa Clara County Total	53,262	15.7%	34,484	15.2%	87,746	15.5%

Note:

(a) A "large household" is defined as five persons or more.

Sources: U.S. Census, SF1 H-15, 2000; BAE, 2009.

Elderly

Many elderly residents face a unique set of housing needs, largely due to physical limitations, lower household incomes, and health care costs. Smaller unit sizes and accessibility to transit, health care, and other services are important housing concerns for this population. Housing affordability also represents a key issue for seniors, many of whom are living on fixed incomes. As the Baby Boom generation ages, the demand for senior housing serving various income levels is expected to increase in the Bay Area, California, and nation.

According to the 2000 Census, 38 percent of Santa Clara County's elderly households (age 65 years or older) face one or more housing problems (see Table 4.19). This includes overpaying for housing (spending more than 30 percent of their income on housing costs), living in an overcrowded situation, or living in a unit that lacks complete kitchen or plumbing facilities. Housing problems are more prevalent among elderly renter households than owner households. Approximately 60 percent of elderly renter households experienced housing problems, compared to 31 percent of owner households.

Local service providers at each of the Consolidated Plan Workshops indicated a need for more affordable senior housing facilities, particularly given the long waiting lists at existing subsidized developments.

Table 4.19: Housing Problems, Elderly Households, Santa Clara County, 2000 (a)

	Income Level				All Elderly Households
	Extr. Low	Very Low	Low	Median+	
Elderly Renter Households (b)	11,080	4,084	1,964	4,754	21,882
% with Any Housing Problems	69.0%	72.2%	57.7%	30.5%	60.2%
% Cost Burden >30%	66.4%	68.7%	53.7%	27.0%	57.1%
% Cost Burden >50%	45.5%	35.7%	21.1%	4.8%	32.6%
Elderly Owner Households	11,182	11,630	9,094	37,933	69,839
% with Any Housing Problems	62.4%	62.4%	25.4%	13.0%	30.8%
% Cost Burden >30%	62.1%	62.1%	25.3%	12.8%	30.5%
% Cost Burden >50%	44.1%	44.1%	11.8%	3.0%	17.6%
Total Elderly Households	22,262	15,714	11,058	42,687	91,721
% with Any Housing Problems	65.7%	64.9%	31.1%	14.9%	37.8%
% Cost Burden >30%	64.2%	63.8%	30.3%	14.4%	36.9%
% Cost Burden >50%	44.8%	41.9%	13.5%	3.2%	21.2%

Notes:

(a) Figures reported above are based on the HUD-published CHAS 2000 data series, using 1999 incomes. CHAS data reflect HUD-defined household income limits, for various household sizes, calculated for Santa Clara County. Elderly household defined as those with householders 65 years old and over.

(b) Renter data does not include renters living on boats, RVs or vans, excluding approximately 25,000 households nationwide.

Definitions:

"Any Housing Problems" signifies cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Cost Burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) Special Tabulations from Census 2000; BAE, 2009.

The Census Bureau defines the frail elderly as persons 65 years old or older who have a self-care or mobility limitation. In 2000, approximately 60,600 seniors, or 39 percent of the elderly in Santa Clara County, had one or more disabilities. Among disabled seniors, 25 percent had a disability that prevented them from leaving their homes and 11 percent had a self-care disability.²⁰

Female-Headed Households

According to the 2006 American Community Survey, 43 percent of single-parent female-headed

²⁰ It should be noted that individuals may have more than one disability. For example, those with a self care disability may also have a go-outside-of-home disability.

households nationwide live at or below the federal poverty level, compared to national poverty rate of 10 percent. Single mothers have a greater risk of falling into poverty than single fathers due to factors such as the wage gap between men and women, insufficient training and education for higher-wage jobs, and inadequate child support. Households with single mothers also typically have special needs related to access to day care/childcare, health care, and other supportive services.

In 2009, there were approximately 30,500 female-headed households with children, representing approximately five percent of the County's total households. This figure varies across jurisdictions, ranging from less than two percent in Los Altos and Morgan Hill to just below nine percent in Gilroy (see Table 4.20).

Table 4.20: Female-Headed Households with Children, 2009

	Number of Female-Headed HH's w/ Children	Percent of Total Households
Cupertino	724	3.9%
Gilroy	1,233	8.6%
Mountain View	1,043	3.3%
Palo Alto	921	3.6%
San Jose	17,855	6.0%
Santa Clara	1,762	4.2%
Sunnyvale	2,002	3.8%
Urban County		
Campbell	843	5.3%
Los Altos Hills	240	2.3%
Los Altos	43	1.5%
Los Gatos	497	4.0%
Morgan Hill	18	1.4%
Monte Sereno	896	7.3%
Saratoga	208	2.0%
Unincorporated County	1,281	4.0%
Urban County	4,026	4.1%
Entitlement Jurisdictions	29,566	5.1%
Santa Clara County Total	30,528	5.1%

Sources: Claritas, 2009; BAE, 2009.

Persons with Disabilities

A disability is a physical or mental impairment that limits one or more major life activities.²¹

²¹ According to the Americans with Disabilities Act, major life activities include seeing, hearing, speaking, walking, breathing, performing manual tasks, learning, caring for oneself, and working.

Persons with a disability generally have lower incomes and often face barriers to finding employment or adequate housing due to physical or structural obstacles. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Depending on the severity of the disability, people may live independently with some assistance in their own homes, or may require assisted living and supportive services in special care facilities.

The 2000 Census reports that there were approximately 254,700 individuals with disabilities in Santa Clara County, accounting for 16 percent of the County's civilian, non-institutionalized population age five years and older. The proportion of disabled individuals varied across the County, ranging from nine percent in the Urban County jurisdiction of Saratoga to 19 percent in San José.

Table 4.21: Persons with Disabilities, Civilian, Non-Institutionalized Population, 5+ Years, 2000

	<u>Population with a Disability</u>	<u>% Total Population (a)</u>
Cupertino	5,082	10.8%
Gilroy	6,454	17.2%
Mountain View	9,527	14.5%
Palo Alto	6,920	12.5%
San Jose	152,089	18.5%
Santa Clara	14,915	15.7%
Sunnyvale	17,360	14.2%
Urban County		
Campbell	5,450	15.2%
Los Altos Hills	2,966	11.6%
Los Altos	743	9.7%
Los Gatos	3,186	12.0%
Morgan Hill	354	10.6%
Monte Sereno	4,206	13.8%
Saratoga	2,632	9.4%
Unincorporated County	13,455	14.2%
Urban County	32,992	13.1%
Entitlement Jurisdictions	245,339	16.4%
Santa Clara County Total	254,729	16.4%

Note:

(a) Total percentage of population taken from universe of non-institutionalized civilians, age five years and older.

Sources: U.S.Census, SF3-P42, 2000; BAE 2009.

The U.S. Census Bureau places disabilities into six categories, defined below:

- **Sensory disability** – blindness, deafness, or a severe vision or hearing impairment
- **Physical disability** – a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying
- **Mental disability** – a physical, mental or emotional condition that made it difficult to perform certain activities like learning, remembering, or concentrating
- **Self-care disability** – a physical, mental, or emotional condition that made it difficult to perform certain activities like dressing, bathing, or getting around inside the home
- **Going-outside-the-home disability** – a physical, mental, or emotional condition that made it difficult to perform certain activities like going outside the home alone to shop or visit a doctor’s office
- **Employment disability** – a physical, mental, or emotional condition that made it difficult to perform certain activities like working at a job or business

As shown in Table 4.22, the largest proportion (51 percent) of disabled individuals had an employment disability. The second most common disability type was go-outside-home disability, representing 43 percent of disabled individuals, followed by physical disabilities at 31 percent. It should be noted that disabled individuals may have more than one disability.

Table 4.22: Disabilities by Type and Age, Santa Clara County, 2000

Disability Type	Age 5-15		Age 16-64		Age 65+		Total	
	Number	Percent of Persons with Disabilities (a)	Number	Percent of Persons with Disabilities (a)	Number	Percent of Persons with Disabilities (a)	Number	Percent of Persons with Disabilities (a)
Sensory Disability	1,804	19.2%	16,480	8.9%	20,564	16.9%	37,044	14.5%
Physical Disability	1,640	17.4%	40,257	21.8%	39,508	32.5%	79,765	31.3%
Mental Disability	6,875	73.0%	28,044	15.2%	18,128	14.9%	46,172	18.1%
Self-Care Disability	2,222	23.6%	12,663	6.9%	12,897	10.6%	25,560	10.0%
Go-Outside-Home Disability	N/A	N/A	79,636	43.1%	30,596	25.1%	110,232	43.3%
Employment Disability	N/A	N/A	130,246	70.5%	N/A	N/A	130,246	51.1%
Total Disabilities (b)	12,541		307,326		121,693		441,560	

Notes:

(a) Total percent of persons with disabilities exceeds 100 percent because individuals may have more than one disability type.

(b) Total disabilities exceed total persons with disabilities because individuals may have more than one disability type.

Source: U.S.Census, SF3-P41, 2000; BAE, 2009.

Persons with Alcohol/Other Drug Abuse

Alcohol/other drug abuse (AODA) refers to excessive and impairing use of alcohol or other drugs, including addiction. The National Institute of Alcohol Abuse and Alcoholism reports that 17.6 million people in the United States (about one in every 12 adults) abuse alcohol or are alcohol

dependent.²² Persons with AODA have special housing needs during treatment and recovery. Group homes are often appropriate for treatment and recovery while affordable rental housing provides stability for those transitioning to a responsible drug- or alcohol-free life.

The California Department of Alcohol and Drug Programs (ADP) reports that there were 22,345 admissions to alcohol and other drug treatment facilities in California during the 2007-2008 fiscal year. The number of individuals admitted to treatment during the year was 174,066 and on any given day, there were 115,677 clients in treatment. Clients may have multiple admissions to treatment during a year, accounting for the higher number of admissions compared to clients. The majority of clients admitted to a treatment program were men, representing 62 percent of admissions. The highest percent of admissions were for treatment of methamphetamine addictions at 34 percent; alcohol treatment represented 20 percent of admissions.²³

Within Santa Clara County, there were a total of 9,358 adult admissions to outpatient and residential treatment facilities during the 2002-2003 fiscal year. Five primary substances accounted for the large majority of treatment admissions – methamphetamines (47 percent), alcohol (24 percent), marijuana (11 percent), cocaine (10 percent), and heroin (five percent). Criminal justice referrals accounted for 76 percent of treatment admissions in Santa Clara County in 2003.²⁴

As a result of the State's budget crisis, funding for substance abuse treatment programs has been reduced substantially. For example, the State's 2009-2010 budget eliminated funding for the Substance Abuse and Crime Prevention Act, which provided first- and second-time nonviolent drug offenders the opportunity to receive substance abuse treatment instead of incarceration.²⁵

HIV/AIDS

Individuals with Human Immunodeficiency Virus (HIV) and Acquired Immunodeficiency Syndrome (AIDS) face various challenges to obtaining and maintaining affordable and stable housing. For persons with HIV/AIDS, the shortage of stable housing is a barrier to consistent medical care and treatment. Furthermore, despite federal and State fair housing laws, many

²² National Institute of Alcohol Abuse and Alcoholism, "FAQ for the General Public," <http://www.niaaa.nih.gov/FAQs/General-English/default.htm#groups>

²³ California Department of Alcohol and Drug Programs, "California Alcohol and Other Drug (AOD) Treatment Report: Fiscal Year (FY) 2007-2008," http://www.adp.ca.gov/oara/pdf/Californians_in_Tx_FINAL.pdf

²⁴ Santa Clara Department of Alcohol & Drug Services, Annual Report – FY 2003, [http://www.sccgov.org/SCC/docs/Alcohol%20&%20Drug%20Services,%20Department%20of%20\(DEP\)/attachments/624309Annual_report_03.pdf](http://www.sccgov.org/SCC/docs/Alcohol%20&%20Drug%20Services,%20Department%20of%20(DEP)/attachments/624309Annual_report_03.pdf)

²⁵ State of California, "2009-2010 Enacted Budget Summary," July 28, 2009, <http://www.ebudget.ca.gov/pdf/Enacted/BudgetSummary/FullBudgetSummary.pdf>

individuals face eviction when their health conditions are disclosed.

According to the Center for Disease Control and Prevention (CDC), California has second highest number AIDS cases reported cumulatively from the beginning of the epidemic through December 2007 among the fifty states. California reported 148,949 AIDS cases to the CDC cumulatively through December 2007.²⁶ More recent data from the California Department of Health Services indicates that there have been 153,901 individuals with AIDS and 36,412 people with HIV in the State through April 2009. Within Santa Clara County, 4,121 cases of AIDS and 762 cases of HIV have been reported cumulatively through April 2009. Of this, 2,008 individuals with AIDS and 755 people with HIV are alive.²⁷ Medical advances in the treatment of HIV and AIDS allow individuals living with the disease to have longer life expectancies and many are able to continue living without the need of government assistance. As such, not all of the 2,763 persons in the County with HIV/AIDS need assistance from the government.

Farmworkers

Farmworkers may encounter special housing needs because of their limited income and seasonable nature of employment. Many farmworkers live in unsafe, substandard and/or crowded conditions. Housing needs for farmworkers include both permanent and seasonal housing for individuals, as well as permanent housing for families.

The U.S. Department of Agriculture (USDA) categorizes farmworkers into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are typically employed year round by the same employer. A seasonal farmworker works an average of less than 150 days per year and earns at least half of his or her earned income from farm work. Migrant farmworkers are a subset of seasonal farmworkers, and include those who have to travel to their workplace, and cannot return to their permanent residence within the same day.

Santa Clara County does not have large populations of farmworkers. As shown in Table 4.23, the 2007 USDA Census of Agriculture identified 5,589 farmworkers in Santa Clara County. Approximately half of farmworkers countywide were permanent employees in 2007. Although the USDA Census of Agriculture does not provide farmworker data at the city level, discussions with city staff and local service providers indicate that there is a larger farmworker population, and a corresponding need for affordable housing and services, in Southern Santa Clara County.

²⁶ Center for Disease Control and Prevention, "California 2008 Profile," http://www.cdc.gov/nchhstp/stateprofiles/pdf/California_profile.pdf

²⁷ California Department of Health Services, "HIV/AIDS Surveillance in California," April 2009, <http://www.cdph.ca.gov/programs/aids/Documents/HIVAIDSMergedApr09.pdf>

Table 4.23: Farmworkers, Santa Clara County, 2007

<u>Santa Clara County</u>	<u>Number</u>	<u>Percent of Total</u>
Seasonal (Less than 150 days)	2,747	49.2%
Permanent (More than 150 days)	2,842	50.8%
Total	5,589	

Sources: United States Department of Agriculture, 2007 Census of Agriculture, Table 7; BAE, 2009.

The City of Gilroy conducted a December 2009 phone survey of farms within the city limits as part of its housing needs analysis for its revised Housing Element. The survey showed that there were 59 year round employees and 31 to 344 seasonal employees (depending upon the season).

Inventory of facilities and services for special needs population

Individuals with special needs, including the elderly or persons with physical or mental disabilities, need access to suitable housing in their communities. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Depending on the severity of the disability and support program regulations and reimbursement levels, people may live independently with some assistance in their own homes, or may live in assisted living or other special care facilities.

Table 4.24 shows the number and capacity of licensed community care facilities in the County by jurisdiction while Figure 4.5 shows the location of these facilities. These licensed facilities are defined by the California Department of Social Services, Community Care Licensing Division:

- **Adult Residential Facilities (ARF)** provide 24-hour non-medical care for adults ages 18 years through 59 years old, who are unable to provide for their own daily needs. ARFs include board and care homes for adults with developmental disabilities and mental illnesses.
- **Residential Care Facilities for the Elderly (RCFE)** provide care, supervision, and assistance with daily living activities, such as bathing and grooming.
- **Group Homes** provide 24-hour non-medical care and supervision to children. Services include social, psychological, and behavioral programs for troubled youth.
- **Small Family Homes (SFH)** provide 24-hour care in the licensee's family residence for six or fewer children who require special supervision as a result of a mental or developmental disability or physical handicap.

As shown in Table 4.24, there are 715 licensed care facilities with capacity to accommodate approximately 11,400 individuals within the Entitlement Jurisdictions. As the largest city in the County, San José has the greatest number of licensed community care facilities, with 490 facilities housing 4,600 individuals.

Table 4.24: Licensed Community Care Facilities in Santa Clara County, 2009

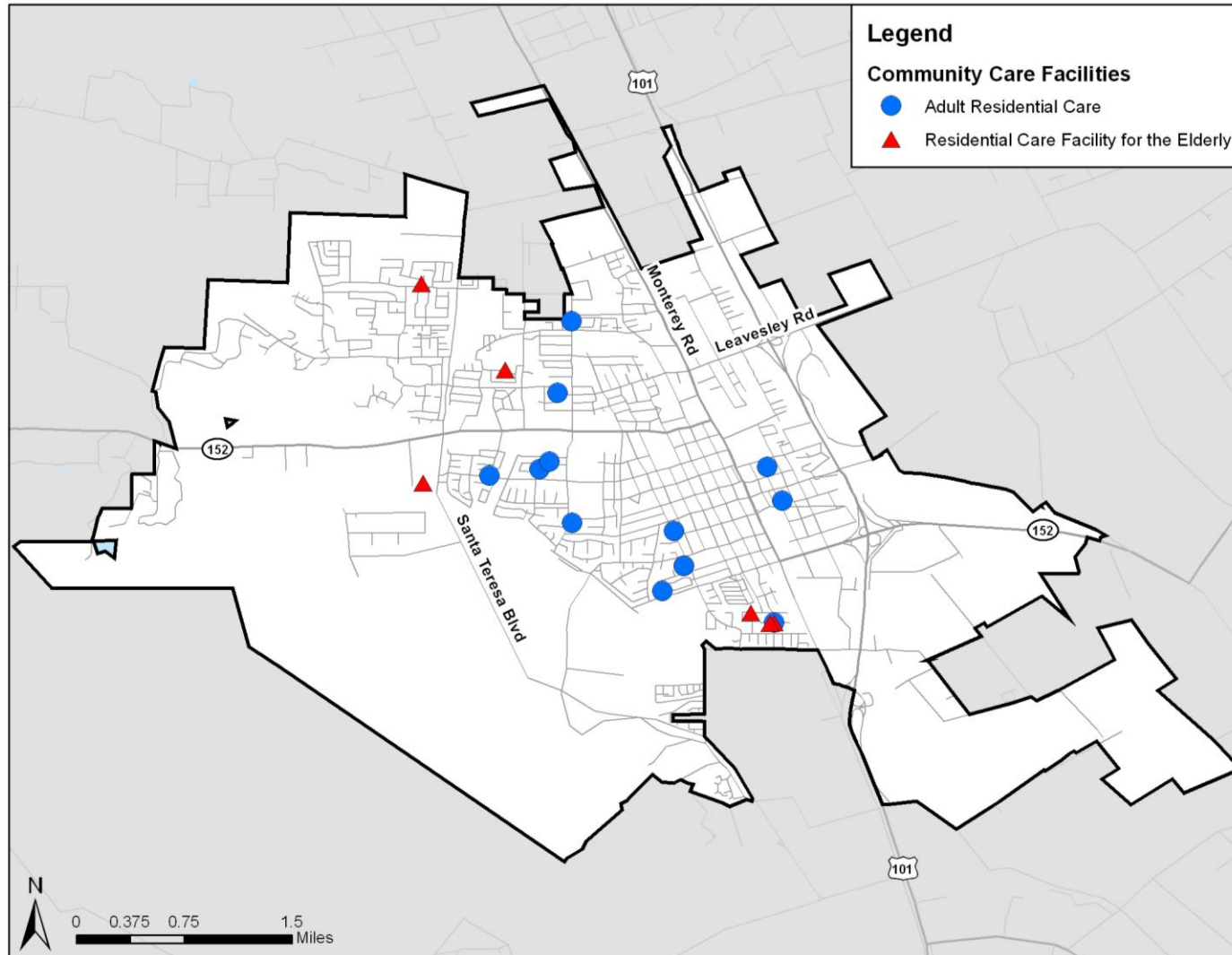
	Total		Adult Residential (a)		Residential Care for the Elderly (b)		Group Homes (c)		Small Family Home (d)	
	Facilities	Beds	Facilities	Beds	Facilities	Beds	Facilities	Beds	Facilities	Beds
Cupertino	10	985	2	12	6	961	2	12	-	-
Gilroy	29	419	19	127	6	244	4	48	-	-
Mountain View	20	184	2	18	16	152	2	14	-	-
Palo Alto	10	1,785	-	-	10	1,785	-	-	-	-
San Jose	490	4,572	220	1,677	234	2,553	35	336	1	6
Santa Clara	29	285	12	72	15	187	2	26	-	-
Sunnyvale	50	852	6	60	42	782	1	6	1	4
Urban County										
Campbell	17	309	2	16	14	284	1	9	-	-
Los Altos Hills	-	-	-	-	-	-	-	-	-	-
Los Altos	5	295	-	-	5	295	-	-	-	-
Los Gatos	10	792	1	6	8	756	1	30	-	-
Morgan Hill	14	236	5	109	5	103	2	12	2	12
Monte Sereno	-	-	-	-	-	-	-	-	-	-
Saratoga	5	509	-	-	5	509	-	-	-	-
Unincorporated County	8	86	4	24	3	56	1	6	-	-
Urban County Total	59	2,227	12	155	40	2,003	5	57	2	12
Entitlement Jurisdictions	697	11,309	273	2,121	369	8,667	51	499	4	22
Santa Clara County Total	715	11,412	283	2,178	371	8,677	57	535	4	22

Notes:

- (a) Adult Residential Facilities provide 24-hour non-medical care or adults who are unable to provide for their own daily needs.
- (b) Residential Care Facilities for the Elderly provide care, supervision, and assistance with daily living activities.
- (c) Group homes provide non-medical care and supervision to children.
- (d) Small Family Homes provide twenty-four hour care in the licensee's family residence for six or fewer children who require special care and supervision due to mental or developmental disabilities or physical handicap.

Sources: California Community Care Licensing Division, 2009; BAE, 2009

Figure 4.5: Licensed Community Care Facilities, Gilroy, 2009



Sources: California Community Care Licensing Division, 2009; BAE, 2010.

In addition to the residential care facilities described above, there are a wide variety of programs to assist special needs populations, homeless individuals and families, and individuals and families threatened with homelessness. Many programs target specific groups such as youth, veterans, or persons with HIV/AIDS. Appendix E provides a complete inventory of services for special needs and homeless populations in Santa Clara County.

4.4 Lead-Based Paint Needs

Lead poisoning is a major environmental health problem in the United States, particularly among children. According to the Center for Disease Control (CDC), approximately 250,000 U.S. children aged one to five years old have lead blood levels greater than recommended. Children are particularly vulnerable to lead poisoning because their growing bodies absorb more lead and their brains and nervous systems are more sensitive to lead's damaging effects. Lead poisoning can cause damage to the brain and nervous system, behavior and learning problems, slowed growth, hearing problems, and headaches.

Lead-based paint (LBP) is the most common source of lead exposure for children today. In 1978, the use of lead-based paint on residential properties was banned. According to the U.S. Department of Housing and Urban Development (HUD), approximately 75 percent of all residential structures built prior to 1978 contain LBP.²⁸ Low-income and minority children are more likely to be exposed to lead hazards because they more often live in older housing with LBP, and where the units suffer from deferred maintenance and chipping paint. According to a 2000 nationwide study, 16 percent of low-income children living in older housing have lead poisoning, compared to 4.4 percent of all children.²⁹

CHAS data provides the number of housing units built prior to 1970 that were occupied by lower-income households in 2000. This data can be used to estimate the extent of LBP hazards among lower-income households. As shown in Table 4.25, approximately 45,600 rental units occupied by extremely low-, low-, and moderate-income households may contain LBP. In addition, approximately 6,000 low- and moderate-income homeowners may occupy units containing LBP.

²⁸ U.S. Department of Housing and Urban Development, "EPA and HUD Announce Landmark Lead Disclosure Settlement." January 16, 2002. <http://www.hud.gov/news/release.cfm?content=pr02-012.cfm>

²⁹ President's Task Force on Environmental Health Risks and Safety Risks to Children, "Eliminating Childhood Lead Poisoning: A Federal Strategy Targeting Lead Paint Hazards," February 2000.

Table 4.25: Housing Units with Lead-Based Paint Occupied by Lower Income Households, Santa Clara County, 2000

Renters					
Housing Units	Occupied Units by Income Category			Total Households	Est. % of Pre-1970 Units With Lead-Based Paint (a)
	Ext. Low <30% AMI	Very Low 31- 50% AMI	Low 51- 80% AMI		
Number of Pre-1970 Units	9,228	15,958	35,590	60,775	75%
Est. Number of Units With Lead-Based Paint	6,921	11,968	26,693	45,582	
Owners					
Housing Units	Occupied Units by Income Category			Total Households	Est. % of Pre-1970 Units With Lead-Based Paint (a)
	Ext. Low <30% AMI (b)	Very Low 31- 50% AMI	Low 51- 80% AMI		
Number of Pre-1970 Units	N/A	6,408	1,607	8,015	75%
Est. Number of Units With Lead-Based Paint	N/A	4,806	1,205	6,011	

Notes:

(a) Approximately 75% of homes built before 1978 contain lead-based paint according to the U.S. Department of Housing and Urban Development (HUD).

(b) Data for extremely-low income owners is not available.

Sources: U.S. Census, CHAS, 2000; HUD, 2002; BAE, 2009.

In Santa Clara County in 2006, there were 65 confirmed cases of elevated blood lead levels among children, accounting for 20 percent of all confirmed cases in the Bay Area that year.³⁰ In 2007, the last complete year for which data is readily available, there were 58 new cases recorded in the County.³¹

The County and local jurisdictions address LBP hazards by conducting ongoing screening and abatement through various rehabilitation programs. Consistent with federal regulations, jurisdictions require that single-family or multifamily residential rehabilitation being assisted by federal funds be inspected for LBP if the property was constructed before 1978. Properties that test positive must undergo appropriate reduction and abatement procedures.

³⁰ Center for Disease Control and Prevention, State of California, 2006.

³¹ Chuck Fuller, Santa Clara County Childhood Lead Poisoning Prevention Program, “Identifying Unique Sources of Lead Exposure & Challenges of Lead Hazard Enforcement.”

The Santa Clara County Childhood Lead Poisoning Prevention Program (CLPPP) offers services to reduce LBP hazards. These include outreach and education, public health nurse case management and environmental investigations, resources and referrals for children who require lead testing, and investigation of complaints of unsafe work practices and lead hazards.

The relatively low number of elevated blood lead level cases in the County suggests that these measures are effective. Nonetheless, County staff indicate that abatement measures can be costly and these programs may be underfunded.³²

4.5 Housing Stock Characteristics

Housing Units

According to the California Department of Finance, the majority of housing units in Santa Clara County and the Entitlement Jurisdictions are single-family (attached and detached) homes in 2009 (see Table 4.26). Single-family homes represent 63 percent of all housing units in the County and Entitlement Jurisdictions. While the distribution of the type of housing units varies across jurisdictions, single-family homes represent the majority of housing units in all Entitlement Jurisdictions except Mountain View and Sunnyvale. Among entitlement jurisdictions, Gilroy and Cupertino have the highest percentage of single-family homes, at 74 percent and 71 percent, respectively. Single-family homes are even more dominant in the Urban County. With the exception of Campbell, single-family homes represent at least 70 percent of homes in all Urban County jurisdictions.

³² Fuller, Chuck, Santa Clara County Childhood Lead Poisoning Prevention Program, Phone Interview with BAE, November 3, 2009.

Table 4.26: Housing Unit Type by Jurisdiction, 2009

	Total Units	Housing Unit Type		
		Single-Family (a)	Multifamily	Mobile Homes
Cupertino	20,269	71.1%	28.9%	0.0%
Gilroy	14,874	73.5%	23.6%	2.9%
Mountain View	33,680	40.1%	56.2%	3.7%
Palo Alto	28,291	58.9%	40.5%	0.6%
San Jose	311,452	63.5%	33.0%	3.5%
Santa Clara	44,729	50.2%	49.6%	0.2%
Sunnyvale	55,630	47.8%	44.8%	7.4%
Urban County				
Campbell	16,955	55.8%	42.7%	1.5%
Los Altos	10,829	88.7%	11.2%	0.1%
Los Altos Hills	3,126	99.0%	0.8%	0.2%
Los Gatos	12,973	69.6%	29.4%	0.9%
Monte Sereno	1,262	92.8%	7.2%	0.0%
Morgan Hill	12,952	77.1%	15.8%	7.0%
Saratoga	11,093	92.7%	7.2%	0.1%
Unincorporated County	29,168	85.0%	12.6%	2.4%
Urban County	98,358	78.7%	19.2%	2.0%
Entitlement Jurisdictions	607,283	62.5%	34.3%	3.1%
Santa Clara County	626,659	62.7%	34.1%	3.1%

Notes:

(a) Includes single-family detached and single-family attached units.

Sources: CA Department of Finance, Table E-5, 2009; BAE, 2009.

Tenure

Often, a jurisdiction's housing stock correlates with the tenure distribution of the occupied housing units. Cities with a higher proportion of single-family residences generally have a higher homeownership rate. As shown in Table 4.27, approximately 59 percent of Santa Clara County and Entitlement Jurisdiction households are homeowners. Consistent with the distribution of housing type, Gilroy and Cupertino have the highest homeownership rate among entitlement jurisdictions. The Urban County's homeownership rate is substantially higher than the County's as a whole, with 70 percent of households owning their own homes.

Table 4.27: Tenure Distribution by Jurisdiction, 2009

	Total Occupied Units	Owner	Renter
Cupertino	18,408	63.7%	36.3%
Gilroy	14,408	62.1%	37.9%
Mountain View	31,244	41.6%	58.4%
Palo Alto	25,525	55.8%	44.2%
San Jose	295,221	61.4%	38.6%
Santa Clara	42,034	45.0%	55.0%
Sunnyvale	52,585	46.8%	53.2%
Urban County			
Campbell	15,891	47.9%	52.1%
Los Altos	10,602	85.2%	14.8%
Los Altos Hills	2,834	93.9%	6.1%
Los Gatos	12,414	65.1%	34.9%
Monte Sereno	1,242	94.3%	5.7%
Morgan Hill	12,301	71.7%	28.3%
Saratoga	10,487	89.7%	10.3%
Unincorporated County	31,689	68.2%	31.8%
Urban County	97,460	70.2%	29.8%
Entitlement Jurisdictions	576,885	59.1%	40.9%
Santa Clara County	595,646	59.4%	40.6%

Sources: Claritas, 2009; BAE, 2009.

Housing Conditions

Age of Housing Stock. Unless carefully maintained, older housing stock can create health and safety problems for occupants. Housing policy analysts generally believe that even with normal maintenance, dwellings over 40 years of age can deteriorate, requiring significant rehabilitation. According to the 2000 Census, approximately 50 percent of housing units countywide were built before 1970.

As shown in Table 4.28, the age of housing stock varies across entitlement jurisdictions and within the Urban County. Among entitlement jurisdictions, Gilroy has the newest housing stock, with a median year built of 1978, while Palo Alto has the oldest housing stock, with a median year built of 1957. Within the Urban County, Morgan Hill has the newest housing stock while Saratoga has the oldest.

Table 4.28: Age of Housing Stock by Jurisdiction, 2000

	1949 or earlier	1950 to 1969	1970 to 1989	1990 to March 2000	Median Year Built
Cupertino	4.3%	45.8%	36.1%	13.8%	1970
Gilroy	9.3%	20.4%	49.3%	21.0%	1978
Mountain View	9.0%	43.8%	38.4%	8.8%	1969
Palo Alto	29.5%	44.4%	20.1%	6.0%	1957
San Jose	9.0%	35.4%	43.2%	12.3%	1972
Santa Clara	9.3%	52.0%	30.6%	8.1%	1965
Sunnyvale	6.2%	45.3%	36.2%	12.4%	1969
Urban County					
Campbell	9.7%	44.1%	40.2%	6.0%	1968
Los Altos	16.0%	61.4%	17.4%	5.2%	1968
Los Altos Hills	9.0%	45.2%	36.6%	9.2%	1968
Los Gatos	17.2%	43.2%	33.1%	6.5%	1966
Monte Sereno	19.0%	40.5%	31.1%	9.4%	1966
Morgan Hill	4.0%	10.1%	56.3%	29.6%	1981
Saratoga	7.5%	57.1%	29.4%	6.0%	1965
Unincorporated County	25.2%	40.8%	26.0%	8.0%	n/a
Urban County	15.7%	42.3%	32.5%	9.5%	n/a
Entitlement Jurisdictions	10.7%	39.7%	38.3%	11.3%	n/a
Santa Clara County	10.5%	39.4%	38.6%	11.5%	1970

Sources: U.S. Census, SF3 H34 and H36, 2000; BAE, 2009.

Housing Conditions. Despite the age of housing units in some jurisdictions, much of the County's housing stock remains in relatively good condition. Data on the number of units which lack complete plumbing and kitchen facilities are often used to assess the condition of a jurisdiction's housing stock. As Table 4.29 illustrates, virtually all of the County and Entitlement Jurisdictions' housing units contain complete plumbing and kitchen facilities.

The 2000 Census, which provides the most recent data on housing conditions, found that less than one percent of the occupied housing units in the County and Entitlement Jurisdictions lacked complete plumbing. In addition, less than one percent of owner-occupied units in the County and Entitlement Jurisdictions lacked complete kitchen facilities. A slightly higher proportion of renter-occupied units lacked complete kitchens; approximately 1.2 percent of Entitlement Jurisdiction renter-occupied units did not have these facilities.

There are slight variations in the lack of plumbing and kitchen facilities across Entitlement Jurisdictions. For example, Los Altos, Los Altos Hills, and Los Gatos have higher proportions of renter-occupied units lacking complete kitchen facilities, with between three and five percent of rental units lacking these facilities. Nevertheless, overall housing conditions appear good among Entitlement Jurisdictions.

Table 4.29: Housing Conditions by Jurisdiction, 2000

	Percent without Complete Plumbing Facilities			Percent without Complete Kitchen Facilities		
	Owners	Renters	Total	Owners	Renters	Total
Cupertino	0.2%	0.4%	0.2%	0.1%	0.4%	0.2%
Gilroy	0.4%	1.0%	0.6%	0.0%	1.5%	0.6%
Mountain View	0.1%	0.5%	0.3%	0.2%	0.4%	0.3%
Palo Alto	0.1%	0.3%	0.2%	0.1%	2.6%	1.2%
San Jose	0.4%	0.9%	0.6%	0.3%	1.0%	0.6%
Santa Clara	0.3%	0.6%	0.4%	0.3%	1.2%	0.7%
Sunnyvale	0.3%	0.6%	0.5%	0.1%	1.1%	0.7%
Urban County						
Campbell	0.3%	0.5%	0.5%	0.2%	0.8%	0.5%
Los Altos	0.1%	0.5%	0.2%	0.1%	5.4%	0.9%
Los Altos Hills	0.3%	0.0%	0.3%	0.3%	3.9%	0.5%
Los Gatos	0.0%	0.0%	0.0%	0.0%	2.9%	1.0%
Monte Sereno	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Morgan Hill	0.2%	1.3%	0.5%	0.0%	1.1%	0.3%
Saratoga	0.1%	0.7%	0.2%	0.1%	1.8%	0.2%
Unincorporated County	0.4%	1.8%	0.8%	0.3%	1.7%	0.7%
Urban County	0.2%	1.0%	0.4%	0.1%	1.8%	0.6%
Entitlement Jurisdictions	0.3%	0.8%	0.5%	0.2%	1.2%	0.6%
Santa Clara County	0.3%	0.8%	0.5%	0.2%	1.1%	0.6%

Sources: U.S. Census, SF3 H48, 2000; BAE, 2009.

New Residential Building Permits

Since 2000, new residential construction in Santa Clara County has been dominated by large multifamily buildings with five units or more. Approximately 58 percent of the 48,558 residential building permits issued in the County between 2000 and June 2009 have been for units in large multifamily buildings. Single-family units represented 39 percent of all residential building permits issued. It should be noted that not all issued building permits are actually constructed. Due to the current downturn in the housing market, many projects were issued building permits, but were not completed.

Table 4.30: Building Permits by Building Type, Santa Clara County, 2000-2009

Building Type	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2000-2009	% of Total
										YTD (a)	Total	
Single Family	2,827	1,622	2,096	2,468	2,534	2,291	2,076	1,905	975	206	19,000	39.1%
2 Units	28	38	22	62	82	28	10	44	50	16	380	0.8%
3 & 4 Units	183	78	147	88	126	202	90	40	49	3	1,006	2.1%
5 or More Units	3,573	4,179	2,196	4,388	2,242	3,050	3,899	2,148	2,433	64	28,172	58.0%
Total	6,611	5,917	4,461	7,006	4,984	5,571	6,075	4,137	3,507	289	48,558	100.0%

Notes:

(a) Includes building permits issued through June 2009.

Sources: U.S. Census Bureau, 2009; BAE, 2009.

As shown in Table 4.31, the City of San José issued the majority of residential building permits, accounting for 55 percent of permits issued countywide between 2000 and 2009. Among the Entitlement Jurisdictions, the City of Santa Clara accounted for the second largest proportion of building permits, issuing 10 percent of the County's total. Gilroy comprised the third largest share of building permits, with six percent of the County total. Together, the Urban County accounted for 11 percent of all residential building permits issued.

Table 4.31: Building Permits by Jurisdiction, 2000-2009

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 YTD (a)	2000-2009 Total	Percent of County Total
Cupertino	105	77	371	36	87	106	126	83	107	9	1,107	2.3%
Gilroy	307	448	353	247	355	669	238	204	12	5	2,838	5.8%
Mountain View	121	349	25	92	155	83	163	371	205	7	1,571	3.2%
Palo Alto	94	95	132	110	113	163	222	486	227	39	1,681	3.5%
San Jose	4,426	3,375	2,465	4,336	2,795	2,775	2,975	1,942	1,769	38	26,896	55.4%
Santa Clara	217	551	547	1,113	315	910	510	90	535	37	4,825	9.9%
Sunnyvale	189	179	18	270	415	171	264	317	356	54	2,233	4.6%
Urban County												
Campbell	64	39	33	62	28	24	35	22	52	2	361	0.7%
Los Altos	42	52	59	36	59	64	64	123	44	12	555	1.1%
Los Altos Hills	45	42	23	34	19	26	19	22	23	8	261	0.5%
Los Gatos	89	41	36	43	55	36	357	34	16	8	715	1.5%
Monte Sereno	12	7	12	5	11	15	9	14	13	5	103	0.2%
Morgan Hill	201	103	229	311	238	272	204	147	57	4	1,766	3.6%
Saratoga	64	56	44	213	24	42	27	25	23	12	530	1.1%
Unincorporated County	397	110	111	97	97	117	118	83	54	22	1,206	2.5%
Urban County	914	450	547	801	531	596	833	470	282	73	5,497	11.3%
Entitlement Jurisdictions	6,373	5,524	4,458	7,005	4,766	5,473	5,331	3,963	3,493	262	46,648	96.1%
Santa Clara County	6,611	5,917	4,461	7,006	4,984	5,571	6,075	4,137	3,507	289	48,558	100.0%

Note:

(a) Includes building permits issued through June 2009.

Sources: U.S. Census Bureau, 2009; BAE, 2009.

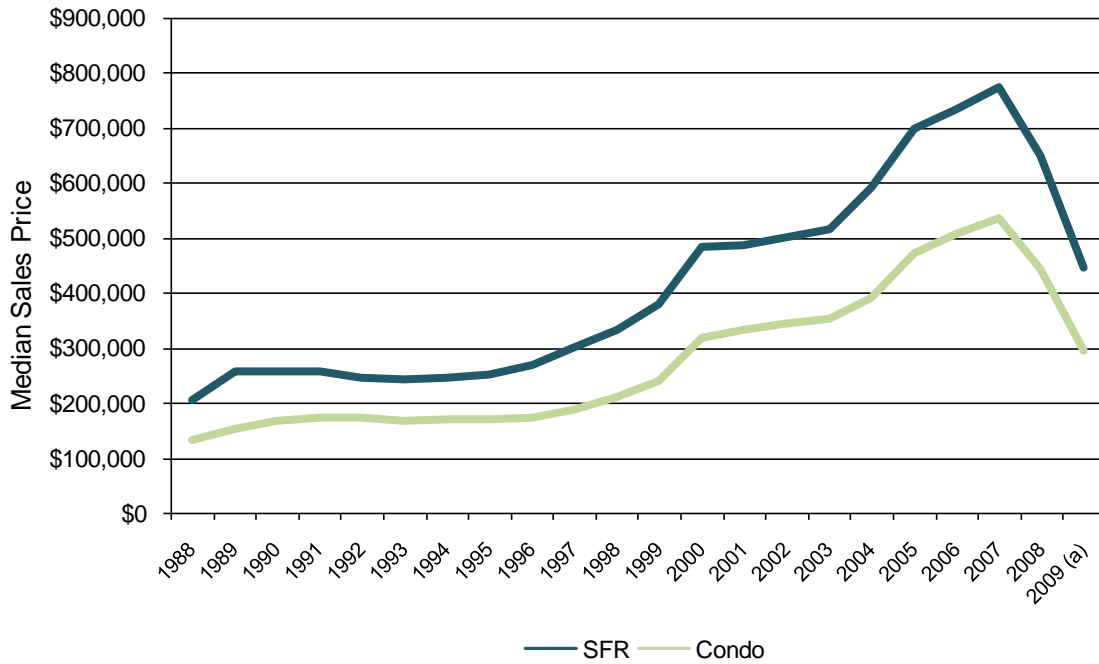
4.6 Housing Affordability

Home Sale Trends

As shown in Figure 4.6, the median sales price for single-family homes in Santa Clara County increased dramatically between 2000 and 2007 before falling during the current economic downturn. Countywide, the median sales price for single-family homes rose by 60 percent from \$483,000 to \$775,000 between 2000 and 2007. Since the 2007 peak, the median sales price has decreased by 42 percent, falling to levels below 2000 home values. During 2009 (January through May), the median home sales price for single-family homes was \$447,000.

Condominium sales prices show a similar trend. The median sales price for condominiums peaked at \$535,000 in 2007 after experiencing an increase of 69 percent since 2000. Between 2007 and 2009, the median sales price decreased by 45 percent to \$294,500.

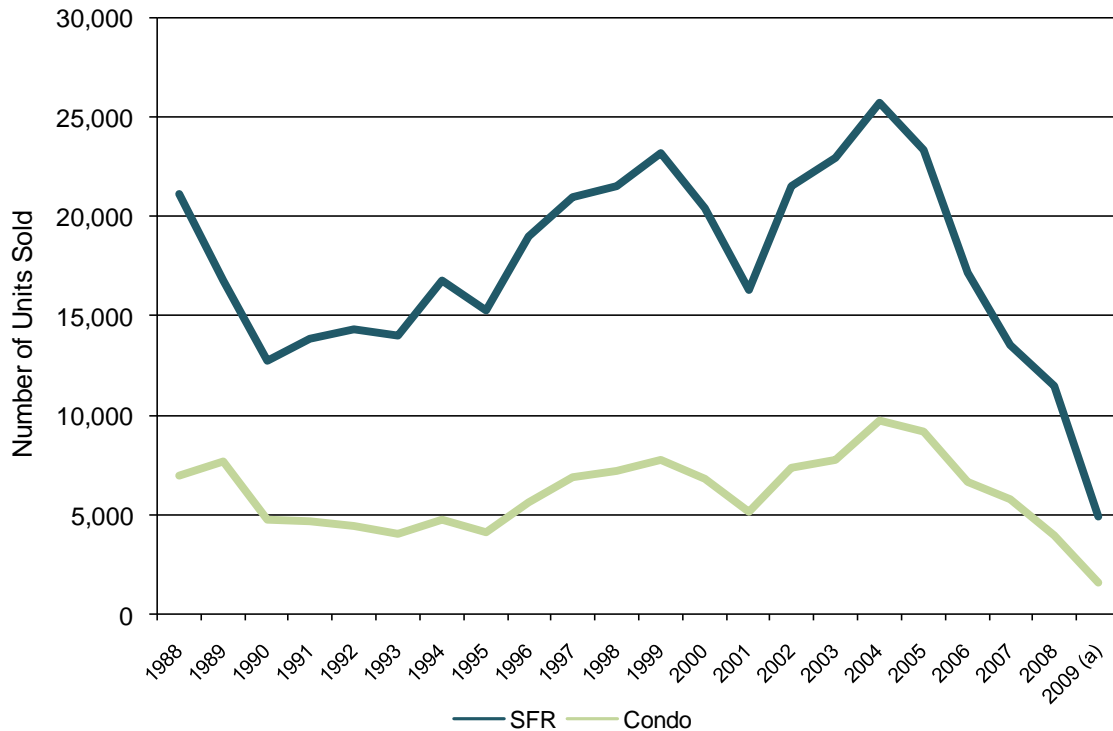
Figure 4.6: Median Sales Price, Santa Clara County, 1988-2009



Notes:
 (a) 2009 data includes January to May 2009.
 Sources: DataQuick, 2009; BAE, 2009.

Figure 4.7 depicts the sales volume for single-family homes and condominiums in Santa Clara County since 1988. As shown, the sales volume for single-family homes has consistently been more than twice the volume for condominiums. Sales volume for both single-family homes and condominiums peaked in 2004, when 26,000 single-family residences and 10,000 condominiums were sold. Residential sales volume has steadily declined since 2004.

Figure 4.7: Sales Volume, Santa Clara County, 1988-2009



Notes:
 (a) 2009 data includes January to May 2009.
 Sources: DataQuick, 2009; BAE, 2009.

Looking at individual jurisdictions, median sales price and volume varies significantly across the County. Table 4.32 presents the median sales price for single-family homes and condominiums sold during the first five months of 2009.

Among entitlement jurisdictions, Cupertino had the highest median sales price for single-family homes and condominiums, at \$986,500 and \$642,500, respectively. Gilroy had the most affordable single-family homes and condominium units, with median sales prices of \$355,000 and \$185,000, respectively. Sales volume was the highest in San José, which accounted for 63 percent of single-family homes and 62 percent of condominiums sold in the County between January and May 2009.

In the Urban County, three jurisdictions had median sales prices for single-family residences that exceeded \$1 million. Los Altos had the highest median sales price at \$1.6 million for single-family homes. Morgan Hill was the most affordable jurisdiction in the Urban County with a median sales price of \$525,000 for single-family homes.

In general, the housing market downturn since 2007 has impacted all the Entitlement Jurisdictions, with notable declines in median sales prices. Gilroy and San José experienced particularly sharp decreases of 48 percent and 44 percent, respectively, among single-family homes. However, Los Gatos has actually experienced an increase in prices over this period for single-family homes, while Palo Alto saw price gains among condominiums.

Table 4.32: Median Sales Price by Jurisdiction, 2009 (a)

	Single Family Residences			Condominiums		
	Median Sales Price	Units Sold	% Change Sales Price from 2007	Median Sales Price	Units Sold	% Change Sales Price from 2007
Cupertino	\$986,500	111	-16.0%	\$642,500	34	-1.5%
Gilroy	\$355,000	293	-48.4%	\$185,000	38	-54.9%
Mountain View	\$865,000	98	-8.9%	\$505,000	99	-21.1%
Palo Alto	\$900,000	256	-17.4%	\$635,000	44	9.0%
San Jose	\$400,000	3,091	-44.4%	\$230,000	1,017	-54.0%
Santa Clara	\$509,500	214	-30.5%	\$357,500	96	-29.3%
Sunnyvale	\$529,000	215	-39.9%	\$499,500	104	-24.4%
Urban County						
Campbell	\$664,000	99	-15.6%	\$399,500	37	-29.3%
Los Altos	\$1,555,000	103	-10.5%	\$765,000	8	-5.6%
Los Altos Hills	\$0	0	n/a	\$0	0	n/a
Los Gatos	\$987,000	124	29.3%	\$672,500	33	-5.0%
Monte Sereno	\$1,419,000	10	-25.3%	\$0	0	n/a
Morgan Hill	\$525,000	137	-37.9%	\$292,500	26	-40.6%
Saratoga	\$1,405,000	67	-12.1%	\$490,500	6	-23.4%
Unincorporated County	n/a	n/a	n/a	n/a	n/a	n/a
Urban County	n/a	n/a	n/a	n/a	n/a	n/a
Entitlement Jurisdictions	n/a	n/a	n/a	n/a	n/a	n/a
Santa Clara County	\$447,000	4,918	-42%	\$294,500	1,645	-45%

(a) 2009 data includes January to May 2009. Median sales price and sales volume based on full and verified sales in zip codes associated with each jurisdiction.

Source: DataQuick, 2009; BAE, 2009.

Rental Market Trends

A review of rental market conditions in the Entitlement Jurisdictions was conducted using data from RealFacts, a private data vendor that collects quarterly rental data from apartment complexes with 50 or more units. For the purposes of this analysis, the Entitlement Jurisdictions were divided into four sub-areas, described below.³³

- **North County:** Palo Alto, Mountain View, Los Altos, Los Altos Hills, Sunnyvale
- **Central County:** Cupertino, Santa Clara, San José, Campbell

³³ The four regions do not include the City of Milpitas.

- **Central West County:** Saratoga, Los Gatos, Monte Sereno
- **South County:** Morgan Hill, Gilroy

Table 4.33 shows rental market characteristics for these four geographies while Appendix F provides more detailed market conditions for each sub-area. During the second quarter of 2009, monthly rents were highest on an overall and per square foot basis in Central West County while rental housing was most affordable in South County. The average monthly rent in Central West County was \$1,975, compared to \$1,409 in South County.

With the exception of North County, monthly rents have increased across the Entitlement Jurisdictions since 2007. Rent increases were the largest in the more affluent Central West County, rising by eight percent between 2007 and 2009. Central County and South County experienced more modest increases of approximately one percent during the same time period. These rent increases parallel regional trends in the residential rental market, as potential homebuyers have continued to rent until the for-sale housing market recovers, the larger economy rebounds, and/or credit markets loosen. However, as the recession continues, average asking rents may decrease in response to rising unemployment and reduced household spending. The North County already shows signs of this trend, with a sharp increase in vacancies (discussed below) and a corresponding decline in average rents.

Table 4.33: Rental Market Characteristics, 2Q 2009

	North County (a)	Central County (a)	Central West (a)	South County (a)
Average Rent	\$1,568	\$1,542	\$1,975	\$1,409
Average Unit Size	807	861	892	865
Average Rent/Sq Ft	\$1.94	\$1.79	\$2.21	\$1.63
% Change in Monthly Rent, 2007-2009	-3.0%	0.6%	7.7%	1.2%
Vacancy Rate				
2007	2.9%	3.4%	9.0%	10.0%
2009	5.1%	5.6%	4.8%	5.1%

Notes:

(a) The geographic regions are defined as follows:

North County: Palo Alto, Mountain View, Los Altos, Los Altos Hills, Sunnyvale

Central County: Cupertino, Santa Clara, San Jose, Campbell

Central West: Saratoga, Los Gatos, Monte Sereno

South County: Morgan Hill, Gilroy

Sources: RealFacts, 2009; BAE, 2009.

Housing economists generally consider a rental vacancy of five percent as sufficient to provide

adequate choice and mobility for residents, and sufficient income for landlords. Higher rates result in a depressed rental market, while lower rates begin to impinge on resident mobility and lead to housing concerns such as overcrowding and overpayment. During the second quarter of 2009, vacancy rates across the Entitlement Jurisdictions ranged from five to six percent, meeting the benchmark for a “healthy” rental market. Historically, vacancy rates have fluctuated; in 2007, North and Central County vacancy rates were approximately three percent while Central West and South County had higher rates of nine percent and 10 percent, respectively.

Housing Affordability for Various Income Groups

Affordability is generally discussed in the context of households with different income levels. Households are categorized by HUD as extremely low-income, very low-income, or low-income based on household size and percentages of the area Median Family Income (MFI). These income limits are established annually by HUD. Federal, state, and local affordable housing programs generally target households earning up to 80 percent of MFI, though some programs also provide assistance to households earning up to 120 percent of MFI. The HUD-defined income categories are presented below:

- Extremely Low-Income: Up to 30 percent of County MFI
- Very Low-Income: 31 percent to 50 percent of County MFI
- Low-Income: 51 percent to 80 percent of County MFI

For-Sale Housing. Table 4.34 shows affordability scenarios for four-person households with extremely low-, very low-, and low-incomes. This analysis compares the maximum affordable sale price for each of these households to the market rate prices for three-bedroom units in the four sub-county regions described earlier between April 28, 2009 and July 28, 2009.³⁴

The maximum affordable sales price was calculated using household income limits published by HUD, conventional financing terms, and assuming that households spend 30 percent of gross income on mortgage payments, taxes, and insurance. Appendix G shows the detailed calculations used to derive the maximum affordable sales price for single-family residences and condominiums.

Affordability of market rate housing varies across Santa Clara County. As shown in Table 4.34, the maximum affordable sales price for a low-income, four-person household seeking to purchase a single-family home is \$353,500. In North County and Central West County, approximately five percent of three-bedroom homes sold on the market up to this price point. By comparison, single-family homes in Central County and South County were somewhat more affordable. Approximately 33 percent of Central County homes and 56 percent of South County homes sold

³⁴ Due to the high sales volume in Central County, analysis for this geography is based on full and verified sales of three-bedroom units sold between June 28, 2009 and July 28, 2009.

for \$353,500 or less.

The maximum affordable sales price for condominiums is slightly lower than the price for single-family homes because monthly homeowners association (HOA) fees are factored into the calculation, thereby reducing the amount available for mortgage payments. The maximum affordable condominium sales price for a four-person low-income household is \$286,900. Similar to the single-family residential market, a larger proportion of condominiums were affordable to low-income households in Central County and South County; approximately 42 percent of three-bedroom condominiums in Central County and 50 percent of units in South County fell within the affordable price range. By comparison, just 11 percent of North County condominiums and none of the Central West condominiums sold on the market for less than \$286,900.

Table 4.34: Affordability of Market Rate For-Sale Housing in Santa Clara County

Single-Family Residences				Percent of SFRs on Market within Price Range (c)			
Income Level	Income Limit (a)	Max. Affordable Sale Price (b)	North County (d)	Central County (d) (e)	Central West County (d)	South County (d)	
Extremely Low-Income (Up to 30% MFI)	\$31,850	\$132,600	1.4%	1.8%	0.0%	2.0%	
Very Low-Income (Up to 50% MFI)	\$53,050	\$220,900	1.8%	7.4%	0.0%	16.8%	
Low-Income (Up to 80% MFI)	\$84,900	\$353,500	5.0%	32.5%	4.5%	55.7%	
Median Sale Price			\$836,000	\$450,000	\$980,000	\$330,000	
Number of Units Sold			219	338	67	149	

Condominiums				Percent of Condos on Market within Price Range (c)			
Income Level	Income Limit (a)	Max. Affordable Sale Price (b)	North County (d)	Central County (d) (e)	Central West County (d)	South County (d)	
Extremely Low-Income (Up to 30% MFI)	\$31,850	\$66,000	0.0%	0.0%	0.0%	0.0%	
Very Low-Income (Up to 50% MFI)	\$53,050	\$154,300	1.6%	11.7%	0.0%	0.0%	
Low-Income (Up to 80% MFI)	\$84,900	\$286,900	11.1%	41.6%	0.0%	50.0%	
Median Sale Price			\$625,000	\$351,200	\$662,500	\$305,000	
Number of Units Sold			63	77	14	14	

Notes:

(a) Income limits published by U.S. Department of Housing and Urban Development for four-person household in Santa Clara County, 2009.

(b) Assumptions used to calculate affordable sales price:

Annual Interest Rate (Fixed)	6.53%	Freddie Mac historical monthly Primary Mortgage Market Survey data tables. Ten-year average.
Term of mortgage (Years)	30	
Percent of sale price as down payment	20%	
Initial property tax (annual)	1%	
Mortgage Insurance as percent of loan amount	0.00%	
Annual homeowner's insurance rate as percent of sale	0.12%	CA Dept. of Insurance website, based on average of all quotes, assuming \$150,000 of coverage and a 26-40 year old home.
Homeowners Association Fee (monthly)	\$400	
PITI = Principal, Interest, Taxes, and Insurance		
Percent of household income available for PITI	30%	

(c) Analysis based on all full and verified sales of three-bedroom units between April 28, 2009 and July 28, 2009.

(d) The geographic regions are defined as follows:

- North County: Palo Alto, Mountain View, Los Altos, Los Altos Hills, Sunnyvale
- Central County: Cupertino, Santa Clara, San Jose, Campbell
- Central West: Saratoga, Los Gatos, Monte Sereno
- South County: Morgan Hill, Gilroy

(e) Due to the high sales volume in Central County, analysis for this geography is based on full and verified sales of three-bedroom units sold between June 28, 2009 and July 28, 2009.

Sources: U.S. HUD, 2009; DataQuick, 2009; BAE, 2009.

This analysis indicates that current market prices remain an obstacle to homeownership for lower-income households in the North and Central West areas, in particular. Following the regional decline in home values, single-family homes in Central and South County have become more affordable.

It is important to note, however, that credit markets have tightened in tandem with the decline in home values. As such, although homes have become more affordable, lender requirements for a minimum down payment or credit score may present a greater obstacle for buyers today. More accessible home loan products are available, including Federal Housing Administration (FHA)

loans. FHA loans are insured by the federal government, and have traditionally allowed lower-income households to purchase a home that they could not otherwise afford. However, interviews with lenders suggest that many households are not aware of these programs. Moreover, many loan officers prefer to focus on conventional mortgages because of the added time and effort associated with processing and securing approval on a FHA loan.³⁵

Rental Housing. Table 4.35 compares the maximum affordable monthly rent with the average market rents in the four sub-county areas for households of various sizes. Maximum affordable monthly rents assumed that households pay 30 percent of their gross income on rent and utilities.

With a few exceptions, market rate rents are roughly comparable to the maximum affordable rents for low-income households across the Entitlement Jurisdictions. In most cases, the maximum affordable monthly rent for low-income households exceeded the average monthly rent during the second quarter of 2009. Exceptions include market rate rental units for small households in Central West County and for four-person households in North County and Central County.

Across the Entitlement Jurisdictions, the average market rate rent far exceeds the maximum affordable rent for very low- and extremely low-income households. These households would need to spend substantially more than 30 percent of their gross income to afford market rate rental housing. For very low-income households the gap between the affordable monthly rent and the average market rent ranges from \$262 for a three-person household in South County to \$1,063 a month for a four-person household in North County.

³⁵ Thompson, Samuel, Chase Bank, phone interview with BAE, July 8, 2009.

Table 4.35: Affordability of Market Rate Rental Housing in Santa Clara County

	Household Size (a)			
	1 person	2 person	3 person	4 person
Average Market Rate Rent (b)				
North County	\$1,396	\$1,396	\$1,547	\$2,213
Central County	\$1,353	\$1,353	\$1,496	\$2,159
Central West County	\$1,816	\$1,816	\$1,569	n/a
South County	\$1,231	\$1,231	\$1,327	\$1,583
Maximum Affordable Monthly Rent				
Extremely Low Income (30% AMI)				
Household Income (c)	\$22,300	\$25,500	\$28,650	\$31,850
Max. Affordable Monthly Rent (d)	\$445	\$525	\$587	\$620
Very Low Income (50% AMI)				
Household Income (c)	\$37,150	\$42,450	\$47,750	\$53,050
Max. Affordable Monthly Rent (d)	\$816	\$948	\$1,065	\$1,150
Low Income (80% AMI)				
Household Income (c)	\$59,400	\$67,900	\$76,400	\$84,900
Max. Affordable Monthly Rent (d)	\$1,372	\$1,585	\$1,781	\$1,947

Notes:

(a) The following unit sizes are assumed based on household size:

- 1 person - 1 bedroom/1 bathroom
- 2 person - 1 bedroom/1 bathroom
- 3 person - 2 bedroom/1 bathroom
- 4 person - 3 bedroom/2 bathrooms

(b) Reported by Real Facts for 2Q 2009.

(c) Household income published by the U.S. Department of Housing and Urban Development for Santa Clara County, 2009

(d) Assumes 30 percent of income spent on rent and utilities. Utility costs based on utility allowance for multifamily dwelling established by Housing Authority of the County of Santa Clara.

Sources: U.S. Dept. of Housing and Urban Development, 2009; RealFacts, 2009; Housing Authority of the County of Santa Clara, 2009; BAE, 2009.

Overpayment

According to HUD standards, a household is considered “cost-burdened” (i.e., overpaying for housing) if it spends more than 30 percent of gross income on housing-related costs. Households are “severely cost burdened” if they pay more than 50 percent of their income on housing costs. Countywide, approximately 31 percent of households overpaid for housing in 2000. The incidence of overpayment was higher for renters than owners, with 36 percent of renter households and 28 percent of owner households spending more than 30 percent of their income on housing costs.

The rate of overpayment varied slightly across jurisdictions. However, with the exception of

Monte Sereno, renter households were uniformly more likely to be cost burdened than owner households throughout the Entitlement Jurisdictions. The incidence of overpayment among renter households was highest in San José and Los Altos Hills, where 39 percent and 42 percent of households were cost burdened, respectively. Gilroy and Monte Sereno had the highest rate of overpayment among homeowners, at 34 percent.

During the current economic downturn, the rate of overpayment may have increased due to rising unemployment. Unfortunately, more recent data on overpayment is unavailable.

Table 4.36: Overpayment by Jurisdiction, 2000

	Percent of Households Spending More than 30% of Income on Housing		
	Owners	Renters	All Households
Cupertino	26.2%	31.1%	28.0%
Gilroy	34.1%	34.7%	34.3%
Mountain View	28.6%	31.9%	30.5%
Palo Alto	21.7%	37.0%	28.3%
San Jose	29.0%	39.4%	33.0%
Santa Clara	23.4%	33.1%	28.6%
Sunnyvale	25.4%	29.2%	27.4%
Urban County			
Campbell	27.8%	38.0%	33.1%
Los Altos	23.9%	38.6%	25.9%
Los Altos Hills	31.7%	42.3%	32.5%
Los Gatos	30.8%	34.4%	32.1%
Monte Sereno	33.8%	29.0%	33.5%
Morgan Hill	30.0%	36.7%	31.8%
Saratoga	26.9%	28.2%	27.0%
Unincorporated County	29.0%	35.8%	31.1%
Urban County	28.4%	36.2%	30.7%
Entitlement Jurisdictions	28.0%	36.1%	31.3%
Santa Clara County	27.9%	36.1%	31.2%

Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) special tabulations from Census 2000; BAE, 2009.

Overcrowding

A lack of affordable housing can result in overcrowded households. The U.S. Census defines “overcrowding” as more than one person per room, excluding bathrooms and kitchens. Table 4.37 shows the overcrowding rate among renters and owners by jurisdiction in Santa Clara County. In 2000, approximately 14 percent of all households countywide were overcrowded. Overcrowding was substantially higher among renters than owners, with 23 percent of renters and eight percent of owner households living in overcrowded situations.

The prevalence of overcrowding varied across the County. Overall, the rate of overcrowding in the Urban County is lower than the rate for the County as a whole; three percent of owner households and 14 percent of renter households in the Urban County lived in overcrowded situations in 2000. Overcrowding was particularly high among renter households in Gilroy and San José, where 38 percent and 29 percent of households were overcrowded, respectively.

As with overpayment, rising unemployment and foreclosures may contribute to greater overcrowding rates in Entitlement Jurisdictions. However, more current data on overcrowding is unavailable.

Table 4.37: Overcrowding by Jurisdiction, 2000

	Owners	Renters	All Households
Cupertino	5.2%	17.3%	9.6%
Gilroy	6.9%	37.5%	18.7%
Mountain View	3.7%	16.7%	11.3%
Palo Alto	1.7%	7.4%	4.2%
San Jose	11.5%	29.3%	18.3%
Santa Clara	6.2%	21.1%	14.3%
Sunnyvale	5.4%	19.9%	13.0%
Urban County			
Campbell	3.2%	11.6%	7.5%
Los Altos	1.0%	3.4%	1.4%
Los Altos Hills	0.0%	6.9%	0.5%
Los Gatos	0.9%	5.7%	2.6%
Monte Sereno	1.3%	12.7%	2.0%
Morgan Hill	3.4%	21.0%	8.2%
Saratoga	1.3%	8.3%	2.0%
Unincorporated County	6.8%	19.3%	10.7%
Urban County	3.4%	13.8%	6.4%
Entitlement Jurisdictions	8.0%	23.1%	14.1%
Santa Clara County	8.2%	23.3%	14.3%

Sources: U.S. Census, SF3 H20, 2000; BAE, 2009.

Foreclosures

Due to a variety of interrelated factors, including an increase in subprime lending activity in recent years, California and the nation are currently undergoing an unprecedented wave of foreclosures. During the third quarter of 2009, approximately 3,890 homeowners in the Entitlement Jurisdictions received notices of default, the first step in the foreclosure process. This represents a 45 percent increase in the number of defaults since the third quarter of 2008. In addition, 789 filings for bank owned properties in the Entitlement Jurisdictions were recorded by the County Assessor in the third quarter of 2009, a signal that these homes were lost to foreclosure. As a positive sign, this

figure represents a 55 percent decline in recorded trustee deeds from the third quarter of 2008, an indication that the rate of foreclosures has slowed (see Table 4.38). Greater willingness among lenders to formulate “workout” solutions for mortgages in arrears, as well as foreclosure prevention efforts by the federal, State, and local government have contributed to this trend.

For example, the City of San José Housing Department has established ForeclosureHelp to provide information and referral services to assist families impacted by foreclosure and to help them navigate the foreclosure process. Services are mainly provided to San José Metropolitan area residents and include prevention, intervention and family re-stabilization. Staff report that their services have also been offered beyond the immediate area to assist residents in southern Santa Clara County and Santa Cruz County. Under the program, staff meet with homeowners at risk of foreclosure to determine their circumstances and connect them to the appropriate resources, including HUD-certified foreclosure prevention counselors, nonprofit legal services, emergency financial assistance and other housing services.

Table 4.38: Foreclosure Filings by Jurisdiction, Q3 2008, Q3 2009

	Notices of Default			Bank Owned Properties		
	Q3 2008	Q3 2009	% Change	Q3 2008	Q3 2009	% Change
Cupertino	15	27	80%	3	3	0%
Gilroy	188	221	18%	152	49	-68%
Mountain View	15	50	233%	14	11	-21%
Palo Alto	11	18	64%	1	3	200%
San Jose	2,081	2,874	38%	1,421	600	-58%
Santa Clara	110	186	69%	48	39	-19%
Sunnyvale	77	148	92%	35	22	-37%
Urban County						
Campbell	37	80	116%	21	14	-33%
Los Altos	5	14	180%	1	1	0%
Los Altos Hills	0	0	0%	0	0	0%
Los Gatos	33	70	112%	12	15	25%
Monte Sereno	3	4	33%	1	0	-100%
Morgan Hill	101	167	65%	57	29	-49%
Saratoga	16	34	113%	2	3	50%
Total	2,692	3,893	45%	1,768	789	-55%

Source: City of San Jose, 2009; BAE, 2009.

4.7 Public and Assisted Housing

Public Housing

The Housing Authority of the County of Santa Clara (HACSC) provides public housing and rental assistance for low-income families, seniors, and persons with disabilities in the County. HACSC also administers and manages the public housing program for the City of San José Housing

Authority through an agreement between both agencies. Table 4.39 provides a list of public housing developments owned by HACSC, including those in San José. As shown, there are nine public housing developments, including two developments for families, four developments for seniors, and three developments for persons with disabilities. In total, HACSC's public housing projects have 555 units, the majority of which have one-bedroom.

HACSC reports a waitlist of approximately 4,000 households for the two family developments located in San José. The waitlist for seniors and disabled individuals are done on a per development basis. Senior and disabled individuals apply to each development directly. Each senior and disabled development has a waitlist ranging from 200 to 500 individuals. All waitlists have been closed since 2006. The length of these waitlists is indicative of the demand and need for affordable units serving lower-income households in the County.

Table 4.39: Public Housing Developments, Santa Clara County

Name	Location	Total	Number of Bedrooms			Year Built	Details
			1-BR	2-BR	3-BR		
Family							
Julian Gardens	San Jose	9	0	0	9	1994	
Lucretia Gardens	San Jose	16	-	0	16	1994	
Senior							
Rincon Gardens	Campbell	200	190	10	0	1981	19 units are ADA- accessible
Sunset Gardens	Gilroy	75	70	5	0	1982	8 units are ADA-accessible.
Cypress Gardens	San Jose	125	111	14	0	1984	13 units are ADA-accessible
Lenzen Gardens	San Jose	94	89	5	0	1984	9 units are ADA-accessible
Disabled							
Deborah Drive Apts	Santa Clara	4	2	2	0	1998	
Eklund Gardens	Santa Clara	16		10	6	1997	
Miramar Apartments	Santa Clara	16	8	8	0	1998	
Total Units		555	470	54	31		
Waitlist (b)							
Family		4,000					
Senior		200-500	per development				
Disabled		200-500	per development				

Notes:

(a) The Housing Authority plans to convert all public housing units to tax credit units. As of September 2009, six developments are involved in the disposition process, which will convert to tax credit units by the end of 2009.

(b) Waitlist varies depending on unit type. All waitlists have been closed since 2006.

Family housing applicants are placed in one large applicant pool, senior and disabled applicants apply to public housing developments directly, resulting in a range of waitlisted individuals due to desirability of certain projects over others.

Sources: Housing Authority of the County of Santa Clara website, 2009; Phone conversation with HACSC, September 17, 2009; BAE, 2009.

HACSC is in the process of rehabilitating its properties and converting all nine public housing developments into low-income housing tax credit (LIHTC) units and/or project-based Section 8 units. The Housing Authority has received funding from HUD to rehabilitate the properties. Improvements at the developments will include compliance with the accessibility requirements under Section 504.³⁶ The rehabilitation process will be conducted in phases, allowing households to continue occupying portions of the development that are not under construction. Families

³⁶ Section 504 of the Rehabilitation Act of 1973 prohibits the discrimination on the basis of a disability in any program or activity that receives federal assistance, including HUD. In 1982 HACSC's conducted a Section 504 needs assessment and determined that its properties were in compliance. Several years later, HACSC passed a Section 504 audit.

currently living in public housing will be eligible to receive tenant-based Section 8 vouchers and will be free to use the voucher at the rehabilitated public housing development or at another location of their choosing.³⁷

Section 8

HACSC and HUD also offer rental assistance for lower income households through the Section 8 Voucher program.³⁸ Under the voucher program, HACSC issues an eligible household a voucher and the household selects a unit of its choice. There are no residency requirements when applying for Section 8 vouchers, though local residents receive a preference over non-residents. HUD also provides project-based Section 8 vouchers associated with particular developments. Table 4.40 summarizes this data for Santa Clara County. As shown, there are 15,228 tenant-based and 5,642 project-based vouchers in the Entitlement Jurisdictions. HACSC administers 6,429 vouchers for the City of San José Housing Authority.³⁹ The number of vouchers in the City of San José exceeds the number of vouchers issued by the City's Housing Authority because households receiving tenant-based vouchers from HACSC may also choose to locate in San José. Table 4.40 reports where voucher holders reside, regardless of who issues the voucher.

³⁷ Rivera, Claudia, Housing Authority of the County of Santa Clara, Phone interview with BAE, September 19, 2009.

³⁸ HACSC administers and manages the Section 8 program for the City of San José Housing Authority.

³⁹ City of San José, Annual Action Plan 2009-2010, July 29, 2009, Page 21.

Table 4.40: Project- and Tenant-Based Section 8 Vouchers

	Section 8		Section 8 Total	Percent
	Tenant- Based	Project- Based (a)		
Cupertino	50	127	177	0.8%
Gilroy	759	249	1,008	4.7%
Mountain View	378	366	744	3.4%
Palo Alto	202	643	845	3.9%
San Jose	11,683	2,964	14,647	67.7%
Santa Clara	795	109	904	4.2%
Sunnyvale	599	423	1,022	4.7%
Urban County				
Campbell	372	449	821	3.8%
Los Altos Hills	2	-	2	0.0%
Los Gatos	61	112	173	0.8%
Morgan Hill	300	30	330	1.5%
Saratoga	6	170	176	0.8%
<i>Unincorporated County</i>				
San Martin	19	-	19	0.1%
Alviso	2	-	2	0.0%
Urban County Total	762	761	1,523	7.0%
Entitlement Jurisdictions	15,228	5,642	20,870	96.5%
Santa Clara County Total	15,839	5,791	21,630	100.0%
Section 8 Waiting List (b)			53,369	

Note:

(a) Project-based Section 8 vouchers include those issued by HACSC in addition to those issued through HUD's Section 8 Multifamily Program.

(b) Waitlist and Section 8 data current through October 5, 2009.

Sources: Housing Authority of the County of Santa Clara, 2009; Section 8 Multifamily Program Vouchers, HUD, Region IX, October 2009; BAE, 2009

Subsidized Housing

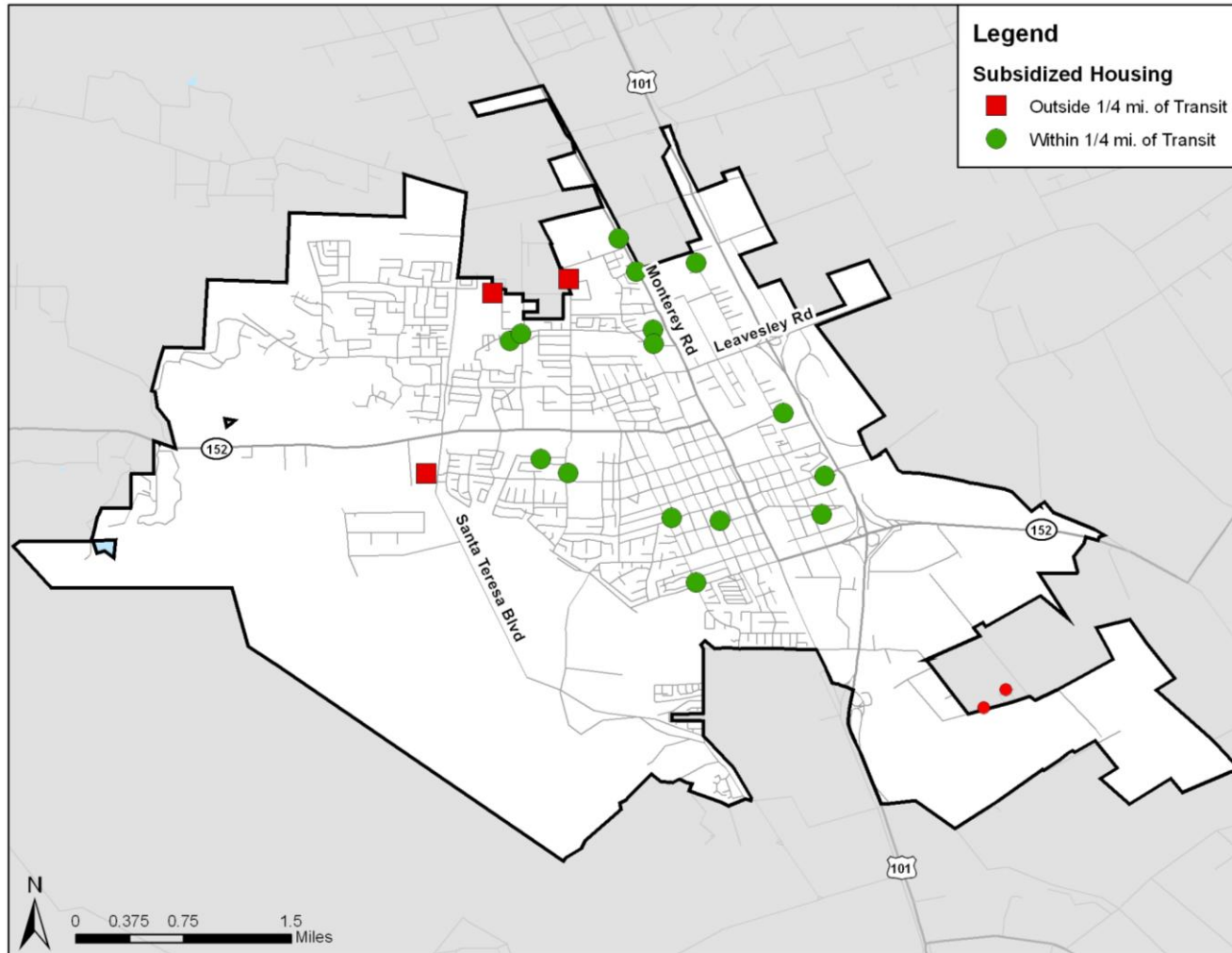
In addition to public housing, there are other federal, state, and local programs that subsidize rental housing for lower-income households. These funding sources include low-income housing tax credits, project-based Section 8, HOME, CDBG, HOPWA, and redevelopment agency funds, among others. Table 4.41 lists the subsidized units within Entitlement Jurisdictions. As shown, there are 324 subsidized developments within the Entitlement Jurisdictions, providing a total of 24,162 units. Within the County and among Entitlement Jurisdictions, subsidized units represented approximately 10 percent of all rental units. However, this figure varied significantly across jurisdictions. Figure 4.8 illustrates the locations of the subsidized housing and public housing in Santa Clara County.

Table 4.41: Subsidized Rental Housing by Jurisdiction

	Subsidized Rental Housing		Total Rental Units	Units as Percent Total Rental Units
	Number of Developments	Number of Units		
Cupertino	16	330	6,689	4.9%
Gilroy	14	738	5,460	13.5%
Mountain View	13	1,083	18,244	5.9%
Palo Alto	29	1,456	11,283	12.9%
San Jose	155	16,022	113,974	14.1%
Santa Clara	20	1,254	23,102	5.4%
Sunnyvale	29	1,409	27,959	5.0%
Urban County				
Campbell	12	629	8,286	7.6%
Los Altos	5	22	1,572	1.4%
Los Altos Hills	-	-	172	NA
Los Gatos	10	275	4,336	6.3%
Monte Sereno	-	-	71	NA
Morgan Hill	18	774	3,482	22.2%
Saratoga	3	170	1,083	15.7%
Unincorporated County	-	-	10,076	NA
Urban County Total	48	1,870	29,078	6.4%
Entitlement Jurisdictions	324	24,162	235,789	10.2%
Santa Clara County Total	335	25,005	241,552	10.4%

Sources: Draft Housing Elements, 2009; HUD LIHTC Database, 2009; City of San Jose, 2009; HUD Region IX, 2009; City of San Jose, HCD, Rental Listings 2009; California Redevelopment Agencies FY 2007-08 New Construction Housing Activity Report; Housing Authority of the County of Santa Clara (HACSC), 2009; Claritas, 2009; BAE, 2009.

Figure 4.8: Subsidized Rental Housing in Gilroy



Sources: HUD LIHTC Database, 2009; CA HCD, 2009; HACSC, 2009; BAE, 2010.

Many subsidized affordable housing developments receive government funding that requires units be made affordable for a specified amount of time. Table 4.42 lists affordable developments owned by for-profit entities that are at-risk of converting to market rate in the next five years. There are other properties whose affordability requirements are set to expire in the next five years that are owned by nonprofit organizations. However, these developments are considered to be lower risk because of the nonprofits' commitment and mission to preserve affordability. Among Entitlement Jurisdictions, Gilroy⁴⁰, Los Gatos, Palo Alto, and San José have at-risk developments. As shown, there are nine developments with 1,165 affordable units that have affordability requirements that will expire by the end of 2011.

Table 4.42: Affordable Rental Units at Risk of Conversion to Market-Rate, Santa Clara County, 2009

<u>Name</u>	<u>Affordable Units</u>	<u>Expiration Date</u>
<i>Gilroy</i>		
Parkview Apartments	54	March 31, 2010
<i>Los Gatos</i>		
Villa Vasona Apartments	107	May 31, 2010
<i>Palo Alto</i>		
Terman Apartments	92	July 31, 2010
<i>San Jose</i>		
Mayfair Golden Manor	210	September 30, 2010
Arbor Apartments	122	August 31, 2010
San Jose Apartments	214	September 30, 2011
San Jose Gardens	162	April 30, 2010
Las Casitas	168	February 28, 2011
Almaden Garden Apartments	36	August 31, 2011
Total Units at Risk of Conversion	1,165	

Sources: California Housing Partnership Corporation, July, 2009;
City of San Jose, 2009; BAE, 2009.

4.8 Barriers to Affordable Housing

Governmental and non-governmental constraints may act as barriers to affordable housing. Governmental constraints may include land use policies governed by local general plans and zoning ordinances. The largest non-governmental constraints are market-related factors, such as land and construction costs and the accessibility of financing.

Governmental Constraints

Government regulations can affect housing availability and costs by limiting the supply of buildable land, setting standards and allowable densities for development, and exacting development fees.

Growth Management Programs

County Growth Management Programs. Growth management programs are intended to curb urban sprawl and promote well-planned development in areas that have access to necessary public infrastructure, facilities, and services. These programs can come in the form of an urban growth boundary (UGB), which establishes a boundary within which

⁴⁰ It should be noted that the Parkview Apartments in Gilroy has a one year contract with HUD for affordability that is renewed annually.

urban development should be concentrated, or as an overall cap on new residential development. While growth management programs are intended to promote well-planned development, they may act as a constraint to the extent they limit new housing production and prevent a jurisdiction from addressing its housing needs.

The “joint urban development policies,” the growth management policies shared by Santa Clara County, the cities, and the Local Agency Formation Committee, stipulate that urban development for all land use categories be located within cities or their Urban Service Areas (USAs). These policies are not considered a constraint to new housing production. The joint urban development policies stipulate that the County will only allow non-urban land uses and densities of development, such as agriculture, low density residential, and open space uses, outside of the USAs and the city boundaries. These policies focus new urban development in existing urban areas, preserve rural character, natural resources, and open space, and limit the demand for new public services and infrastructure. The joint urban development policies have been mutually agreed upon and implemented by the cities, County, and LAFCO since the mid-1970s.⁴¹

Local Growth Management Programs. The cities of Gilroy, San José, and Morgan Hill have established growth management programs as well.

The City of Gilroy’s Residential Development Ordinance (RDO) places a numerical limit on the number of building permits which can be issued each year for residential dwelling units. Every ten years the City Council considers economic, public service, environmental, housing, and other relevant information and determines annual numerical limits for the next ten years. Between 2004 and 2013, the annual numerical limit ranges from 163 units to 398 units, for a total of 2,480 market rate units over ten years. In addition, the RDO allows for 970 exempt housing units during the 2004 to 2013 time period. Exempt units include small projects with 12 or fewer units, replacement dwelling units, affordable projects sponsored by a nonprofit organization, senior housing, and transitional housing, among other projects. The City of Gilroy recognizes that the RDO program may constrain the development of affordable housing. As such, its General Plan update process has focused on a number of strategies to reconfigure the RDO program in a manner that supports affordable housing goals while achieving other important community goals.⁴² For example, under the City’s adopted Downtown Specific Plan, 1,576 residential units are projected to be constructed within a 20-year period. These units are counted separately from the RDOs market rate and exempt units. This area has potential for housing to be built at densities that position units to be affordable.

The City of San José has a Greenline/Urban Growth Boundary (UGB) and an Urban Service Area (USA) to define the perimeter of development and urbanization in the City. As part of the City’s Growth Management Strategy, the UGB defines the ultimate perimeter of development and preserves open space resources. The UGB generally follows the 15 percent slope line of the hillsides surrounding San José, excluding land subject to geologic or seismic hazards that are inappropriate for urban development. In addition to the UGB, the City’s Urban Service Area defines the area that is served by existing urban facilities, utilities and services or is expected to be served within the next five years. Together, the UGB and USA policies determine the timing and location of future urban development and the extension of urban services to ensure both occur in a timely manner. Although the UGB and USA reduce the supply of developable land in the City, the programs are necessary to achieve important planning goals. To offset higher land costs due to the boundaries, the City’s General Plan incorporates Discretionary Alternate Use policies and required minimum densities to facilitate increased residential densities and achieve higher economic feasibility through higher-density development.⁴³

⁴¹ County of Santa Clara, *County of Santa Clara Housing Element Update 2009-2014*, Administrative Draft, June 9, 2009, Pages 64 to 65.

⁴² City of Gilroy, *Housing Element*, Pages 3-27 to 3-30.

⁴³ City of San José, *Draft San José Housing Element Update 2007-2014*, June 5, 2009, Pages C42 to C43.

The City of Morgan Hill maintains the Residential Development Control System (RDCS), a growth control policy that determines the number of residential permits that can be issued annually. Building allocations are awarded on a fiscal year basis based on a formula which determines the desired population increase for the City each year and translates that figure into a maximum number of dwelling units. Currently, this formula allows approximately 250 dwelling units to be constructed each year. Permits for residential development are typically reviewed once a year through a competitive process. The allocation is based on an objective point system that addresses 14 criteria, including design, diversity of housing types, affordable housing, and the potential impact on public facilities, traffic, infrastructure, and public services. Developers receive additional points to projects that commit five to ten percent of the total number of units for low- and moderate-income households. The City is in the process of preparing its current Housing Element, which will include programs to mitigate the RDCS constraint on housing production, particularly affordable units.

Local Land Use Controls and Regulations

Zoning Ordinance Restrictions. Jurisdictions' zoning ordinances establishes permitted uses and development standards for zoning districts in accordance with the General Plan. The ordinances specify the zones in which residential development is permitted and the development standards projects must adhere to. Most of the jurisdictions within the County have zoning ordinances which allow for a variety of housing types. However, a few of the smaller, rural jurisdictions do not permit multifamily housing in any zoning district. Because multifamily housing is often more affordable than single-family housing, zoning ordinances that restrict this type of development may limit housing opportunities for lower-income households and special needs populations, raising a fair and affordable housing concern. The Urban County jurisdictions of Los Altos Hills and Monte Sereno do not permit multifamily housing in an effort to maintain their communities' rural residential characters. These jurisdictions do, however, permit second units, which in certain circumstances may provide more affordable housing opportunities.

Other jurisdictions have provisions in their zoning ordinances that may limit the production of multifamily housing. In the City of Saratoga, Measure G, a voter approved initiative passed in 1996, requires that certain amendments to the Land Use Element be made by a vote of the people. Amendments that re-designate residential land to commercial, industrial or other land use designations, that increase densities or intensities of residential land use, or that re-designate recreational open space to other land use designations must be authorized by a vote of residents. The goal of this Measure is to protect residential and recreational open space lands and does not affect the City's regulations authorizing second dwelling units or its Housing Element update process, required under State law.⁴⁴

Second Unit Regulations. Second units, also known as accessory dwelling units (ADUs) are self-contained apartments with a kitchen, bathroom, and sleeping facilities that are attached to a single-family residence or located on the same property as the principal residence. Due to their smaller sizes, second units may provide affordable housing opportunities for lower-income households, seniors, and/or disabled individuals. Local land use regulations that constrain the development of second units may therefore have a negative impact on housing for special needs populations.

State law requires local jurisdictions to either adopt ordinances that establish the conditions under which second units will be permitted or to follow the State law provisions governing second units (Government Code, Section 65852.2). Cities typically establish regulations governing the size, location, and parking of second units. No local jurisdiction can adopt an ordinance that totally precludes the development of second units unless the ordinance contains findings acknowledging that allowing second units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare. Furthermore, AB 1866 amended the State's second unit law in 2003, requiring jurisdictions to use a ministerial, rather than discretionary process, for approving second units.

⁴⁴ City of Saratoga, *Draft 2007-2014 Housing Element*, April 29, 2009, Page 31.

In compliance with State law, the County and the Entitlement Jurisdictions have updated zoning provisions pertaining to second units to approve second units at an administrative level. In addition to encouraging the production of second units to meet affordable housing needs, some jurisdictions specifically require second units to be affordable for lower-income households. For example, the City of Los Altos requires second units be deed-restricted and maintained as affordable for very low- or low-income households.

Regulations Governing Emergency Shelters and Transitional Housing. Local land use controls can constrain the availability of emergency shelters and transitional housing for homeless individuals and shelters if these uses are not permitted in any zoning district or if additional discretionary permits are required for their approval. SB2, a state law that became effective on January 1, 2008, sought to address this potential constraint by strengthening planning requirements around emergency shelters and transitional housing. The law requires all jurisdictions to identify a zone where emergency shelters are permitted by right without a conditional use permit or other discretionary permit. In addition, transitional and permanent supportive housing must be considered a residential use and only be subjected to restrictions that apply to other residential uses of the same type in the same zone.⁴⁵

In Unincorporated Santa Clara County, emergency shelters operating within an existing or proposed single-family residence in an R1, R1E, RHS, R1S, R2, or R3 zone are permitted by right. New multi-family residential development for emergency shelter use is allowed in the R1S, R3S, and R3 zones, with Architecture and Site Approval (ASA). The ASA process is designed to ensure that development standards for setbacks, parking, fire, water, sewer, and other site requirements are met. The County will also pursue amendments to its Zoning Ordinance to allow emergency shelters within existing, permitted Religious Institutions, Non-profit Institutions, and Community Care – Expanded facilities as an ancillary use, allowed by right without additional discretionary land use approvals, subject to certain maximum occupancy and minimum management standards/requirements appropriate to each use and facility type.

Other Entitlement Jurisdictions have programs in their Housing Elements that will allow for emergency shelters in at least one zoning jurisdiction and treat transitional and supportive housing like other residential uses, as required by SB2. The cities of Los Gatos and Monte Sereno are meeting the requirements of SB2 by entering into an agreement to develop at least one permanent emergency shelter within two years that would serve both jurisdictions.

It should be noted that while jurisdictions are in compliance or working to become compliant with state law regulating emergency shelters, the countywide priority is to provide permanent supportive housing rather than new emergency shelters. As discussed previously, jurisdictions support the Housing First model, which emphasizes permanent housing with services to help homeless individuals achieve stability.

Regulations for Community Care Facilities. Local zoning ordinances also may affect the availability of housing for persons for community care facilities serving special needs populations. In particular, zoning ordinances often include provisions regulating community care facilities and outlining processes for reasonable accommodation. The Lanterman Developmental Disabilities Services Act requires local jurisdictions to treat licensed group homes and residential care facilities with six or fewer residents no differently than other permitted single-family housing uses. Cities must allow these licensed residential care facilities in any area zoned for residential use and may not require conditional use permits or other additional discretionary permits.

⁴⁵ California Department of Housing and Community Development, Memorandum: Senate Bill 2 – Legislation Effective January 1, 2008: Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing, May 7, 2008. http://www.hcd.ca.gov/hpd/housing_element2/SB2memo071708_final.pdf

Consistent with State law, the County and most Entitlement Jurisdictions permit licensed community care facilities for six or fewer residents by right in residential zones allowing single-family residential uses.

Reasonable Accommodation Policies. Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on cities and counties to make reasonable accommodations in their zoning and land use policies when such accommodations are necessary to provide equal access to housing for persons with disabilities. Reasonable accommodations refer to modifications or exemptions to particular policies that facilitate equal access to housing. Examples include exemptions to setbacks for wheelchair access structures or reductions to parking requirements.

Many jurisdictions do not have a specific process specifically designed for people with disabilities to make a reasonable accommodations request. Rather, local governments provide disabled residents relief from the strict terms of their zoning ordinances through existing variance or Conditional Use Permit processes. Many of the Entitlement Jurisdictions currently address reasonable accommodation requests in this manner.

In a May 15, 2001 letter, the California Attorney General recommended that local governments adopt formal written procedures for handling reasonable accommodations requests. While addressing reasonable accommodations requests through variances and Conditional Use Permits does not violate fair housing laws, it does increase the risk of wrongfully denying a disabled applicant's request for relief and incurring liability for monetary damages and penalties. Furthermore, reliance on variances and use permits may encourage, in some circumstances, community opposition to projects involving much needed housing for persons with disabilities.⁴⁶

Some cities, including the cities of Gilroy, Campbell, and San José have reasonable accommodations procedures outlined in their zoning ordinances. Many other Entitlement Jurisdictions have programs in their Housing Elements to develop formal reasonable accommodations procedures. These jurisdictions include the cities of Cupertino, Sunnyvale, Monte Sereno, and Saratoga.

Parking Requirements. Parking requirements may serve as a constraint on housing development by increasing development costs and reducing the amount of land available for project amenities or additional units. Developers may be deterred from building new housing in jurisdictions with particularly high parking ratios due to the added costs associated with such requirements. Some jurisdictions provide opportunities for reduced parking ratios for affordable or senior housing, housing for persons with disabilities, and projects located in close proximity to public transportation. Cities that grant some form of parking reduction include Campbell, Cupertino, Gilroy, Los Altos, Mountain View, Palo Alto, San José, and Saratoga. Other cities, such as Los Altos Hills, Santa Clara, and Sunnyvale, have programs in their Housing Elements to reconsider existing parking requirements within their zoning ordinances.

Permit and Development Impact Fees

Like cities throughout California, most jurisdictions in the County collect permit and development impact fees to recover the capital costs of providing community services and the administrative costs associated with processing applications. Depending on the jurisdiction, developers may be required to pay school and transportation impact fees, sewer and water connection fees, building permit fees, wastewater treatment plant fees, and a variety of handling and service charges. Development impact fees may result in higher housing costs if developers pass fees on to homebuyers.

⁴⁶ Lockyer, Bill, California Attorney General, Letter to All California Mayors, May 15, 2001.
http://caag.state.ca.us/civilrights/pdf/reasonab_1.pdf

The Home Builders Association of Northern California prepared the *South Bay Area Cost of Development Survey, 2006-2007*, which compares permit and development impact fees across Santa Clara County jurisdictions. Total fees, including entitlement fees, construction fees, impact/capacity fees, and development taxes, for a single family home in a 50 lot subdivision ranged from \$27,000 per unit in Sunnyvale to \$80,000 in Cupertino.⁴⁷ While these fees may be a constraint to housing production, they are necessary to provide adequate planning services and maintain public services and facilities. Some jurisdictions provide fee waivers or reductions for affordable housing projects or housing for special needs populations.

Article XXXIV of the California Constitutional

Article XXXIV of the California Constitution requires approval of the voters before any "low rent housing project" can be "developed, constructed, or acquired" by any "state public body." Article 34 applies not only to publicly-owned low-income rental projects, but also to low-income rental projects developed by private persons and non-profit entities using certain types of public financial assistance. Most jurisdictions seek voter approval for a specified number or percentage of units, rather than on a project-by project basis. Exclusions to Article 34 include privately-owned, non-exempt, lower-income developments with no more than 49 percent of the units reserved for lower-income households, and reconstruction of previously existing lower-income units.

In Santa Clara County, Measure A, passed in the November 1998 ballot, authorizes under Article XXXIV of the California Constitution the development, acquisition or construction of low rent housing units in annual amounts equal to 1/10 of one percent of the total number of existing housing units within the municipalities and urban service areas of the County of Santa Clara as of the 1990 census. The total number of units authorized each calendar year would be approximately 540. These units would be for persons and families of low income, including elderly or disabled persons. If the total annual allocation is not exhausted in any given year, the remaining number of units would be carried over and added to the number allowed in future years.

Non-Governmental Constraints

In addition to governmental constraints, non-governmental factors may also constrain the production of new affordable housing.

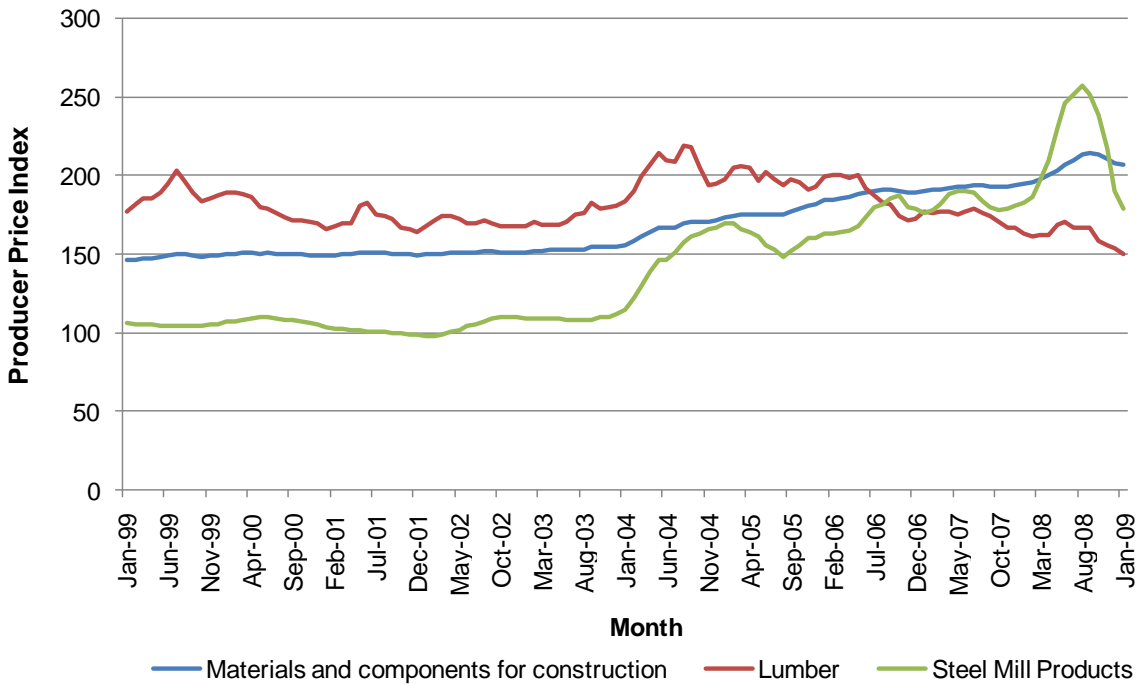
Supply of Available Land. In many Entitlement Jurisdictions, the limited availability of land for housing development constrains new housing production. These constraints are particularly challenging for cities that do not have the potential to annex additional land because they are completely surrounded by other incorporated cities. As a result, new residential production will largely occur as infill projects, often a more challenging and costly development type. It is worth noting, however, that infill development offers the benefits of greater transit accessibility, the redevelopment of underused sites, and the preservation of open space.

Land Costs. Due to the limited supply and high demand, land costs in Santa Clara County are generally higher than most other places across California. Local developers indicate that land prices are slowly adjusting during this economic downturn. However, developers generally report that the market is not efficient and land owners' expectations of what their land is worth declines slowly. Unless land owners are compelled to sell their property, many will wait for the market to recover.

⁴⁷ Home Builders Association of Northern California, *South Bay Area Cost of Development Survey, 2006-2007*, http://www.sanjoseca.gov/development/docs/06-07_COD_Survey_Results.pdf

Construction Costs. In recent months, key construction costs (materials and labor) have fallen nationally in conjunction with the declining residential real estate market. Figure 4.9 illustrates construction cost trends for key materials based on the Producer Price Index, a series of indices published by the U.S. Department of Labor Bureau of Labor Statistics that measures the sales price for specific commodities and products. Lumber prices have declined by 19 percent between 2004 and 2008. As shown in Figure 4.9, steel prices have fallen sharply since August 2008. Local developers report that construction costs, including labor, have fallen by approximately 20 percent in tandem with the weak housing market.⁴⁸

Figure 4.9: Producer Price Index for Key Construction Costs



Base year: 1982 = 100
 Sources: U.S. Dept. of Labor, Bureau of Labor Statistics, 2009; BAE, 2009

Availability of Financing. According to local affordable housing developers, the availability of financing presents the biggest barrier to producing new subsidized housing. Although the cost of land and construction have declined, the associated tightening of the credit market, and decline in State and local subsidies have made it challenging for affordable housing developers to take advantage of lower costs.

As a particularly salient concern, the value of low-income housing tax credits (LIHTC) has fallen in tandem with the economy. Tax credit investors also now have an even greater preference for new construction, family housing, and senior housing developments, perceived to be less risky than rehabilitation projects and permanent supportive housing.⁴⁹ With this loss in tax credit equity, developers are forced to turn to the State and local agencies for greater subsidies. Unfortunately, uncertainty around State and local finances and the expiration of programs funded by previous State housing bonds limits funds from these sources as well. However, some additional funds are available through the American Recovery and Reinvestment Act of 2009, which provides funding for various housing programs, including the

⁴⁸ Papanastassiou, Andrea, Director of Real Estate Development, Eden Housing, Inc., phone interview with BAE, July 14, 2009.

⁴⁹ Sawislak, Dan, Executive Director, Resources for Community Development, phone interview with BAE, July 2, 2009.

Community Development Block Grant and the Tax Credit Assistance Program.

In addition to reduced LIHTC financing, local redevelopment agencies (RDAs) have reduced funding available as a result of the State budget crisis. To balance the State's budget for fiscal year 2009-2010, RDAs across the state are required to pay \$2.05 billion of tax increment otherwise due to them to the State's Supplemental Educational Revenue Augmentation Fund (SERAF) over the a two-year period. In order to make the SERAF payment, some RDAs may need to borrow from or suspend payments to the Low and Moderate Income Fund, which supports affordable housing for low- and moderate-income households.⁵⁰

As another financing challenge, the State's weak fiscal condition has led to uncertainty of future bond financing, a major strategy for raising affordable housing funds. In the face of California's budget concerns, this constraint will likely remain in effect during some or all of the 2010-2015 Consolidated Plan cycle.

Public Perception. In some communities, public perception of housing developments may act as a barrier. Community opposition may arise from neighbors who live near a proposed new development. Residents may have concerns about a project's density and impact on parking and traffic conditions. Public outreach efforts and good planning and design are key to addressing potential community opposition.

4.9 Fair Housing

HUD requires all jurisdictions affirmatively further fair housing. This section outlines fair housing services offered in Santa Clara County, identifies potential impediments to fair housing, and provides recommendations to address the impediments.

Fair Housing Services

The primary fair housing activity many jurisdictions undertake is to contract with local nonprofit organizations that specialize in fair housing issues. This model allows for stronger fair housing programs and resources as the nonprofit organizations are able to specialize in fair housing issues and achieve economies of scale by serving a wider geographic area.

Through contracts with jurisdictions, local fair housing organizations and legal aid groups perform the following services:

- Investigate allegations of housing discrimination and counsel tenants and landlords on their rights and responsibilities under state and local laws;
- Assist tenants and home buyers with discrimination complaints by mediating and/or providing education to property owners and assisting with litigation against owners or managers if necessary;
- Provide management training, fair housing education, community outreach, landlord and tenant counseling, conflict resolution, referrals, investigations, and audits;
- Work with clients to file an official complaint with HUD or the State DFEH, if an investigation finds evidence of discrimination;
- Provide assistance with evictions, rental repairs, deposits, rental agreements, leases, rental disputes, mortgage delinquency, home purchasing counseling, and other related issues.

⁵⁰ California Redevelopment Association, "Redevelopment Agencies Prepare Second Lawsuit to Block Unconstitutional Raids of Redevelopment Funds,"

<http://www.calredevelop.org/AM/Template.cfm?Section=Home&Template=/CM/ContentDisplay.cfm&ContentID=5855>

Other Local Fair Housing Efforts

Countywide Fair Housing Task Force. In fiscal year 2003, the Countywide Fair Housing Task Force was established. The Task Force includes representatives from entitlement jurisdictions, fair housing providers, legal service providers, and other community service providers. Since its inception, the Task Force has implemented a calendar of countywide fair housing events and sponsors public information meetings, including Accessibility Training, First-Time Homebuyer training, and Predatory Lending training.

Training and Outreach. In addition to contracting with local fair housing service providers, several jurisdictions conduct additional fair housing activities such as training and outreach to local apartment managers and property owners. For example, the City of San José sends out fair housing information to property owners and coordinates with local Fair Housing service providers and the Tri-County Apartment Association to hold bi-annual workshops for apartment owners and managers on fair housing laws. The City also translates fair housing outreach and educational material into several languages. The City of Palo Alto’s Office of Human Services sponsors housing information and referral coordination meetings to facilitate networking among service providers who assist low-income, elderly, disabled, or homeless clients. **The City of Gilroy** sponsors an annual workshop for landlords and property managers. A component of the workshop is fair housing education. A Spanish translator is provided for these workshops.

Affordable Housing Programs. The lack of available and affordable housing can be an impediment to fair housing in some areas of Santa Clara County. In response to high housing costs in the region, jurisdictions have funded various subsidized housing programs to provide affordable housing to lower-income households who are unable to afford market rate housing. These programs include inclusionary housing programs, which require developers to reserve a percentage of units for lower-income households or pay an in-lieu fee, and first-time homebuyer programs that offer downpayment assistance or second loans to eligible first-time homebuyers.

Fair Housing Impediments

The Entitlement Jurisdictions have prepared their respective Analyses of Impediments to Fair Housing (AI) concurrently with the preparation of this Consolidated Plan. The AI identifies public sector and private sector impediments to fair housing choice and provides recommendations to remove impediments. The 2010-2014 Analysis of Impediments to Fair Housing for the Entitlement Jurisdictions identified the following impediments to housing choice:

Treatment of Supportive Housing, Transitional Housing, and Emergency Shelters in Local Zoning Ordinances.

Section 4.8 describes how local land use controls can affect the production of housing serving special needs groups, thereby creating a potential fair housing concern.

Definition of Family. A jurisdiction’s zoning ordinance can constrain access to housing if it contains a restrictive definition of a family. For example, a definition of family that limits the number of persons and differentiates between related and unrelated individuals living together can be used to discriminate against nontraditional families and illegally limit the development and siting of group homes for individuals with disabilities. California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981) have ruled a zoning ordinance invalid if it defines a “family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. The rulings established that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under zoning or land use planning powers of a jurisdiction, and therefore violates privacy rights under the California Constitution.

Most of the Entitlement Jurisdictions have zoning ordinances which contain a broad definition of family, in compliance

with the Lanterman Developmental Disabilities Services Act and fair housing laws. The ordinances generally define a family as a group of people operating as “a single housekeeping unit” without limiting the number of people or their relationship.

Access to FHA Loans. Households which face difficulty qualifying for a conventional mortgage may decide to use a Federal Housing Administration (FHA) loan. FHA loans are insured by the federal government, and have traditionally allowed lower-income households to purchase homes that they could not otherwise afford. Thanks to the FHA insurance, these loans have lower interest rates, require a low downpayment of 3.5 percent, and have more accessible underwriting criteria. In general, lenders report that households with a credit score of at least 640 and a two-year employment history can qualify for a FHA loan. FHA loans have become more popular as underwriting practices for conventional mortgages have become stricter.⁵¹ In addition, more homebuyers are eligible for FHA loans as a result of declining home prices. In Santa Clara County the FHA loan limit for a single-family residence is \$729,750.⁵²

Despite the more favorable terms associated with FHA loans, there are some challenges associated with purchasing a home with a FHA-backed mortgage. First, stringent guidelines regulate what properties are eligible for purchase. Properties must meet certain requirements related to the condition of the home and pass an inspection by FHA representatives. This requirement is a particular challenge for homebuyers who are purchasing foreclosed properties that have been vacant for a prolonged period and have associated maintenance issues.⁵³

Another potential barrier is that not all banks issue FHA loans. Moreover, many loan officers prefer to focus on conventional mortgages because of the added time and effort associated with processing and securing approval on a FHA loan.⁵⁴

First-Time Homebuyer Programs. In addition to conventional mortgages and FHA loans, the State and many Entitlement Jurisdictions offer numerous first-time homebuyer programs. These include various downpayment assistance and second mortgage programs. Some of these second mortgage programs have equity sharing components. For example, the County of Santa Clara offers a \$40,000 Downpayment Assistance Program, providing a 30 year loan, deferred at two percent interest for four years and zero percent interest in years five through 30.⁵⁵

Downpayment assistance and second mortgage programs are attractive to potential homebuyers, particularly during times when financial institutions are approving loans at lower loan to value ratios. However, loan officers sometimes seek to avoid homebuyers utilizing first-time homebuyer programs due to the added time and labor associated with these programs. While lenders typically process conventional loans in 30 days, the closing period for homebuyers using first-time homebuyer programs is often 45 days. In addition, loan officers receive smaller commissions under these programs, as they reduce the amount homebuyers need to borrow from the lender.⁵⁶

Some real estate brokers also prefer not to work with homebuyers using first-time homebuyer programs. Brokers aim to

⁵¹ Thompson, Samuel, Chase Bank, phone interview with BAE, July 8, 2009.

Zhovreboff, Walter, Bay Area Homebuyer Agency / First Home, Inc., phone interview with BAE, July 16, 2009.

⁵² FHA Loan Limits for California, http://www.fha.com/lending_limits_state.cfm?state=CALIFORNIA.

⁵³ Zhovreboff, Walter, Bay Area Homebuyer Agency / First Home, Inc., phone interview with BAE, July 16, 2009.

⁵⁴ Thompson, Samuel, Chase Bank, phone interview with BAE, July 8, 2009.

⁵⁵ County of Santa Clara, “Downpayment Assistance Programs HOME (SCC40K) Program Manual and Guidelines,” June 2009, [http://www.sccgov.org/SCC/docs%2FAffordable%20Housing%20Office%20of%20\(DEP\)%2FAttachments%2FSCC40K%20Loan%20ProgramManual%20Rev%207_09.pdf](http://www.sccgov.org/SCC/docs%2FAffordable%20Housing%20Office%20of%20(DEP)%2FAttachments%2FSCC40K%20Loan%20ProgramManual%20Rev%207_09.pdf)

⁵⁶ Thompson, Samuel, Chase Bank, phone interview with BAE, July 8, 2009.

expedite the closing period, while first-time homebuyer programs generally result in extended loan approval processes. As a result, agents may not tell homebuyers about potential State and local programs they would qualify for. Homebuyers who do not attend first-time homebuyer classes or work with nonprofit housing counseling agencies are often unaware of programs available to assist them.⁵⁷

Affordable Housing Application Processes. Due to the requirements associated with various affordable housing funding sources, certain households may encounter difficulties in applying for subsidized housing. For example, applications can involve a large amount of paperwork and require households to provide records for income verification. In some cases, short application time frames and submittal requirements (e.g., by fax) create additional challenges. These requirements present obstacles for homeless or disabled individuals who lack access to communication systems and information networks, as well as the skills to complete and submit the necessary documentation.

Affordable housing developers receive hundreds to thousands of applications for a limited number of units. As a result, applicants who are not selected through the lottery process are put on a waiting list. Households must be proactive and regularly follow-up with property managers to inquire about the status of the waiting list. If applicants on the waiting list move or change their phone number, property managers may not be able to contact them when a unit becomes available. Again, this procedure can make it more difficult to get off a waiting list for transient individuals or families who don't have a regular address, phone number, or email address.

Applicants who are selected through the lottery or who come off the waitlist go through an interview and/or screening process. Property managers routinely screen out individuals with a criminal or drug history, or a poor credit record. This process can effectively screen out homeless or mentally disabled applicants. To help address these challenges, several organizations provide housing location assistance.

Elderly Housing. Seniors often need accessible units located in close proximity to services and public transportation. Many seniors are also living on fixed incomes, making affordability a particular concern. While there are subsidized senior housing developments in the County, local service providers at each of the Consolidated Plan Workshops indicated a need for more affordable senior housing facilities, particularly given the long waiting lists at existing subsidized developments. In addition there are few, if any, subsidized assisted living facilities in the County. Faced with this shortage, lower-income individuals often do not have the option of living in an assisted living facility and must bring services into their homes. Many affordable senior housing facilities have service coordinators who work to provide these services to residents at the development. There are also several referral and assistance programs that provide information and help to connect individuals with support resources in the community.

Seniors can also face difficulties finding subsidized housing that accommodates a live-in caregiver. According to senior service providers, many subsidized projects serve individuals or couples only and do not accommodate caregivers. In other cases, the caregiver's income may make the household ineligible for the affordable unit. Challenges associated with live-in caregivers may also apply to persons with disability or HIV/AIDS.

Housing for Persons with Disabilities. Individuals with mobility disabilities need accessible units that are located on the ground floor or have elevator access, as well as larger kitchens, bathrooms, and showers that can accommodate wheelchairs. Building codes and HOME regulations require that five percent of units in multifamily residential complexes be wheelchair accessible and another two percent of units be accessible for individuals with hearing or vision

⁵⁷ Thompson, Samuel, Chase Bank, phone interview with BAE, July 8, 2009.
Zhovreboff, Walter, Bay Area Homebuyer Agency / First Home, Inc., phone interview with BAE, July 16, 2009.

impairments.⁵⁸ Affordable housing developers follow these requirements and provide accessible units in their subsidized housing developments. However, local service providers at Consolidated Plan Workshops report that demand far outstrips the supply of accessible, subsidized housing units.

Nonetheless, affordable housing providers often have difficulty filling accessible units with disabled individuals. Some affordable housing providers report that they only have a few disabled persons on their waiting list. As such, if all disabled individuals on the waiting list are placed in a unit and accessible units still remain, the developer will place a non-disabled person in the unit. This contradicts information provided by other service providers who indicate a great need for affordable accessible housing, and points to barriers in the application process that prevent interested individuals from finding subsidized, accessible housing, or a mismatch between people who need housing and when it is available. A lack of communication between affordable housing developers and organizations that serve disabled persons also contributes to this problem. In fact, affordable housing providers state that filling accessible units with disabled individuals requires a substantial effort. Property managers must give presentations and meet with clients and service providers in order to secure the applications.

Persons with disabilities face other challenges that may make it more difficult to secure both affordable or market-rate housing. Often persons with disabilities have high medical bills that lead to credit problems. Many individuals also rely on Social Security or welfare benefits. Organizations who assist disabled individuals secure housing in the region, report that poor credit is one of the biggest barriers to housing choice.

Other challenges disabled individuals may face include difficulties securing reasonable accommodations requests. As discussed previously, the Fair Housing Act prohibits the refusal of reasonable accommodations in rules, policies, practices, or services, when such accommodations are necessary to afford a person with a disability equal access to housing. This applies to those involved in the provision of housing, including property owners, housing managers, homeowners associations, lenders, real estate agents, and brokerage services. Local fair housing organizations, including ECHO and Project Sentinel, indicate that some individuals have difficulties with landlords approving their reasonable accommodation request. Examples of reasonable accommodation requests include permission to have a service animal in the residence or securing parking closer to the unit. ECHO and Project Sentinel report that reasonable accommodations requests for disabled individuals are one of the more common fair housing complaints seen throughout Santa Clara County.⁵⁹

Housing for Homeless Individuals. The primary barrier to housing choice for homeless individuals is insufficient income. Local and regional service providers report that many homeless rely on Supplemental Security Income (SSI) or Social Security Disability Insurance (SSDI), which are too low to qualify for most subsidized programs and affordable housing developments. In addition, as noted above, both affordable housing developers and market-rate landlords may screen out individuals with a criminal or drug history, history of evictions, or poor credit.

Securing housing can prove more difficult for homeless families compared to individuals due to occupancy regulations, potential landlord biases against households with children, and the more limited supply of larger units. Consolidated Plan Workshop participants reported that as a result of the recession, there are more homeless families than ever seeking housing.

⁵⁸ Papanastassiou, Andrea, Director of Real Estate Development, Eden Housing, Inc., phone interview with BAE, July 14, 2009.

⁵⁹ Arlene Zamorra, Housing Counselor, ECHO, phone interview with BAE, September 30, 2009.
Marquart, Ann, Executive Director, Project Sentinel, phone interview with BAE, October 14, 2009.

Santa Clara County and its member jurisdictions are addressing issues of housing choice and accessibility for homeless individuals and families through strategies identified in the 10 Year Plan to End Chronic Homelessness in Santa Clara County and through efforts of Destination: Home, a taskforce focusing on ending chronic homelessness. Destination: Home opened two One-Stop Homeless Prevention Centers in November 2008, serving over 3,700 homeless and at-risk clients to date. The County of Santa Clara Department of Social Services has Supplemental Security Income (SSI) advocates at each One-Stop location, allowing eligible clients to begin the process of applying for benefits at the same time they search for employment, receive housing assistance, or get assistance with other needs.⁶⁰

Access to Housing by Limited English Proficiency (LEP) Individuals. As financial institutions institute more stringent lending practices in response to the economic downturn, LEP individuals may face greater challenges in navigating the mortgage process. According to regional housing counseling agencies, at the height of the housing boom lenders were very interested in accessing the Latino and Asian populations. However, bank outreach to these communities has since declined.

As another concern for LEP households, undocumented individuals may face more complicated processes when applying for a mortgage. Some groups within the Spanish-speaking community and other LEP populations are “unbanked,” and rely on a cash economy. Because regular banking provides the record keeping and legitimacy that lenders look for, unbanked households have a more difficult time providing documentation to qualify for a mortgage.⁶¹ In addition to challenges accessing housing, undocumented immigrants are also more reluctant to file fair housing complaints with HUD or the State. ECHO has investigated fair housing complaints for immigrant clients. However, clients are often hesitant to file official complaints with government agencies due to their undocumented status.⁶²

Housing Opportunities for Families. Fair housing law prohibits discrimination based on familial status. However, local service providers report that households with children are sometimes discriminated against, particularly when searching for rental housing. Landlords may view households with children as less desirable due to potential noise issues or damage to units. While landlords and property managers may not deny families housing, they may place them in less desirable units such as units at the back of a complex or a downstairs unit. The challenge in identifying discrimination on the grounds of familial status is that often families may not know that other units in a complex are available, and therefore not realize that they are being offered a less desirable unit. ECHO and Project Sentinel report that differential treatment on the basis of familial status is another common fair housing issue in the County.⁶³

Lack of Awareness of Fair Housing. According to fair housing organizations, general public education and awareness of fair housing issues is limited. Tenants often do not completely understand their fair housing rights. To address this issue, jurisdictions and fair housing organizations provide various fair housing education and outreach programs to housing providers and to the general public. For example, Project Sentinel provides between 10 and 20 fair housing trainings for property owners and managers in Santa Clara County each year. In addition, jurisdictions and fair housing organizations outreach to the general community through mass media such as newspaper columns, multi-lingual pamphlets, flyers, and radio advertisements. Fair housing organizations also outreach to protected classes by working

⁶⁰ Maureen O’Malley-Moore, Project Director, Destination: Home, “One Stop Homelessness Prevention Centers.”

⁶¹ Gonzales, Gilda, Executive Director, Unity Council, phone interview with BAE, July 15, 2009.

⁶² Arlene Zamorra, Housing Counselor, ECHO, phone interview with BAE, September 30, 2009.

⁶³ Arlene Zamorra, Housing Counselor, ECHO, phone interview with BAE, September 30, 2009.
Marquart, Ann, Executive Director, Project Sentinel, phone interview with BAE, October 14, 2009.

with organizations that serve target populations.⁶⁴

Fair Housing Recommendations

To address these impediments, the AI presents the following recommendations:

Action #1: Facilitate access to below-market-rate units. The Entitlement Jurisdictions shall continue to assist affordable housing developers in advertising the availability of below-market-rate units via the jurisdictions' websites, the 2-1-1 information and referral phone service, and other media outlets. The jurisdictions will also facilitate communication between special needs service providers and affordable housing developers, to ensure that home seekers with special needs have fair access to available units.

Action #2: 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. Outreach will occur via training sessions, public events, jurisdictions' websites and other media outlets, staffing at service providers' offices, and multi-lingual flyers available in a variety of public locations.

Action #3: Contract with local service providers to conduct fair housing testing in local apartment complexes. The testing program looks for any evidence of differential treatment among sample local apartment complexes. Following the test, the service provider submits findings to the local jurisdiction and conducts educational outreach to landlords that showed differential treatment during the test.

Action #4: Modify local zoning ordinances for consistency with State and federal fair housing laws. Modifications to be evaluated and addressed by Entitlement Jurisdictions include the following:

- Per State law, the Entitlement Jurisdictions shall amend their local zoning code as necessary to consider transitional and permanent supportive housing as a residential use, subject only to the same restrictions that apply to other residential uses of the same type in the same zone.
- Entitlement Jurisdictions shall allow licensed residential care facilities with six or fewer residents in any area zoned for residential use and may not require conditional use permits or other additional discretionary permits, consistent with the Lanterman Developmental Disabilities Services Act.
- Entitlement Jurisdictions shall revise their zoning regulations as necessary to ensure that the requirements for secondary units conform to State law.
- Entitlement Jurisdictions' zoning ordinances shall have a definition of family that is consistent with the Lanterman Developmental Disabilities Services Act and the federal Fair Housing Act and the Fair Housing Amendment Act.

Action #5: Allow for reasonable accommodation. The Entitlement Jurisdictions shall establish formal procedures to address reasonable accommodation requests in zoning regulations to accommodate the needs of persons with disabilities.

Action #6: Assist local Housing Authorities with outreach. The Entitlement Jurisdictions shall continue to support the Housing Authority of the County of Santa Clara and the City of San José Housing Authority to ensure adequate outreach

⁶⁴ Marquart, Ann, Executive Director, Project Sentinel, phone interview with BAE, October 14, 2009.

to minority, limited-English proficiency, and special needs populations regarding the availability of public housing and Section 8 vouchers. Outreach may occur via the jurisdictions' websites and informational flyers in multiple languages available at public locations. Given the extended waiting lists for public housing and Section 8 programs, attention will primarily be paid to fair management of the list.

Action #7: Maintain a list of partner lenders. The Entitlement Jurisdictions shall maintain a list of lenders that can help buyers access below-market-rate loans and locally-sponsored downpayment and mortgage assistance programs.

Action #8: Plan for and encourage transit-oriented development. The Entitlement Jurisdictions shall continue to plan for higher residential and employment densities where appropriate to maximize linkages between employers and affordable housing.

Action #9: Facilitate safe and efficient transit routes. The Entitlement Jurisdictions shall continue to work with local transit agencies to facilitate safe and efficient routes for the various forms of public transit to maximize linkages between employers and affordable housing.

4.10 Non-Housing Community Development Needs

As discussed in Section 2, the Entitlement Jurisdictions hosted four Consolidated Plan Workshops to engage the public and local stakeholders in the planning process. Participants in the Workshops discussed housing and non-housing community development needs in their respective areas. Attendees also completed an informal survey that assessed the need for various services and programs. In addition, this survey was distributed via the San José Strong Neighborhood Initiative (SNI) network to further engage local residents in the Consolidated Plan process. This section summarizes the key themes that emerged through the public outreach process.

Community Services

Workshop participants emphasized the need to support a broad range of community services. Lower-income households and special needs populations require this *multi-faceted network* to address basic needs such as food, clothing, health, and shelter, as well as other broader requirements including:

- Legal services for lower-income households and seniors;
- Affordable child care;
- Fair housing and housing mediation services;
- Domestic violence counseling and prevention services;
- Social and recreational activities for seniors and youth;
- Transportation assistance, particularly for senior and disabled individuals;
- Parenting classes;
- Financial literacy training;
- Substance abuse services;
- Homeless services (including prevention); and
- Anti-gang programs.

Gilroy November workshop participants emphasized the need to direct services to extremely low income people (30% of county median income). In addition increasing hours that youth activities were available was considered important.

Participants stressed that these services are inter-related; individuals and families need support in all areas to thrive. The

comments expressed in each Workshop are shown in greater detail in Appendix A.

As another perspective on local service needs, Table 4.43 summarizes the results of the survey completed by workshop participants and the SNI network.⁶⁵ Respondents were asked to consider their communities’ needs, as they relate to various service areas, and ranked each issue from “Least Need” to “Greatest Need” on a four-point scale. Table 4.43 highlights the three items that received the highest average level of need for each major issue area and in each subarea of the County.⁶⁶

Table 4.43: Summary of CDBG Survey Responses for Community Services Need

Community Services	Avg Level of Need (Top 3 highlighted)					Number of Responses (a)
	North Co.	Central Co.	South Co.	SNI	All	
Food and Nutrition Services	2.92	3.45	3.78	3.43	3.34	106
Family Counseling and Case Management	3.00	3.33	3.71	3.18	3.21	98
Foreclosure Prevention and Housing Counseling	2.71	2.61	3.38	3.12	2.95	101
Disabled Services	2.52	2.83	2.75	2.56	2.61	97
Senior Activities	2.78	3.16	3.50	3.07	3.05	103
Youth Activities	2.81	3.33	3.67	3.75	3.44	111
At-Risk Youth Services	3.00	3.62	3.57	4.22	3.76	103
Neglected/Abused Children	3.00	3.30	3.67	3.19	3.20	97
Child Care	2.88	3.00	3.00	3.21	3.07	99
Anti-Crime Programs	2.68	3.06	3.14	4.00	3.49	102
Health Services	3.39	3.60	3.44	3.57	3.53	100
Mental Health Services	3.22	3.57	3.50	2.81	3.13	93
Tenant/Landlord Mediation	2.09	2.44	2.88	3.00	2.66	93
Legal Services	2.72	2.67	2.75	2.98	2.84	101
Transportation Assistance	2.68	3.06	3.50	3.22	3.08	101
Substance Abuse Services	2.76	2.89	3.63	3.06	3.00	102
Domestic Violence Services (e.g., counseling)	3.00	3.40	3.75	3.12	3.20	102
Homeless Services	3.21	3.05	3.38	2.86	3.02	101
Emancipated Youth (aging out of foster care)	2.72	3.10	3.13	2.57	2.76	100
HIV/AIDS Services	2.50	2.80	3.20	2.75	2.73	92
Other	3.50	4.00	4.00	3.80	3.80	11

Notes:
 (a) "Number of responses" does not count questions which were left unanswered by the participant. Completed responses were used to calculate "average level of need."
 Sources: BAE, 2009.

While the recession and unemployment have exacerbated demand for all types of services, reduced funding from the State and private sources has impacted service delivery. As such, continued support from local jurisdictions via CDBG and other sources has become more vital. Participants also stated that existing service providers already target many of these issues, and should continue to be funded to the extent possible.

In terms of gaps in the service network, the following items emerged:

- South County participants reported a lack for foreclosure prevention and housing counseling services.
- North County participants highlighted a lack of anti-gang and at-risk youth services in the area.

The survey circulated by Gilroy City staff and volunteers from November through January cited employment or vocational training, youth centers, health services and anti-crime programs as the highest need.

As another consideration, participants noted that while the existing network of public and private agencies already provides a broad range of services, many segments of the community lack *effective access* to these programs. For example, undocumented residents often avoid service providers out of concern for their immigration status. Language barriers (including for American Sign Language) must also be addressed to ease access to services.

⁶⁵ Appendix A contains “Other” responses.

⁶⁶ The “All” column is not highlighted because results are “weighted towards the SNI responses, due to the larger number of surveys received from this area.

Youth, particularly at-risk youth, can also encounter unique barriers when trying to access services. For example, school-sited programs can exclude youth who have been expelled from the district. Youth may also face difficulty using services aimed at families or older adults (e.g., mental health services).

Transportation also arose as a concern, particularly for seniors, the disabled and lower income individuals who do not have a car. As regional transit agencies suffer cut backs, alternative options such as Outreach become particularly important in gaining access to local services.

Centralization of services at facilities like community centers also helps individuals access multiple programs simultaneously.

Finally, participants stated that more *outreach and publicizing of existing services* is necessary to let the community know about these programs. For example, one participant noted that many residents are unaware that the Council on Aging of Silicon Valley publishes the Senior Service Directory, a useful resource required by the Older Americans Act. Participants also reported that the County's 211 service, while an important tool, often provides out of date or incomplete information, and should be improved.

Economic Development

CDBG funds may be used for local economic development activities that promote job growth, particularly among low- and moderate-income persons. These activities may prove especially critical in the current recession, given local unemployment rates. The California Employment Development Department (EDD) reports a 12.0 percent unemployment rate for Santa Clara County in August 2009, the highest among the nine-county San Francisco Bay Area. As a basis of comparison, California as a whole had a 12.1 percent unemployment rate as of August 2009.

As a symptom of high unemployment and the recession, CDBG Workshop participants noted that many local business districts (e.g., Saratoga, Palo Alto, Sunnyvale, and Winchester Business District) suffer from high vacancies. They stated the need for *small business development, mentoring, and loan programs* to help alleviate this issue, and offer local entrepreneurs a chance to lease space at more affordable rates during the down market.

Respondents to the Gilroy survey supported provision of incentives to businesses to hire local unemployed workers. They also wanted to see more restaurants and night life in Gilroy's Downtown.

Economic Development is a key component in Gilroy's Neighborhood Revitalization Strategy which was updated in Program Year 2008 and extends through PY 2012. This is described in more detail in the Five Year Strategic Plan – Chapter 5 of the 2010-2015 Consolidated Plan.

Participants also expressed an interest in *vocational programs* that build basic job skills and train workers, especially youth, to enter growth industries, like the clean technology sector. One participant also highlighted the value of programs that train child care providers.

Community Facilities and Infrastructure

Jurisdictions may use CDBG funds for the development of community facilities and infrastructure projects that benefit low- and moderate-income persons. Participants stated that ongoing maintenance of parks and recreation facilities is needed. Graffiti abatement surfaced as a concern, along with replacement of aging infrastructure. Participants also reported the need for expanded homeless shelters, which often have long waiting lists. Although participants raised the

issue of homeless shelters, the County has shifted towards support for permanent supportive housing for homeless individuals. Sidewalk and lighting improvement in business districts was also discussed, along with rehabilitation of non-profit and public facilities.

At the regional workshop Gilroy residents expressed the need for a youth center. Gilroy currently has a youth Center, but it is scheduled to be demolished due to seismic structural problems. While both Gilroy and Morgan Hill currently have senior centers, additional facilities may be needed. Participants also called for maintenance and lighting of local parks, sidewalks, and bus shelters, and improvements for accessibility. Due to the area's distance from Central County service providers, participants also pointed to demand for affordable satellite office space for service providers, possibly in local community centers.

Participants in the November Gilroy workshop expressed an interest in establishing a community garden at the vacant Cultural Center site that is located in the Neighborhood Revitalization Strategy Area. They also felt it important that the City encourage neighborhood development that is eco-friendly and that looks at health impacts to residents.

5 Five-Year Strategic Plan

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:

- Housing Needs
- Homeless Needs
- Non-Homeless Special Needs Housing
- 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.

5.1 Methodology for Prioritizing Need

The Consolidated Plan's ranking of needs is based on multiple factors, including:

- The priorities identified in the Entitlement Jurisdictions' Housing Elements;
- The findings from the Consolidated Plan's Housing and Homelessness Needs Assessment;
- Current market conditions as described in the Housing Market Analysis (see Section 4);
- The severity of needs among all groups and subgroups, including the relative need between varying income groups;
- Current housing stock;
- Likely available funding over the next five-year period for various housing and community development activities; and
- Input from community members and organizations at the Consolidated Plan workshops and through the Consolidated Plan survey.
- **For Gilroy's Consolidated Plan this also includes its Neighborhood Revitalization Strategy.**

Considering these factors, each program was assigned a High, Medium, or Low level priority, abbreviated as H, M and L respectively in the action descriptions that follow. It is important to note that a Medium and Low level priority does not preclude the Entitlement Jurisdictions from providing funding for a particular activity. The priority is simply a relative description of the amount of resources that the Entitlement Jurisdictions expect to dedicate to a particular need.

5.2 Goals, Strategies, and Actions

Goal #1: Assist in the creation and preservation of affordable housing for lower-income and special

needs households

Strategy #1A: Assist developers with the production of affordable rental housing

Need. Affordability of rental housing varies significantly by jurisdiction. However, across the Entitlement Jurisdictions, the average market rate rent far exceeds the maximum affordable rent for very low- and extremely low-income households. Moreover, the current economic recession and unemployment further exacerbate affordability concerns for many households.

- **Action 1A.1.** Provide financial and technical assistance to developers producing affordable rental housing. **Priority – M** While the need for affordable rental housing is high, the resources to address this are not expected to be plentiful. City staff will provide technical assistance to developers applying for tax credits and state funding such as the Multifamily Housing Program when such funds are available. If the City is eligible for HOME funds during the Consolidated Plan period, funds will be budgeted for this purpose.
- **Action 1A.2.** Assist developers in rehabilitating seriously deteriorating and neglected apartment buildings for conversion into affordable rental units. **Priority – M** A moderate amount of funding will be made available for this purpose from the City’s Housing Trust Fund. Should the City be eligible for federal funds that become available for this purpose, it will apply for such.
- **Action 1A.3.** Address any barriers to affordable housing production through implementation of associated Housing Element programs. **Priority – H** The City anticipates having a certified Housing Element prior to the first year of the Consolidated Plan and will be implementing the programs and policies.

Strategy #1B: Support affordable ownership housing

Need. Although the current housing market downturn has led to falling sales prices in virtually all the Entitlement Jurisdictions, ownership housing in North County and Central West County remains largely unaffordable to lower-income households. In contrast, home values in Central and South County are somewhat more affordable. It is also important to note, however, that credit markets have tightened in tandem with the decline in home values. As such, although homes have generally become more affordable, lender requirements for a minimum down payment or credit score present a greater obstacle for buyers. Considering these factors, homeownership for lower-income households remains an important goal.

- **Action 1B.1.** Provide financial and technical assistance to developers producing affordable ownership housing for lower-income households, such as self-help and “sweat equity” organizations. **Priority – M** The City will assist developers with applying for funding such as the state BEGIN program rather than from local funds due to budget constraints.
- **Action 1B.2.** Continue to support financial training and homebuyer assistance programs serving lower-income households. **Priority – H** The City will continue to offer first time homebuyer training and down payment assistance through its Housing Trust Fund.
- **Action 1B.3.** Maintain a list of partner lenders that are familiar with local homebuyer assistance programs and other below-market rate loan products. **Priority – H** The City will continue this practice as part of its homebuyer program.
- **Action 1B.4.** Provide lower-income homeowners with the assistance for rehabilitating their properties. **Priority –**

H for retrofits to homes of very low income disabled residents. Resources through CDBG. **Priority - M** for other rehabilitation due to budget constraints that reduced staffing to implement and maintain such a program. Possible funding through CDBG and Housing Trust Fund.

- **Action 1B.5.** Implement local activities under the Neighborhood Stabilization Program (NSP) that provide for the purchase of foreclosed properties and the subsequent rehabilitation and resale of these homes as affordable units for income-eligible households. **Priority – L** Unless City is able to access this funding source.

Strategy #1C: Assist lower-income seniors, larger families, the disabled, and farmworkers in securing safe and affordable housing

Need for Senior Housing. According to the 2000 Census, 38 percent of Santa Clara County’s elderly households (age 65 years or older) face one or more housing problems. This includes overpaying for housing (spending more than 30 percent of their income on housing costs), living in an overcrowded situation, or living in a unit that lacks complete kitchen or plumbing facilities. Housing problems are more prevalent among elderly renters than owners. Approximately 60 percent of elderly renters experienced housing problems, compared to 31 percent of owners. Local service providers at each of the Consolidated Plan Workshops echo these findings, and indicated a need for more affordable senior housing, particularly given the long waiting lists at existing developments.

Need for Larger Units. In 2000, 16 percent of Santa Clara County households had five or more persons. This figure varied substantially across Entitlement Jurisdictions. Approximately 24 percent of Gilroy’s households were large households while only six percent of Palo Alto and Los Gatos households had five or more individuals. This finding is consistent with the Consolidated Plan Workshops where participants noted the need for affordable units serving larger households in the South County.

Need for Disabled Housing. The 2000 Census reports that there were approximately 9,400 individuals with disabilities in Santa Clara County, accounting for 17 percent of the County’s civilian, non-institutionalized population age five years and older. In 2000, approximately 60,600 seniors, or 39 percent of the elderly in Santa Clara County, had one or more disabilities. Consolidated Plan Workshop participants also cited the need for accessible units serving disabled persons.

Need for Farmworker Housing. The 2007 USDA Census of Agriculture identified 5,589 farmworkers in Santa Clara County. Approximately half of farmworkers countywide were permanent employees in 2007. Although the USDA Census of Agriculture does not provide farmworker data at the city level, discussions with city staff and local service providers indicate that there is a larger farmworker population, and a corresponding need for affordable housing and services in Southern Santa Clara County. Other portions of Santa Clara County have a limited number of farmworkers, due to the lack of agricultural land.

- **Action 1C.1.** Support the production and rehabilitation of affordable housing for seniors, disabled individuals, large families, and farmworkers through applications for State and federal funding, or with direct financial assistance. **Priority – H** Direct funding for disabled residents through CDBG. **Priority - M** for others. If the City is eligible for HOME funds during the Consolidated Plan period, funds may be budgeted for this purpose. Otherwise, the City will support applications of developers for other funding such as state Joe Serna Farmerworker Housing funds.
- **Action 1C.2.** Ensure that local zoning standards allow for units that serve the needs of disabled individuals, including second units and multifamily units. **Priority – H** This is a priority in Gilroy’s Housing Element.

Goal #2: Support activities to end homelessness

Strategy #2A: Provide housing and supportive services to homeless individuals and families and households at risk of homelessness

Need. According to the 2009 Santa Clara County Homeless Census, 7,086 people self-declared homelessness on January 26-27, 2009, meaning that they reported either sleeping in a place not fit for human habitation, or in emergency or transitional housing for homeless people. Although the 2009 Homeless Census reports a decrease in homeless individuals since 2007, local service providers report that they have seen an increase in clients seeking assistance as a result of the recession and unemployment.

- **Action 2A.1.** Support developers of transitional and supportive housing facilities through technical and direct financial assistance, as well as their applications for state and federal funding, drawing from the Housing First approach to ending homelessness. **Priority – H** Direct financial assistance through the Housing Trust Fund and support of applications.
Use may include rental subsidies to create supportive housing units through HTF or HOME funds if City becomes eligible for this funding source.
- **Action 2A.2.** Support existing transitional housing and supportive housing facilities. **Priority – M** Support for services to residents through CDBG and Housing Trust Fund. Rehabilitation funds available on a moderate basis from Housing Trust Fund and CDBG.
- **Action 2A.3.** Support programs that provide short-term emergency shelter for homeless individuals and families, while still prioritizing Housing First approach to ending homelessness. **Priority – H** Funds available for services through Housing Trust Fund and CDBG. Will explore projects that offer short-term alternatives to encampments, and budget funding as applicable.
- **Action 2A.4.** Support emergency rental assistance programs to help protect lower-income households from homelessness. **Priority – H** Support for services through Housing Trust Fund and CDBG.
- **Action 2A.5.** Support outreach programs that provide vital services to homeless individuals, including health services, substance abuse services, referrals, and others. **Priority – H**
Support for services through Housing Trust Fund and CDBG. Includes support of Gilroy Downtown Streets Team, and participation in Gilroy’s Homeless Outreach Group.

Goal #3: Support activities that provide basic services, eliminate blight, and/or strengthen neighborhoods

Strategy #3A: Support local service organizations that provide essential services to the community, particularly special needs populations

Need. Consolidated Plan Workshop participants emphasized the need to support a broad range of community services. Lower-income households and special needs populations require this multi-faceted network to address basic needs such as food, clothing, health, and shelter, as well as other services outlined in Section 4.10 of the Consolidated Plan. As the recession and unemployment have exacerbated demand for all types of services, reduced funding from the State and private sources has impacted service delivery. Therefore, continued support from local jurisdictions via CDBG and other sources has become more vital.

- **Action 3A.1.** Provide funding for social services organizations benefiting lower-income households and special

needs populations, including seniors, disabled, youth, homeless, farmworkers, single-mothers, victims of domestic violence, and others. **Priority – H** Support for services through Housing Trust Fund and CDBG. Human trafficking victims will be also be included among those eligible for services.

- **Action 3A.2.** Support programs and services that assist lower income households access vital services through translation, transportation, outreach and information, and other forms of assistance. **Priority – H** Support for services through Housing Trust Fund and CDBG. Translation in Spanish will be made available through bilingual staff. Other translation will be provided as needed through contractual services or referrals.
- **Action 3A.3.** Support programs and services that assist households with foreclosure prevention and recovery. **Priority – H** Housing Trust Fund
- **Action 3A.4.** **Priority – H** Provide housing code enforcement and blight elimination in the NRSA and other eligible low income areas. CDBG and Housing Trust Fund
- **Action 3A.5.** **Priority – H** Provide tenant-landlord information and mediation services. CDBG and Housing Trust Fund
- **Action 3A.6.** Provide funding for social services organizations benefiting lower-income neighborhoods, in particular the Neighborhood Revitalization Strategy Area. CDBG

Strategy #3B: Provide the public facilities and infrastructure needed to assure the health, safety, and welfare of the community

Need. Community Workshop participants expressed the need for ongoing maintenance and upgrades to local public facilities, such as parks, community centers, youth and senior centers, sidewalks and landscaping, recreation facilities, and others.

- **Action 3B.1.** Remove accessibility barriers from public facilities and sidewalks. **Priority – H** CDBG
- **Action 3B.2.** Enhance lower income neighborhoods through physical improvements and the ongoing maintenance and rehabilitation of public areas and facilities. **Priority – H** CDBG and Recovery Act funds, if available. The majority of the expenditures will be in the Neighborhood Revitalization Strategy Area (NRSA). Appendix H contains the NRSA benchmarks.

Strategy #3C: Mitigate lead-based paint hazards

Need. Approximately 45,600 rental units occupied by extremely low-, low-, and moderate-income households may contain lead-based paint (LBP). In addition, approximately 6,000 low- and moderate-income homeowners may occupy units containing LBP. However, homes with lead-based paint do not necessarily pose a health hazard, if the property is in good condition and the paint well-maintained. In fact, there has been a relatively low incidence of lead poisoning among Santa Clara County children. In Santa Clara County in 2006, there were only 65 confirmed cases of elevated blood lead levels among children, accounting for 20 percent of all confirmed cases in the Bay Area that year.

- **Action 3C.1.** Continue outreach and education to the community regarding the hazards of lead poisoning, particularly with regard to lead-based paint hazards. **Priority – M** Maintain information provided at Community Development counter and provide handouts to rehabilitation program clients.

- **Action 3C.2.** Inspect all properties being rehabilitated or acquired for affordable housing for lead-based paint hazards. **Priority –H** CDBG and Housing Trust Fund
- **Action 3C.3.** Continue to update and implement the local Lead Based Paint Management Plan as appropriate. **Priority – M** Through local staff CDBG

Goal #4: Promote fair housing choice

Goal #4A: Conduct outreach to the community regarding fair housing, and address local barriers to fair housing

Need. Fair housing represents an ongoing concern in Santa Clara County. Interviews with local service providers indicate that many home seekers and landlords are unaware of federal and state fair housing laws. Between 2004 and 2008, a total of 32 to 78 complaints were filed annually in CDBG Jurisdictions, with 52 reported through August 30, 2009. Disability and familial status emerged as the most common bases for complaint, accounting for 36 percent and 28 percent, respectively, of all complaint bases between 2004 and August 2009. National origin and race also appeared as common bases for complaints, appearing in 14 percent and 12 percent of all complaints, respectively.

- **Action 4A.1.** 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. **Priority – H** Services through Housing Trust Fund or CDBG
- **Action 4A.2.** Contract with local service providers to conduct fair housing testing in local apartment complexes. **Priority – H** Included in service contract for Action 4 A.1.
- **Action 4A.3.** Modify local zoning ordinances for consistency with State and federal fair housing laws. **Priority – H** Through implementation of Housing Element policies and programs. Housing Trust Fund, City's General Fund.
- **Action 4A.4.** Establish formal written procedures for handling reasonable accommodations requests. **Priority – L** Already in existence.
- **Action 4A.5.** Update the local Analysis of Impediments to Fair Housing Choice and report on its implementation as necessary. **Priority – M** Housing Trust Fund and CDBG

Goal #5: Expand economic opportunities for low-income households

Strategy #5A: Support economic development activities that promote employment growth, and help lower-income persons secure and maintain a job

Need. The California Employment Development Department (EDD) reports a 12 percent unemployment rate for Santa Clara County in August 2009, the highest among the nine-county San Francisco Bay Area. In response, Consolidated Plan Workshop participants stated the need for small business development, mentoring, and loan programs. These activities can help local entrepreneurs establish their businesses and lease space at more affordable rates during the down market. Participants also expressed the need for vocational programs that build basic job skills and train workers, especially youth, to enter the workforce. As a challenge, these services are often best addressed at a county or regional scale, given the relative scarcity of funding resources at the local level.

- **Action 5A.1.** Provide funding for organizations that support local employment development and workforce

training. **Priority – H** CDBG funds budgeted for Community Based Development Organizations.

- **Action 5.A.2.** Support programs that facilitate small business development. **Priority – L** Will support Gilroy Chamber of Commerce and/Gilroy Economic Development Corporation in applications for funding and/or in providing outreach to low income residents.

Strategy #5B: Neighborhood Revitalization Strategy (NRS)

Need. The need for concentration of funds in Census Tract 5126.01 is demonstrated in the 2008-2012 NRS. Attached as Appendix H.

- **Action 5.B.1.** Continue to address strategies of the NRS 2008-2012. **Priority – H**
- **Action 5.B.2.** Update and pursue strategies for 2013-2017. **Priority – H**

Goal # 6: Promote environmental sustainability

Strategy #6A: Encourage the installation of energy- and water-efficiency measures in new and existing homes

Need. With energy efficiency, water conservation, and greenhouse gas reduction all growing policy concerns, local jurisdictions must further efforts to support environmentally-sustainable residential development. Moreover, existing homes should be upgraded to improve their energy and water efficiency.

- **Action 6A.1.** Support implementation of State and federal energy fund programs such as the California First Program. **Priority- M** State and federal funds applied for jointly with other county jurisdictions and with Association of Bay Area Governments.

Strategy #6B: Encourage eco-friendly and exercise friendly design of neighborhoods in planning and in repairs to infrastructure

- **Action 6B.1.** Consider adding eco-friendly design as an item in the Residential Development Ordinance (RDO) point scale system. **Priority - L** The current RDO will be reviewed as part of a Housing Element program.
- **Action 6B.2** Repair sidewalk gaps to create walkable routes in neighborhoods and from neighborhoods to jobs and services. **Priority H** CDBG funds., apply for state and federal funds for this purpose.

5.3 Public Housing

This section describes how Entitlement Jurisdictions work with the local housing authorities, and how the Housing Authority of the County of Santa Clara (HACSC) and Housing Authority of the City of San José (HACSJ) are expanding their services to address local needs.

The Housing Authority of the County of Santa Clara (HACSC) and Housing Authority of the City of San José (HACSJ) have been selected by HUD to participate in the Moving to Work (MTW) demonstration program. In February 2008, HUD signed a 10-year MTW Agreement with HACSC and the HACSJ.

The three major goals for the MTW program are to (1) increase cost effectiveness in housing program operations, (2) promote participants' economic self-sufficiency, and (3) expand participants' housing options. MTW agencies are able to pursue these goals through an agreement with HUD that gives them budget flexibility and the authorization to develop policies that are outside the limitations of certain HUD regulations and the Housing Act of 1937.

As part of the MTW program, the HACSC and HACSJ prepare an Annual Plan to establish local goals and objectives, and to present MTW activities along with related performance measures. The Plan also introduces long term activities to be implemented during the demonstration period. Some of the specific MTW activities proposed for the second year of the program (FY 09-10) include:

- Eliminating the verification of income that is excluded from income calculations;
- Excluding income from family assets under \$50,000 when calculating income;
- Applying increased current Payment Standards for rent calculations between regular reexaminations;
- Changing the Project-based Voucher program to ease program implementation and expand housing choices; and
- Assisting over-income families residing at HACSC-owned properties that will combine Project Based Vouchers with tax credits.

As a long-term vision under the MTW Demonstration, the HACSC and HACSJ seek to:

- Achieve a range of operational efficiencies in housing management;
- Augment the Section 8 Program to enhance the cost-effectiveness of assistance and to expand the impact of the program;
- Enhance services to promote participant self-sufficiency;
- Pursue housing development, rehabilitation and neighborhood revitalization activities that help address a chronic undersupply of affordable housing in the region.

To assist lower-income families transition to homeownership, the HACSC also operates the Section 8 Homeownership Program. This initiative provides monthly assistance that may be used by eligible Housing Choice Voucher participants to help pay a home mortgage instead of rent. Participants are responsible for obtaining financing and finding an appropriate home to purchase.

Entitlement Jurisdictions look for opportunities to collaborate with the HACSC and HACSJ to achieve these short- and long-term MTW objectives, and other aspects of the Housing Authorities' programs. For example, the Cities cooperate with the HACSC and HACSJ in submitting applications for funding to increase Section 8 vouchers and provide additional funding for affordable housing or services in the County. The County also administers Santa Clara County's monitoring of its permitted units under the Measure A Article XXXIV cap, discussed in greater detail in Section 4.8.

5.4 Barriers to Affordable Housing

As outlined in Section 4.8, governmental and non-governmental constraints may act as barriers to affordable housing. Governmental constraints may include land use policies governed by local general plans and zoning ordinances. The largest non-governmental constraints are market-related factors, such as land and construction costs and the accessibility of financing. In response to these issues, the Consolidated Plan includes a number of goals and associated strategies.

First, with regard to local land use controls that may pose a barrier to affordable housing, Program 1.3 refers to the relevant programs in the Entitlement Jurisdictions' respective Housing Elements. The Housing Element is one of seven

state-mandated elements of a jurisdiction's General Plan and establishes a comprehensive, long-term plan to address housing needs. Updated every five to seven years, the Housing Element is a jurisdiction's primary policy document regarding the development, rehabilitation, and preservation of housing for all economic segments of the population. Per State Housing Element law, the document must:

- Analyze the potential constraints to production;
- Outline a community's housing production objectives;
- List policies and implementation programs to achieve local housing goals;
- Examine the need for housing resources in a community, focusing in particular on special needs populations;
- Identify adequate sites for the production of housing serving various income levels; and
- Evaluate the Housing Element for consistency with other components of the General Plan.

In terms of non-governmental barriers to affordable housing, Entitlement Jurisdictions also address the supply of available land through their respective Housing Elements. As stated above, the document must identify and/or zone adequate space to construct each jurisdiction's regionally-allocated fair share of housing. Other non-governmental barriers – land costs, construction costs, the lack of financing options in today's credit market, and the public perception of affordable housing – are further addressed through Consolidated Plan Goals #1, 2, 4, and 6 and their associated strategies.

5.5 Anti-Poverty Strategy

Countywide, approximately six percent of households had incomes below the poverty level in 2009. The prevalence of poverty varies widely across Entitlement Jurisdictions. Consistent with household income data, the City of Gilroy has the highest proportion of households living below the poverty line at seven percent. The Urban County jurisdictions of Los Altos and Los Altos Hills have the lowest poverty rate with just two percent of households living below the poverty line.

The Entitlement Jurisdictions employ a multi-tiered anti-poverty strategy, addressing the issue at a local and county level. First, each of the goals and programs above helps address poverty directly or indirectly. As noted by Community Workshop participants, households require assistance across a spectrum of needs (i.e., housing, health, nutrition, transportation, etc.) to lift themselves out of poverty.

To augment these efforts, a number of Entitlement Jurisdictions maintain economic development strategies, including San José and Sunnyvale. These documents outline goals, policies, and programs that support local economic development and job growth.

As a broader-based economic development resource, the North Valley Job Training Consortium (NOVA) is a nonprofit, federally funded employment and training agency that provides workforce development services. NOVA collaborates with local businesses, educators, and job seekers to build the knowledge and skills needed to address the workforce needs of Silicon Valley. NOVA is directed by the NOVA Workforce Board which works on behalf of a seven-city consortium composed of the cities of Cupertino, Los Altos, Milpitas, Mountain View, Palo Alto, Santa Clara, and Sunnyvale. Though the majority of job seekers served through NOVA are laid off workers, affected by the downsizing or closure of their companies, NOVA also helps job seekers with special needs, such as homeless veterans, disabled workers, welfare recipients, teen parents, and older workers.

A similar program, Work2Future, provides workforce development activities for the cities of Gilroy, Los Gatos, Morgan Hill, Los Altos Hills, Saratoga, Monte Sereno, and the unincorporated areas of Santa Clara County. Work2Future operates three One-Stop Career Centers in the areas of San José, Campbell and Gilroy.

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.

As another countywide anti-poverty initiative, the *First Steps to Cutting Poverty in Half by 2020* report for Santa Clara County includes an Action Plan to reduce the number of households below the Self-Sufficiency Standard. The Action Plan addresses the need and goals associated with food, housing, health care, education, and income. The Action Plan was prepared by Step Up Silicon Valley, a community-based initiative that includes community-based organizations, the public sector (including the cities of Palo Alto, Santa Clara, and San José, and the County of Santa Clara), faith communities and businesses, and is part of the national Campaign to Reduce Poverty in America.

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.

Gilroy's Neighborhood Revitalization Strategy (NRS) includes actions to address poverty in Census Tract 5126.01 in which more than 15% of residents are living below poverty. See Appendix H for NRS information as well as Figure 4.3: Areas of Concentrated Poverty, Gilroy, 2000.

5.6 Institutional Structure

Both the public and private sector play vital roles in addressing the needs identified in this Consolidated Plan.

On the public side, local jurisdictions serve as the funnel for federal grant funds, allocating these monies to local service organizations according to the Consolidated Plan, local Housing Elements, and other guiding policy documents. Local jurisdictions rely heavily on these federal funds to drive much of their community development activities.

The Entitlement Jurisdictions also impact local housing conditions through their own policies and programs. These include programs that generate community development funds (see Section 2.3), Redevelopment Agency activities, and their respective General and Specific Plans. Each of these tools allows the City to leverage private sector activity to address its affordable housing and community development goals. For example, in communities with inclusionary housing programs, market rate residential development will contribute to the production of new affordable units. As a challenge, the ongoing economic recession has slowed private sector development activity.

The Housing Authority of the County of Santa Clara also contributes to the local community development institutional structure. HACSC provides public housing and rental assistance for low-income families, seniors, and persons with disabilities in the County. HACSC also administers and manages the public housing program for the City of San José Housing Authority through an agreement between both agencies. In total, HACSC manages nine public housing developments with 555 units. HACSC reports a waitlist of approximately 4,000 households for the two family

developments located in San José. Additionally, the HACSC senior and disabled projects have waitlists ranging from 200 to 500 individuals. Given this backlog in demand, HACSC will likely play a relatively modest role in addressing the need for affordable housing as the County's population continues to expand.

Historically, the State of California has also played a major role in generating affordable housing funds that builders and local jurisdictions can access. However, more recently, the State's weak fiscal condition has led to uncertainty of future bond financing, a major strategy for raising affordable housing funds. In the face of California's budget concerns, this constraint will likely remain in effect during some or all of the 2010-2015 Consolidated Plan cycle.

On the private sector side, market rate developers will be the primary source of new housing in the County. Entitlement Jurisdictions support private production by guiding developers through the entitlement process, applying design guidelines and zoning requirements to assure successful projects, and assisting developers in addressing community concerns about projects. Again, however, private development activity has slowed considerably in the current recession.

Affordable housing developers and service providers also serve a vital role in addressing community development need. These groups typically serve the neediest populations. Unfortunately, participants at the Community Workshops report that many of these groups operate at or above capacity and cannot expand their service to meet the need. A loss of CDBG funds, therefore, could represent a potentially significant gap in the service delivery system.

The Entitlement Jurisdictions will continue to support these groups to the extent possible and as long as funding exists. The Jurisdictions will also back these groups' efforts to secure funding from other sources, including the State and federal government, as well as private foundations and donors.

Within this community development institutional structure, lenders serve as the source of debt that supports both market rate and affordable housing development, as well as individual home purchases. However, in response to the economic recession, lenders have tightened credit requirements, making it more difficult for developers and potential buyers to access loans.

As a particularly salient concern related to financing, the value of low-income housing tax credits (LIHTC) has fallen in tandem with the economy. With this loss in tax credit equity, developers are forced to turn to the State and local agencies for greater subsidies. Unfortunately, uncertainty around State and local finances and the expiration of programs funded by State housing bonds limits funds from these sources as well. To help address this issue, the American Recovery and Reinvestment Act of 2009 (ARRA), provides funding for various housing programs, including the CDBG and the Tax Credit Assistance Program.

5.7 Coordination

In addition to the collaborative efforts described in the two sections above, the Entitlement Jurisdictions and other community development organizations in the County coordinate on other initiatives.

First, the Jurisdictions participate in a countywide collaborative of CDBG funded jurisdictions and the County of Santa Clara. Quarterly meetings are held to discuss joint projects and to identify future opportunities for coordination and cooperation.

The cities of Gilroy and Morgan Hill participate 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 were active

participants in the public meetings for the development of the Consolidated Plan.

Housing program staff from the cities of Gilroy and Morgan Hill meet on a regular basis with staff from Hollister and San Benito County, recognizing that needs such as foreclosure counseling are similar in these jurisdictions.

As a coordinated effort to address homelessness in the County, the Santa Clara County Collaborative on Housing and Homelessness brings together governmental agencies, homeless service and shelter providers, homeless persons, housing advocates, and affordable housing developers. The Collaborative prepares the Countywide Homelessness Continuum of Care Plan, which seeks to create a comprehensive and coordinated system of affordable housing and supportive services for the prevention, reduction, and eventual end of homelessness. The Plan provides a common guide for the County, Cities, service providers, the faith community, the business sector, philanthropy, and the broader community in addressing local housing and services needs for the homeless.

Destination: Home is another countywide collaborative effort addressing regional homeless needs. Destination: Home is task force charged with implementing the recommendations of the 2007 Blue Ribbon Commission on Ending Chronic Homelessness and Solving the Affordable Housing Crisis in Santa Clara County.

The City of Gilroy's Police Department hosts a monthly meeting that includes representatives from the Police and Community Development departments, County Mental Health, outreach workers from the District Attorney's office and from St. Joseph's Family Services, health workers, Sacred Heart Community Services, the Water District, 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 the conserving of resources such as police time spent in re-arresting the same homeless person multiple times. The group is also trying to come up with viable alternatives to illegal encampments in Gilroy.

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

Lastly, the Entitlement Jurisdictions in Santa Clara County have collaborated on preparing their Consolidated Plans and Analyses of Impediments to Fair Housing Choice. 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 and should be addressed more holistically. The document also serves as a resource for local practitioners and service providers looking to understand community development needs throughout Santa Clara County. Finally, this collaborative approach allows the Entitlement Jurisdictions to use their resources for preparing a Consolidated Plan more cost-effectively.

5.8 Resources for Housing and Community Development Activities

Please refer to Section 2.3 for federal, state, and local resources for housing and community development activities.

5.8a Standards and Procedures for Monitoring Activities

Each year staff will conduct a desktop review of all the 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 during PY 2011-12 staff 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 CDBG funds annually in accordance with the terms of the loan agreements.

5.9 Strategic Plan Tables

This section contains the HUD-required tables for the Five-Year Strategic Plan. These include:

- Table 5.1 (HUD Table 1B): Special Needs (Non-Homeless) Populations
- Table 5.2 (HUD Table 1C): Summary of Specific Housing/Community Development Objectives
- Table 5.3 (HUD Table 2A): Priority Housing Needs/Investment Plan
- Table 5.4 (HUD Table 2B): Non-Housing Community Development Needs
- Table 5.5 (HUD Table 2C): Priority Community Development Needs

Table 5.1 (HUD Table 1B): Special Needs (Non-Homeless) Populations**Table 1B: Special Needs (Non-Homeless) and Homeless Populations, Gilroy**

Special Needs Sub-Population	Priority Need Level (a)	Unmet Need	Dollars to Address Unmet Need (k)	Goals (l)	
Elderly	High	520 (b)	\$1,800,000	60	Developer costs
Frail Elderly	High	60 (c)	\$1,200,000	40	Developer costs
Severe Mental Illness	High	280 (d)	\$540,000	18	Homeless Mentally ill rent subsidies
Developmentally Disabled	High	270 (e)	\$300,000	10	Developer costs
Physically Disabled	High	410 (f)	\$300,000	50	CDBG funded Home Access program
Persons w/ Alcohol/Other Drug Addictions	High	280 (g)	\$600,000	20	Support of residential care homes
Persons with HIV/AIDS	High	10 (h)	\$300,000	10	HOPWA rent subsidy
Victims of Domestic Violence	High	210 (i)	\$260,000	60	HTF shelter services & capital funds
Farmworkers	High	28 (j)	\$600,000	20	HOME or state funds
Large Households	High	2,610 (k)	\$1,500,000	100	Harvest Park Development, tax credits other properties, Housing Element policies

Notes:

(a) Based on historic need in jurisdiction and input from Consolidated Plan Workshops.

(b) Based on estimated number of elderly households with a housing problem in jurisdiction, according to data from 2000 Census and 2009 Claritas.

Excludes frail elderly.

(c) Based on same methodology as (b), multiplied by % of County seniors with self-care disability, per 2000 Census.

(d) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of adult population with severe mental illness, per 2000 Census and National Institute of Mental Health.

(e) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of County adult population with mental disability, per 2000 Census.

(f) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of County adult population with physical disability, per 2000 Census. Excludes frail elderly.

(g) Based on local share of countywide admissions to treatment facilities in 2003.

(h) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of County residents living with HIV/AIDS, per 2000 Census and CA Dept. of Health Services.

(i) From previous Consolidated Plan.

(j) Estimated from phone survey conducted during Gilroy Housing Element preparation in 2009

(k) Based on estimated number of large households with a housing problem in jurisdiction, according to data from 2000 Census and 2009 Claritas.

(l) Equal to \$/unit of unmet need from previous Consolidated Plan, multiplied by current need and adjusted for inflation.

(m) Calculated by applying ratio of goal/unmet need from previous Consolidated Plan to current unmet need.

Source: US Census, CHAS Datasets, 2000; Claritas, 2009; CA Dept of Health Services, 2009; National Institute of Mental Health, 1993; Santa Clara County Department of Drug and Alcohol Services; BAE, 2009.

Table 5.2 (HUD Table 1C): Summary of Specific Housing/Community Development Objectives

Table 1C: Summary of Specific Annual Housing/Community Development Objectives				
Actions/Priority	Goals	Performance Measure	Five-Year Goal	One-Year Goal
	<p>Goal #1: Assist in the creation and preservation of affordable housing for lower income and special needs households</p> <p><i>Strategy #1A: Assist developers with the production of affordable rental housing</i></p>			Fiscal Year 2010/11
Action 1A.1 Priority – M	<p>Provide financial and technical assistance to developers producing affordable rental housing. *assist developers applying for tax credits and state funding when funds are available. *Apply for HOME funds when city is eligible and use funds for this purpose</p>	LMH	40 units through City's Neighborhood District Policy 10 units through HOME funds, if available	Technical assistance to 5 developers
Action 1A.2. Priority – M	<p>Assist developers in rehabilitating seriously deteriorating and neglected apartment buildings for conversion into affordable rental units . *funding will be made available for this purpose from Housing Trust Fund (HTF). When the City is eligible for federal funds that are available for this purpose, and City will submit application</p>	LMH	6 units, leveraged by HTF	Not addressed
Action 1A.3. Priority – H	<p>Address barriers to affordable housing production through implementation of associated Housing Element programs. *City to have a certified Housing Element prior to the first year of the Consolidated Plan , will be implementing the programs and policies</p>	LMH	Implementation of programs and policies as stated	Implementation of programs and policies slated for 2010/11

	Strategy #1B: Support affordable ownership housing			
Action 1B.1 Priority – M	Provide financial and technical assistance to developers producing affordable ownership housing for lower-income households, such as self-help and “sweat equity” organizations. *assist developers with applying for funding such as the state BEGIN program rather than from local funds due to budget constraints.	LMH	18 low income homebuyer loans through BEGIN	5 low income homebuyer loans through BEGIN
Action 1B.2. Priority – H	Continue to support financial training and homebuyer assistance programs serving lower-income households *offer first time homebuyer training and down payment assistance through its Housing Trust Fund.	LMH	15 low income homebuyer loans through HTF Sponsor annual workshops in English & Spanish	4 low income homebuyer loans through HTF Sponsor annual workshops in English & Spanish
Action 1B.3. Priority – H	Maintain a list of partner lenders that are familiar with local homebuyer assistance programs and other below-market rate loan products *will continue this practice as part of the homebuyer program.		Update annually	Update annually
Action 1B.4 Priority – H Priority M	Provide lower-income homeowners with the assistance for rehabilitating their properties. * for retrofits to homes of very low income disabled residents. Resources through CDBG. *other rehabilitation due to budget constraints that reduced staffing to implement and maintain such a program. Possible funding through CDBG and Housing Trust Fund.	LMH	50 retrofits for disabled residents with CDBG 10 homes rehabbed with CDBG & HTF	10 retrofits for disabled residents with CDBG
Action 1B.5. Priority – L	Implement local activities under the Neighborhood Stabilization Program (NSP) that provide for the purchase of foreclosed properties and the subsequent rehabilitation and resale of these homes as affordable units for income-eligible households *Unless City is able to access this funding source.	LMH	3 homes if funding available	Not addressed

	Strategy #1C: Assist lower income seniors, larger families, the disabled, and farm workers in securing safe and affordable housing			
Action 1C.1 Priority H Priority M	Support the production and rehabilitation of affordable housing for seniors, disabled individuals, large families, and farmworkers through applications for State and federal funding, or with direct financial assistance *Direct funding for disabled residents through CDBG. *when eligible for HOME funds during the Con Plan period, funds will be budgeted for this purpose. City will support applications of developers for other funding such as state Joe Serna Farmerworker Housing funds.	LMH	100 units of senior housing through tax credit assistance 20 large family units through tax credits 20 farmworker units through state funding	50 units awarded tax credits
Action 1C.2. Priority – H	Ensure that local zoning standards allow for units that serve the needs of disabled individuals, including second units and multifamily units *This is a priority in City's Housing Element		Offer training to development staff & annually publicize standards	Offer training to development staff & annually publicize standards
	Goal #2: Support activities to end homelessness			
	Strategy #2A: Provide housing and supportive services to homeless individuals and families and households at risk of homelessness			
Action 2A.1 Priority – H	Support developers of transitional and supportive housing facilities through technical and direct financial assistance, as well as their applications for State and federal funding, drawing from the Housing First approach to ending homelessness. *Direct financial assistance through the Housing Trust Fund and support of applications.	LMH	12 beds leveraged with HTF 20 units of existing housing made available through HPRP subsidies 20 units made available through Section 8 vouchers for chronic homeless	5 beds leveraged with HTF 4 units of existing housing made available through HPRP subsidies 4 units made available through Section 8 vouchers for chronic homeless

<p>Action 2A.2. Priority – M</p>	<p>Support existing transitional housing and supportive housing facilities. *Support for services to residents through CDBG and Housing Trust Fund. Rehabilitation fund available on a moderate basis from Housing Trust Fund and CDBG.</p>	<p>LMH & LMC</p>	<p>155 residents provided services through CDBG & HTF 1 facility rehabbed through CDBG & HTF</p>	<p>13 people plus 18 families provided services through HTF</p>
<p>Action 2A.3 Priority H</p>	<p>Support programs that provide short-term emergency shelter for homeless individuals and families, while still prioritizing Housing First approach to ending homelessness. * Funds available for services through Housing Trust Fund and CDBG. * explore projects that offer short-term alternatives to encampments, and budget funding for projects</p>	<p>LMC</p>	<p>625 people provided emergency shelter CDBG & HTF</p>	<p>125 people provided emergency shelter through HTF. Develop and fund alternative to encampments</p>
<p>Action 2A.4. Priority – H</p>	<p>Support emergency rental assistance programs to help protect lower-income households from homelessness *Support for services through Housing Trust Fund and CDBG.</p>	<p>LMH</p>	<p>500 households provided emergency rental assistance through CDBG & HTF</p>	<p>100 households provided emergency rental assistance through CDBG & HTF</p>
<p>Action 2A.5 Priority – H</p>	<p>Support outreach programs that provide vital services to homeless individuals, including health services, substance abuse services, referrals, and others *Support for services through Housing Trust Fund and CDBG. Includes support of Gilroy Downtown Streets Team, and participation in Gilroy’s Homeless Outreach Group</p>	<p>LMC</p>	<p>625 people provided vital services through CDBG & HTF</p>	<p>6 people Streets Team and 119 people through Homeless Outreach Group provided vital services through HTF</p>
	<p>Goal #3: Support activities that provide basic services, eliminate blight, and/or strengthen neighborhoods.</p> <p><i>Strategy #3A: Support local service organizations that provide essential services to the community, particularly to special needs populations</i></p>			

<p>Action 3A.1. Priority – H</p>	<p>Provide funding for social services organizations benefiting lower-income households and special needs populations, including seniors, disabled, youth, homeless, farmworkers, single-mothers, victims of domestic violence, and others *Support for services through Housing Trust Fund and CDBG. Human trafficking victims to be added among those eligible for services</p>	<p>LMC</p>	<p>7815 people to be assisted with services through CDBG & HTF</p>	<p>1206 people to be assisted with services through CDBG & 12 people through HTF</p>
<p>Action 3A.2. Priority – H</p>	<p>Support programs and services that assist lower income households access vital services through translation, transportation, outreach and information, and other forms of assistance *Support for services through Housing Trust Fund and CDBG. *Translation in Spanish will be made available through bilingual staff . Other translation is provided as needed through contractual services or referrals.</p>	<p>LMC</p>	<p>8000 people to be assisted with services through CDBG & HTF</p>	<p>2000 people to be assisted with translation services through CDBG</p>
<p>Action 3A.3 Priority – H</p>	<p>Support programs and services that assist households with foreclosure prevention and recovery Use Housing Trust funding</p>	<p>LMH</p>	<p>24 households will avoid foreclosure with counseling services through HTF</p>	<p>5 households will avoid foreclosure with counseling services through HTF</p>
<p>Action 3A.4. Priority -H</p>	<p>Provide housing code enforcement and blight elimination in the NRSA and other eligible low income areas. CDBG and Housing Trust Fund</p>	<p>LMH & LMA</p>	<p>100 housing code cases will be resolved & 100 blight cases will be resolved through CDBG</p>	<p>20 housing code cases will be resolved & 20 blight cases will be resolved through CDBG</p>
<p>Action 3A.5. Priority-H</p>	<p>Provide tenant-landlord information and mediation services. CDBG and Housing Trust Fund</p>	<p>LMC</p>	<p>400 people will be served through information and mediation through HTF</p>	<p>80 people will be served through information and mediation through HTF</p>
<p>Action 3A.6.</p>	<p>Provide funding for social services organizations benefiting lower-income neighborhoods, in particular the Neighborhood Revitalization Strategy Area. CDBG</p>	<p>LMA</p>	<p>2000 individuals will benefit from neighborhood services through CDBG</p>	<p>400 individuals will benefit from neighborhood services through CDBG</p>

	Strategy #3B: Provide the public facilities and infrastructure needed to assure the health, safety and welfare of the community			
Action 3B.1. Priority – H	Remove accessibility barriers from public facilities and sidewalks	LMC	4 public facilities and 20 curb cuts through CDBG	1 public facility made accessible through CDBG
Action 3B.2. Priority – H	Enhance lower income neighborhoods through physical improvements and the ongoing maintenance and rehabilitation of public areas and facilities *CDBG and Recovery Act funds, if available. Majority of expenditures will be in the Neighborhood Revitalization Strategy Area (NRSA).	LMA	5 blocks of lighting improvements. 5 blocks of alley improvements, 2 traffic calming improvements, 1 facility improvement funded or leveraged with CDBG	1 facility improvement funded or leveraged with CDBG
	Strategy # 3C: Mitigate lead-based paint hazards			
Action 3C.1. Priority – M	Continue outreach and education to the community regarding the hazards of lead poisoning, particularly with regard to lead-based paint hazards *Maintain information provided at Community Development counter and provide handouts to rehabilitation program clients	LMC	Annually update public information	Annually update public information
Action 3C.2 Priority –H	Inspect all properties being rehabilitated or acquired for affordable housing for lead-based paint hazards	LMH	Consistent with Lead Based Paint Management Plan	Consistent with Lead Based Paint Management Plan
Action 3C.3. Priority – M	Continue to update and implement the local Lead Based Paint Management Plan as appropriate		1 update in Consolidated Plan period	Not addressed
	Goal #4: Promote fair housing choice			
	Strategy # 4A: Conduct outreach to the community regarding fair housing, and address local barriers to fair housing		20 activities through HTF	4 activities through HTF
Action 4A.1. Priority – H	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.		95 cases or consultations	19 cases or consultations

Action 4A.2. Priority-H	Contract with local service providers to conduct fair housing testing in local apartment complexes.		Included in contract for 4.A.1	Included in contract for 4.A.1
Action 4A.3 Priority-H	Modify local zoning ordinances for consistency with State and federal fair housing laws. *Through implementation of Housing Element policies and programs. Housing Trust Fund Table, City's General Fund.		Implement applicable Housing Element policies	Implementation of programs and policies slated for 2010/11
Action 4A.4. Priority-L	Establish formal written procedures for handling reasonable accommodations requests		Procedure in place	In place - do not need to address
Action 4A.5 Priority – M	Update the local Analysis of Impediments to Fair Housing Choice and report on its implementation as necessary		Updated by end of Year 1 of Consolidated Plan	Updated by end of Year 1 of Consolidated Plan
	Goal #5: Expand economic opportunities for low-income households			
	<i>Strategy #5A: Support economic development activities that promote employment growth and help lower-income persons secure and maintain a job</i>			
Action 5A.1. Priority – H	Provide funding for organizations that support local employment development and workforce training *CDBG funds budgeted for Community Based Development Organizations.	LMA	225 NRSA residents provided specialized employment services	45 NRSA residents provided specialized employment services
Action 5.A.2. Priority – L	Support programs that facilitate small business development * support the Chamber of Commerce and the Economic Development Corporation in applications for funding and/or in providing outreach to low income residents.	LMJ	Funding accessed	Not addressed
	Goal #6: Promote environmental sustainability			
	<i>Strategy #6A: Encourage the installation of energy- and water-efficiency measures in new and existing homes</i>			
Action 6A.1. Priority- M	Support implementation of State and federal energy fund programs such as the California First Program. *State and federal funds applied for jointly with other county jurisdictions and other Bay Area Governments.	LMH	Energy and water-efficiency measure installed in 100 low income households through state and federal funds	Energy and water-efficiency measure installed in 20 low income households through state and federal funds

	<i>Strategy #6B: Encourage eco-friendly and exercise friendly design of neighborhoods in planning and in repairs to infrastructure</i>			
Action 6B.1 Priority - L	Consider adding eco-friendly design as an item in the Residential Development Ordinance (RDO) point scale system *RDO being reviewed as part of Housing element program		Action to promote eco-friendly design	Not addressed
Action 6B.2 Priority-H	Repair sidewalk gaps to create walkable routes in neighborhoods and from neighborhoods to jobs and services.. *CDBG funds, apply for state and federal funds for this purpose.	LMA	10 blocks improved through CDBG & other funding	4 blocks improved through CDBG & other funding

Table 5.3 (HUD Table 2A): Priority Housing Needs/Investment Plan

Table 2A: Priority Housing Activities

	Elderly Households			Small Related			Large Related			All Other Households		
	Priority	Unmet Need (a)	Goal	Priority	Unmet Need (a)	Goal	Priority	Unmet Need (a)	Goal	Priority	Unmet Need (a)	Goal
RENTERS												
0-30% AMI	High	146	74	High	405	102	High	304	102	High	58	10
31-50% AMI	High	22	22	High	310	27	High	410	26	Medium	68	5
51-80% AMI	Low	1	1	High	180	25	High	279	20	Low	14	5
OWNERS												
0-30% AMI	Medium	109	12	Medium	80	4	High	25	4	Low	25	2
31-50% AMI	Medium	64	27	Medium	170	4	High	125	14	Low	14	2
51-80% AMI	High	54	12	High	200	18	High	163	26	Medium	80	5

Section 215 Goals

Notes:

(a) Based on households with housing problem, as reported by CHAS Data, Census, 2000.

(b) Note that Large Households may actually represent the greatest number of persons served, as each household has at least 5 persons, per HUD definition.

Sources: SOCDs CHAS Data, 2009; BAE, 2009.

Table 2A-2: Priority Housing Needs

	5-Yr	Year 1	Year 2	Year 3	Year 4	Year 5
	Goal	Goal	Goal	Goal	Goal	Goal
	Plan/Act.	Plan/Act.	Plan/Act.	Plan/Act.	Plan/Act.	Plan/Act.
CDBG						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units	50	10	10	10	10	10
Homeownership assistance						
HOME – If Gilroy is eligible						
Acquisition of existing rental units						
Production of new rental units	20			10	10	
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
HOPWA						
Rental assistance	10	2	2	2	2	2
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
OTHER -Through state and local funds directly managed by City						
Production of new rental units	18	9		9		
Rental assistance	10	2	2	2	2	2
Production of new owner units	5	10				
Homeownership assistance	27	9	6	4	4	4

5.4 (HUD Table 2B): Non-Housing Community Development Needs**Table 2B: Non-Housing Community Development Needs**

For possible use of CDBG funds

Gilroy's Housing Trust Fund is additional source for homeless facilities and services

AIDS/HIV services addressed through countywide HOPWA funds

Majority of health and mental health and drug and alcohol treatment funding expected to come from county and state funds

and not to be directly managed by the City

Majority of economic development funding expected to come from Work2Future or Recovery Act funds (if available)

Activity Type	Priority Need	Dollars to	Performance	Five-Year
	Level	Address Need	Measure	Goal
Infrastructure and Public Facilities - Eligible Areas				
Senior Centers	Medium	\$100,000	Improvements	1
Youth Centers	High	\$1,000,000	New Construction or Improvements	1
Childcare Centers	Medium	\$100,000	Improvements	1
Parks and Recreation Facilities (covered under Youth Center and Accessibility Improvements)	High	\$0	Improvements	0
Health Care Facilities	Low	\$0	Funded through other means than City	0
Homeless Facilities	High	\$350,000	Provide shelter facilities	1
Drainage/Flooding Improvements	Low	\$0	N/A	0
Street/Alley Improvements (In low income areas)	High	\$1,500,000	Blocks of street improvements	5
Lighting Improvements (in low income areas)	High	\$200,000	Blocks of improvements	5
Sidewalk Improvements (in low income areas)	High	\$500,000	Blocks of improvements	10
Parking Facilities	Low	\$0	N/A	0
Disabled Accessibility Improvements	High	\$258,000	Public facility made accessible	4
Traffic Calming Improvements	Medium	\$100,000	Improvements	2
Graffiti and Blight Removal / Hazard Removal	High	\$100,000	Improvements	5
Community Garden in Neighborhood Revitalization Strategy Area	High	\$50,000	Improvements	1
Public Services				
Food and Nutrition Services	High	\$75,000	Clients	1000
Family Counseling and Case Management	High	\$70,000	Clients	225
Foreclosure Prevention and Housing Counseling	High	\$35,000	Households	35
Disabled Services	Medium	\$38,000	Clients	240
Senior Services	High	\$100,000	Clients	1,400
Youth Services/ At Risk Youth Services	High	\$350,000	Clients	3700
Neglected/Abused Children (Included in Youth category)	High	\$0	Clients	N/A

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Child Care Services	Medium	\$25,000	Clients	50
Anti-Crime Programs	High	\$50,000	Clients	1000
Health Services	High	\$250,000	Clients	10,000
Mental Health Services	Medium	\$10,000	Clients - mostly funded by county & state	50
Activity Type	Priority Need	Dollars to	Performance	Five-Year
	Level	Address Need	Measure	Goal
Tenant Landlord Counseling	High	\$150,000	Clients	400
Legal Services	Low	\$0	N/A	N/A
Fair Housing Activities	High	\$90,000	Clients/Outreach activities	95/20
Transportation Assistance	Medium	\$25,000	Clients	100
Substance Abuse Services	High	\$10,000	Clients	50
Domestic Violence Services	High	\$50,000	Clients	75
Homeless Services	High	\$125,000	Clients	125
Emancipated Youth (aging out of Foster Care)	Medium	\$10,000	Clients	10
HIV/AIDS Services	Medium	\$40,000	Clients	40
Neighborhood Association Services in NRSA	High	75000	Clients	1000
Economic Development				
Employment Training and Placement Programs (Work2Future)	High	\$500,000	Clients	450
Employment Services for NRSA Residents	High	\$250,000	Clients	225
Job Creation/Retention	High	\$500,000	Jobs	50
Small Business Loans	Low	\$0	N/A	N/A
Small Business Development and Mentoring	Low	\$0	N/A	N/A
Building and Façade Improvement	Low	\$0	N/A	N/A
Assistance for Earthquake Reinforcement	Medium	\$60,000	Buildings	3

Table 5.5 (HUD Table 2C): Priority Community Development Needs

Included in Table 1C

6 One-Year Action Plan

This one year Action Plan describes the eligible activities that the jurisdiction intends to undertake in fiscal year 2010/11 to address the needs and implement the strategies identified in the adopted Consolidated Plan for the period July 1, 2010 to June 30, 2015. It describes the activities that the jurisdiction will fund with the Department of Housing and Urban Development (HUD) entitlement grant funds in fiscal year 2010/11 to address priority housing and non-housing community development needs and to affirmatively further fair housing choice.

6.1 Community Development Resources

Entitlement Grant Funding

The City receives CDBG funds as an entitlement grant through HUD. In fiscal year 2010/11, the City will allocate \$649,467 in CDBG funds to eligible activities that address the needs identified in the Consolidated Plan. This funding includes \$533,324 in CDBG grants monies, as well as \$40,000 in program income and \$76,143 in reallocated funds from fiscal years 2007/08 through 2009/10.

Housing Opportunities for People with AIDS (HOPWA). HOPWA funding provides housing assistance and related supportive services for individuals with AIDS. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds also may be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services. The City of San José administers HOPWA funds for Santa Clara and San Benito counties.

Emergency Shelter Grants (ESG). The ESG program provides homeless persons with basic shelter and essential supportive services. It can assist with the operational costs of the shelter facility, and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs. The City of San José administers ESG funds to different parts of the County.

Other Federal Grant Programs

In addition to the entitlement grants listed above, the federal government has several other funding programs for community development and affordable housing activities. These include the Section 8 Rental Assistance program, Section 202, Section 811, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. As recent additions to the array of federal sources, the Housing & Economic Recovery Act (HERA) and the American Recovery and Reinvestment Act (ARRA) also contribute a broad array of community development funds.

State Housing and Community Development Sources

In California, the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) administer a variety of statewide public affordable housing programs. Examples of HCD's programs include the Multifamily Housing Program (MHP), Affordable Housing Innovation Fund (AHIF), Building Equity and Growth in Neighborhoods Program (BEGIN), CalHOME, and the Serna Farmworker Housing Grant Program. Many HCD programs have historically been funded by one-time state bond issuances, and are subject to the remaining availability of funding. CalHFA offers multiple mortgage loan programs, downpayment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. The State also administers the Low Income Housing Tax Credit (LIHTC) program, a widely used financing source for affordable housing projects. **During fiscal year 2010/11 the City will be using for the Alexander Place homeowner project BEGIN funds and**

Residential Development Loan Program awarded in a prior year.

The County of Santa Clara also receives Mental Health Services Act (MHSA) funds for housing. Currently, \$19.2 million is on reserve at the state level to support the development of housing for homeless mentally ill in the County. **In Gilroy during fiscal year 2010/11 development by South County Housing will continue on a 26 unit permanent supportive housing project to which MHSA funds were awarded in a prior year.**

County and Local Housing and Community Development Sources

The Entitlement Jurisdictions also have access to a variety of local and countywide resources, as outlined below:

Inclusionary Housing Programs and In-Lieu Fees. Inclusionary programs are established through local ordinances that require market rate residential developers to set aside a certain portion of units in a development for income-restricted affordable housing. Many inclusionary ordinances also give developers the option of satisfying inclusionary housing requirements through payment of an in-lieu fee. The local jurisdiction, in turn, directs these fees towards other affordable housing activities. Among the Entitlement Jurisdictions and the Urban County, the cities of Cupertino, Los Altos, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, Santa Clara, and Sunnyvale have inclusionary housing programs.

Jobs-Housing Linkage Fees. The fee is assessed by local governments on new commercial developments, and revenue is used to support local affordable housing activities. Among the Entitlement Jurisdictions, the cities of Cupertino, Mountain View, Palo Alto, and Sunnyvale maintain linkage fees.

Redevelopment Funds. California Community Redevelopment Law requires redevelopment agencies (RDAs) to set aside 20 percent of tax increment revenue in redevelopment project areas for affordable housing activities. In addition, at least 15 percent of non-Agency developed housing in the project area must be made affordable to low- and moderate-income households. Of these units, 40 percent (i.e., six percent of the total) must serve very low-income households.

The Housing Trust of Santa Clara County. A non-profit organization that combines private and public funds to support affordable housing activities in the County, including assistance to developers and homebuyers.

Mortgage Credit Certificates (MCC). The federal government allows homeowners to claim a federal income tax deduction equal to the amount of interest paid each year on a home loan. This itemized deduction only reduces the amount of taxable income. Through an MCC, a homeowners' deduction can be converted into a federal income tax credit for qualified first-time homebuyers. This credit actually reduces the household's tax payments on a dollar for dollar basis, with a maximum credit equal to 10 to 20 percent of the annual interest paid on the borrower's mortgage. Mortgage credit certificates in Santa Clara County are issued by the County directly to eligible homeowners.

County Affordable Housing Fund. The County of Santa Clara maintains an Affordable Housing Fund that has provided \$20 million since 2003 to assist in the development of 1,400 housing units for low- and extremely low-income households, homeless, and special needs populations.

City of Gilroy Housing Trust Fund. The City of Gilroy maintains a local housing trust fund that is funded by equity shares from resale of below market rate units, repayments of rehabilitation and homebuyer loans, and interest on the fund balance. The fund can be used for homebuyer assistance, rehabilitation of low income rental and owner-occupied properties, special needs and homeless capital projects, as well as for public services related to homelessness and special needs housing. The Housing Trust Fund budget for fiscal year 2010/11 is \$937,418.

6.2 Geographic Distribution

GEOGRAPHIC AREAS TO WHICH ASSISTANCE WILL BE DIRECTED

Most of the public services funded are available citywide. The St. Joseph's Employment Services and the MACSA Day Camp are for Neighborhood Revitalization Strategy Area (NRSA) residents, as are funds supporting neighborhood associations, and anti-crime activities and code enforcement. Capital expenditures are concentrated in the NRSA through sidewalk in residential areas and from neighborhoods to jobs and services and other capital improvements in residential areas and public facilities in the NRSA including San Isidro Park. CDBG funds designated for accessibility retrofit for individual residences are available citywide.

BASIS FOR ALLOCATING ASSISTANCE GEOGRAPHICALLY

The basis is found in the Neighborhood Revitalization Strategy (NRS).

Information from the 2000 Census indicates that in Santa Clara County only Gilroy and parts of San Jose have census block groups in which 51% or more of the population earned less than 80% of median family income for Santa Clara County. On the census tract level, three tracts in Gilroy have predominately lower income households. These tracts are located in central and eastern Gilroy. Use of CDBG funds for public improvements can only occur in income eligible areas such as these. A large portion of one of these tracts was identified by the City and recognized by HUD as a Neighborhood Revitalization Strategy Area (NRSA) in 1998. That status was renewed in Program Year 2008 and runs through Program Year 2012. The City further recommended that the goals apply to the entire Census Tract 5126.01, so that neighborhoods north of Leavesley Road could be included. The Downtown is located in the NRSA.

The Program Year 2010 CDBG budget earmarks \$365,204 for NRSA-specific activities. This is 56% of the \$649,466 total. This percentage does not include activities such as the Youth Center or Chamberlain's Mental Health Services that partially benefit the NRSA.

6.3 Community Participation

The community outreach and planning for the 2010/2011 Action Plan was conducted in tandem with the Consolidated Plan process. As outlined in Section 3 of the Consolidated Plan, throughout September 2009, the Santa Clara County Entitlement Jurisdictions hosted four Consolidated Plan Workshops to engage the public and local stakeholders in the planning process. The Workshops were held in Sunnyvale, San José, and Morgan Hill, to encompass northern, central, and southern Santa Clara County. In addition, the City of San José hosted a smaller workshop for its Strong Neighborhood Initiative (SNI) Neighborhood Advisory Committee (NAC) representatives. A total of 105 individuals participated in the four Workshops.

As another method of soliciting input, Workshop participants and stakeholders outside of the Workshops also completed an informal survey that assessed local community development needs. Although these surveys are not meant to be a rigorous quantitative assessment of need, they do offer a general perspective on community development concerns and priorities. A total of 124 surveys were received.

Fifteen residents and agency representatives attended the Gilroy-specific November 2009 Consolidated Plan Visioning

Session. Spanish Translation was provided for this meeting. There was support for directing services to extremely low income people (30% of County median income), creating a community garden at the Cultural center site, encouraging neighborhood development that is eco-friendly and that looks at the health impacts to residents, extending hours of operation for youth activities, and adopting the Inclusionary Housing Ordinance. (All in attendance completed surveys and are included in the attached survey results.)

Gilroy City staff and community volunteers distributed surveys in English and Spanish during November and December, 2009. A total of 124 surveys were returned. The Highest needs cited by respondents: employment or vocational training, youth centers, health services, and anti-crime programs. A tabulation of the responses and comments appears in Appendix A.3.a.

The Gilroy City Council reviewed the citizen participation as well as the draft Consolidated Plan goals at a study session on January 11, 2010. At that session Council also reviewed the proposed budget for the PY2010 Action Plan activities.

Both the Gilroy Housing Advisory Committee (November 12, 2009) and the Citizens Advisory Committee (March 3, 2010) had opportunities to comment on the Consolidated Plan at their regular meetings.

6.4 Housing Needs

Goal #1: Assist in the creation and preservation of affordable housing for lower-income and special needs households

Strategy #1A: Assist developers with the production of affordable rental housing

- **Action 1A.1.** Provide financial and technical assistance to developers producing affordable rental housing. **Priority – M** While the need for affordable rental housing is high, the resources to address this are not expected to be plentiful. City staff will provide technical assistance to developers applying for tax credits and state funding such as the Multifamily Housing Program when such funds are available.

2010-2011 Action(s) **Provide technical assistance to developers**

Goal(s) **Assistance to 5 nonprofit and for profit developers that have affordable housing exemptions under the City’s Residential Development Ordinance**

- **Action 1A.2.** Assist developers in rehabilitating seriously deteriorating and neglected apartment buildings for conversion into affordable rental units. **Priority – M** A moderate amount of funding will be made available for this purpose from the City’s Housing Trust Fund. Should the City be eligible for federal funds that become available for this purpose, it will apply for such.

2010-2011 Action(s) **No actions expected in 2010-2011**

Goal(s) **N/A**

- **Action 1A.3.** Address any barriers to affordable housing production through implementation of associated

Housing Element programs. **Priority – T** The City will attempt to have a certified Housing Element prior to the first year of the Consolidated Plan and will be implementing the programs and policies.

2010-2011 Action(s) Implement policies and procedures slated for 2010-2011 in the Housing Element

- Goal(s)**
- Zoning Code compliant with SB-2**
 - Zoning Code change to encourage development of Single Room Occupancy (SRO) units**
 - Zoning Code consistent with Employee Housing Act**
 - Review water and sewer services for priority for affordable housing developments**
 - Update at-risk preservation policy**
 - Improve community access to housing information**

Strategy #1B: Support affordable ownership housing

- **Action 1B.1.** Provide financial and technical assistance to developers producing affordable ownership housing for lower-income households, such as self-help and “sweat equity” organizations. **Priority – M** The City will assist developers with applying for funding such as the state BEGIN program rather than from local funds due to budget constraints.

2010-2011 Action(s) Maintain existing BEGIN contract for units at Alexander Place

Goal(s) 5 low income homebuyer loans

- **Action 1B.2.** Continue to support financial training and homebuyer assistance programs serving lower-income households. **Priority – H** The City will continue to offer first time homebuyer training and down payment assistance through its Housing Trust Fund.

2010-2011 Action(s) Offer first time homebuyer training and down payment assistance loans

**Goal(s) 4 low income homebuyer loans
2 trainings**

- **Action 1B.3.** Maintain a list of partner lenders that are familiar with local homebuyer assistance programs and other below-market rate loan products. **Priority – H** The City will continue this practice as part of its homebuyer program.

2010-2011 Action(s) Update lender list

Goal(s) List updated

- **Action 1B.4.** Provide lower-income homeowners with the assistance for rehabilitating their properties. **Priority – MH** for retrofits to homes of very low income disabled residents. Resources through CDBG. M for other rehabilitation due to budget constraints that reduced staffing to implement and maintain such a program. Possible funding through CDBG and Housing trust fund.

2010-2011 Action(s) CDBG funds of \$90,000 for rehabilitation program administration and for retrofit grants

Goal(s) 10 homes made accessible for very low income disabled residents

- **Action 1B.5.** Implement local activities under the Neighborhood Stabilization Program (NSP) that provide for the purchase of foreclosed properties and the subsequent rehabilitation and resale of these homes as affordable units for income-eligible households. **Priority – L** Unless City is able to access this funding source.

2010-2011 Action(s) **No actions expected in 2010-2011**

Goal(s) **N/A**

Strategy #1C: Assist lower-income seniors, larger families, the disabled, and farmworkers in securing safe and affordable housing

- **Action 1C.1.** Support the production and rehabilitation of affordable housing for seniors, disabled individuals, large families, and farmworkers through applications for State and federal funding, or with direct financial assistance. **Priority – H** Direct funding for disabled residents through CDBG. **Priority - M** for others. If the City is eligible for HOME funds during the Consolidated Plan period, funds may be budgeted for this purpose. Otherwise, the City will support applications of developers for other funding such as state Joe Serna Farmerworker Housing funds.

2010-2011 Action(s) **Support developer applications for tax credits.**

Goal(s) **50 units awarded tax credits**

- **Action 1C.2.** Ensure that local zoning standards allow for units that serve the needs of disabled individuals, including second units and multifamily units. **Priority – H** This is a priority in Gilroy’s Housing Element.

2010-2011 Action(s) **Develop informational materials for public and City development staff**

Goal(s) **One publication developed**

Goal #2: Support activities to end homelessness

Strategy #2A: Provide housing and supportive services to homeless individuals and families and households at risk of homelessness

- **Action 2A.1.** Support developers of transitional and supportive housing facilities through technical and direct financial assistance, as well as their applications for State and federal funding, drawing from the Housing First approach to ending homelessness. **Priority – H** Direct financial assistance through the Housing Trust Fund and support of applications.
Use may include rental subsidies to create supportive housing units through HTF or HOME funds if City becomes eligible for this funding source.

2010-2011 Action(s) **City to make available supportive housing beds through the Housing Trust Fund. Other transitional and permanent housing to be made available through HUD-funded HPRP (Homeless Prevention and Rapid Rehousing Program) and Section 8 vouchers set aside for the chronically homeless by the Housing Authority of Santa Clara County.**

Goal(s) **5 beds made available through the Housing Trust Fund (could all be in one housing unit)**
4 units available through HPRP
4 units available from Section 8 for chronically homeless

- **Action 2A.2.** Support existing transitional housing and supportive housing facilities. **Priority – M** Support for services to residents through CDBG and Housing Trust Fund. Rehabilitation fund available on a moderate basis from Housing Trust Fund and CDBG.

2010-2011 Action(s) **Housing Trust Fund to support services for families at the Sobrato Transitional Apartments.**

Goal(s) **Rebekah Children’s Services to provide 13 young mothers with parenting workshops**
South County Housing to provide 18 families with building for economic success workshops
and coaching for reaching financial stability goals

- **Action 2A.3.** Support programs that provide short-term emergency shelter for homeless individuals and families, while still prioritizing Housing First approach to ending homelessness. **Priority – H** Funds available for services through Housing Trust Fund and CDBG. Will explore projects that offer short-term alternatives to encampments, and budget funding as applicable.

2010-2011 Action(s) **Funding through Housing Trust Fund (HTF). Provide emergency shelter during cold weather period. Develop project that is an alternative to illegal encampments.**

Goal(s) **Provide funding to Emergency Housing Consortium for emergency shelter services to 125 individuals.**
Develop feasible alternative to illegal encampments and partnerships to fund it.

- **Action 2A.4.** Support emergency rental assistance programs to help protect lower-income households from homelessness. **Priority – H** Support for services through Housing Trust Fund and CDBG.

2010-2011 Action(s) **Fund emergency rental assistance.**

Goal(s) **Funding through Housing Trust Fund (HTF) to St. Joseph’s Family Services to provide emergency rental assistance to 100 families.**

- **Action 2A.5.** Support outreach programs that provide vital services to homeless individuals, including health services, substance abuse services, referrals, and others. **Priority – H** Support for services through Housing Trust Fund and CDBG. Includes support of Gilroy Downtown Streets Team, and participation in Gilroy’s Homeless Outreach Group.

2010-2011 Action(s) **Housing Trust Funds to support Downtown Streets Team and Homeless Outreach Group and Homeless Management Information System (HMIS).**

- Goal(s)** **6 people will obtain housing and employment through participation in the Downtown Streets team**
- 10 people will access services, including housing and employment, through the efforts of the Outreach Team and an additional 109 individuals will access some other type of service such as medical care.**
- Fund Community Technology Alliance to provide HUD-required HMIS services – records for 400 people**

Goal #3: Support activities that provide basic services, eliminate blight, and/or strengthen neighborhoods

Strategy #3A: Support local service organizations that provide essential services to the community, particularly special needs populations

- **Action 3A.1.** Provide funding for social services organizations benefiting lower-income households and special needs populations, including seniors, disabled, youth, homeless, farmworkers, single-mothers, victims of domestic violence, and others. **Priority – H** Support for services through Housing Trust Fund and CDBG. Human trafficking victims will be also be included among those eligible for services.

2010-2011 Action(s) Fund second year of public services contracts granted in 2009/2010

Goals (CDBG funding amounts listed)

- Long Term Care Ombudsman-Catholic Charities. 150 people (frail elderly) \$5000
- Daybreak Respite-Catholic Charities. 26 people (frail elderly and caregivers) \$5000
- The Health Trust – Meals on Wheels. 8 people (homebound elderly and disabled) \$6500
- Live Oak Adult Daycare. 50 people (frail elderly) \$10,000
- Operation Brown Bag – Second Harvest Food Bank 170 people (senior and disabled) \$8500
- Silicon Valley Independent Living Center – Housing Program. 52 People (disabled) \$1435
(also funded through HTF)
- Youth Center – City of Gilroy. 400 people (youth) \$40,000
- Summer Day Camp – MACSA. 250 people (youth in NRSA) \$25,000
- Gilroy Aquatics Program. 60 people (youth in NRSA) \$4400
- Chamberlain’s Mental Health Services – counseling. 40 people (at risk youth) \$5000

Gilroy’s Housing Trust Fund will provide the following service:

Community Solutions – La Isla Pacifica Shelter for Battered Women. 12 people (domestic violence victims) \$8000

- **Action 3A.2.** Support programs and services that assist lower income households access vital services through translation, transportation, outreach and information, and other forms of assistance. **Priority – H** Support for services through Housing Trust Fund and CDBG. Translation in Spanish will be made available through bilingual staff. Other translation will be provided as needed through contractual services or referrals.

2010-2011 Action(s) Translation in Spanish will be made available through bilingual staff and contractors.

Goals 2000 individuals to receive translation at meetings, during requests for City services and through public announcements.

- **Action 3A.3.** Support programs and services that assist households with foreclosure prevention and recovery. **Priority – H** Housing Trust fund

2010-2011 Action(s) Provide Access to Foreclosure Counseling

Goals Use Housing Trust Fund to Leverage federal funds for foreclosure counseling so that 5 households will avoid foreclosure.

- **Action 3A.4.** **Priority – H** Provide housing code enforcement and blight elimination in the NRSA and other eligible low income areas. CDBG and Housing Trust Fund

2010-2011 Action(s) Provide housing code and blight elimination enforcement in the Neighborhood Revitalization Strategy Area.

Goals 20 housing code case and 20 blight cases will be resolved. CDBG funds of \$23,000

- **Action 3A.5.** **Priority – H** Provide tenant-landlord information and mediation services. CDBG and Housing Trust Fund

2010-2011 Action(s) Provide tenant-landlord information and mediation services through the Housing Trust Fund.

Goals Fund Project Sentinel to provide services to 80 people

- **Action 3A.6.** Provide funding for social services organizations benefiting lower-income neighborhoods, in particular the Neighborhood Revitalization Strategy Area. CDBG

2010-2011 Action(s) Provide CDBG funds of \$30,000 to an eligible Community Based Development Organization

Goals 400 individuals residing in the NRSA benefit from services that strengthen neighborhoods

Strategy #3B: Provide the public facilities and infrastructure needed to assure the health, safety, and welfare of the community

- **Action 3B.1.** Remove accessibility barriers from public facilities and sidewalks. **Priority – H** CDBG

2010-2011 Action(s) Prior years' CDBG activities (and prior years' funds) will address this action

Goals 1 public facility made accessible

- **Action 3B.2.** Enhance lower income neighborhoods through physical improvements and the ongoing maintenance and rehabilitation of public areas and facilities. **Priority – H** CDBG and Recovery Act funds, if available. The majority of the expenditures will be in the Neighborhood Revitalization Strategy Area (NRSA).

2010-2011 Action(s) **Expend prior years’ CDBG funds and prior year’s CDBG-R funds for physical improvements in the NRSA**

Goal(s) **Fund improvements to the San Ysidro Park Youth Center
4 blocks of sidewalks improved (see Action 6.B.2)**

Strategy #3C: Mitigate lead-based paint hazards

- **Action 3C.1.** Continue outreach and education to the community regarding the hazards of lead poisoning, particularly with regard to lead-based paint hazards. **Priority – M** Maintain information provided at Community Development counter and provide handouts to rehabilitation program clients.

2010-2011 Action(s) **Maintain information provided at Community Development counter and provide handouts to rehabilitation program clients.**

Goal(s) **Contact County Health Department for most recent information**

- **Action 3C.2.** Inspect all properties being rehabilitated or acquired for affordable housing for lead-based paint hazards. **Priority –H** CDBG and Housing Trust Fund

2010-2011 Action(s) **Inspect for lead hazards as required**

Goal(s) **5 properties inspected**

- **Action 3C.3.** Continue to update and implement the local Lead Based Paint Management Plan as appropriate. **Priority – M** Through local staff CDBG

2010-2011 Action(s) **Do not expect an update this year**

Goal(s) **N/A**

Goal #4: Promote fair housing choice

Goal #4A: Conduct outreach to the community regarding fair housing, and address local barriers to fair housing

- **Action 4A.1.** 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. **Priority – H** Services through Housing Trust Fund or CDBG

2010-2011 Action(s) **Fund Fair Housing Services through Housing Trust Fund**

Goals Fund Project Sentinel to manage 19 fair housing cases or consultations as well as to provide education.

- **Action 4A.2.** Contract with local service providers to conduct fair housing testing in local apartment complexes. **Priority – H** Included in service contract for Action 4 A.1.

2010-2011 Action(s) Included in contract funded through Action 4.A.1

- **Action 4A.3.** Modify local zoning ordinances for consistency with State and federal fair housing laws. **Priority – H** Through implementation of Housing Element policies and programs. Housing Trust Fund, City’s General Fund.

2010-2011 Action(s) Included in Action 1.A.1

- **Action 4A.4.** Establish formal written procedures for handling reasonable accommodations requests. **Priority – L** Already in existence.
- **Action 4A.5.** Update the local Analysis of Impediments to Fair Housing Choice and report on its implementation as necessary. **Priority – M** Housing Trust Fund and CDBG

2010-2011 Action(s) Update AI by end of program year

Goal(s) Updated AI

Goal #5: Expand economic opportunities for low-income households

Strategy #5A: Support economic development activities that promote employment growth, and help lower-income persons secure and maintain a job

- **Action 5A.1.** Provide funding for organizations that support local employment development and workforce training. **Priority – H** CDBG funds budgeted for Community Based Development Organizations.

2010-2011 Action(s) Fund employment services for NRSA residents through \$50,000 to Sta. Joseph’s Family Services.

Goal(s) 45 NRSA residents will be provided specialized employment services and will find employment or enroll in vocational training

- **Action 5.A.2.** Support programs that facilitate small business development. **Priority – L** Will support Gilroy Chamber of Commerce and/Gilroy Economic Development Corporation in applications for funding and/or in providing outreach to low income residents.

2010-2011 Action(s) No actions expected in 2010-2011

Goal(s) N/A

Goal # 6: Promote environmental sustainability

Strategy #6A: Encourage the installation of energy- and water-efficiency measures in new and existing homes

- **Action 6A.1.** Support implementation of State and federal energy fund programs such as the California First Program. **Priority M** State and federal funds applied for jointly with other county jurisdictions and with Association of Bay Area Governments.

2010-2011 Action(s) **Maintain contractual agreements with County and ABAG for provision of programs in Gilroy**

Goal(s) **20 low income households have energy and/or water saving measures installed.**

Strategy #6B: Encourage eco-friendly and exercise friendly design of neighborhoods in planning and in repairs to infrastructure

- **Action 6B.1.** Consider adding eco-friendly design as an item in the Residential Development Ordinance (RDO) point scale system. **Priority L** The current RDO will be reviewed as part of a Housing Element program.

2010-2011 Action(s) **Not expected to be reviewed during program year.**

Goal(s) N/A

- **Action 6B.2** Repair sidewalk gaps to create walkable routes in neighborhoods and from neighborhoods to jobs and services. **Priority H** CDBG funds., apply for state and federal funds for this purpose.

2010-2011 Action(s) **PY10 CDBG funds in the amount of \$252,957 and prior years' funds) are expected to address this action in the Neighborhood Revitalization Strategy Area through construction of a sidewalk at the Tenth Street US Highway 101 interchange. Additional blocks of sidewalks will be completed as CDBG funding permits, or with non-CDBG funds.**

Goal(s) **4 blocks of walkable routes created in the NRSA through sidewalk gap repair. (See Action #B.2)**

6.5 Action Plan Tables

This section contains the HUD-required tables for the One-Year Action Plan. These include:

- Table 6.1 (HUD Table 3A): Summary of Specific Annual Objectives
- Table 6.2 (HUD Table 3B): Annual Affordable Housing Completion Goals
- Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

Table 3A: Summary of Specific Annual Housing/Community Development Objectives				
• Actions/ Priority	Goals	Performance Measure	Five-Year Goal	One-Year Goal
	Goal #1: Assist in the creation and preservation of affordable housing for lower income and special needs households			Fiscal Year 2010/11
	<i>Strategy #1A: Assist developers with the production of affordable rental housing</i>			
Action 1A.1 Priority – M	Provide financial and technical assistance to developers producing affordable rental housing. *assist developers applying for tax credits and state funding when funds are available. *Apply for HOME funds when city is eligible and use funds for this purpose	LMH	40 units through City's Neighborhood District Policy 10 units through HOME funds, if available	Technical assistance to 5 developers
Action 1A.2. Priority – M	Assist developers in rehabilitating seriously deteriorating and neglected apartment buildings for conversion into affordable rental units . *funding will be made available for this purpose from Housing Trust Fund (HTF). When the City is eligible for federal funds that are available for this purpose, and City will submit application	LMH	6 units, leveraged by HTF	Not addressed
Action 1A.3. Priority – H	Address barriers to affordable housing production through implementation of associated Housing Element programs. *City to have a certified Housing Element prior to the first year of the Consolidated Plan , will be implementing the programs and policies	LMH	Implementation of programs and policies as stated	Implementation of programs and policies slated for 2010/11

	Strategy # 1B: Support affordable ownership housing			
Action 1B.1 Priority – M	. Provide financial and technical assistance to developers producing affordable ownership housing for lower-income households, such as self-help and “sweat equity” organizations. *assist developers with applying for funding such as the state BEGIN program rather than from local funds due to budget constraints.	LMH	18 low income homebuyer loans through BEGIN	5 low income homebuyer loans through BEGIN
Action 1B.2. Priority – H	Continue to support financial training and homebuyer assistance programs serving lower-income households *offer first time homebuyer training and down payment assistance through its Housing Trust Fund.	LMH	15 low income homebuyer loans through HTF Sponsor annual workshops in English & Spanish	4 low income homebuyer loans through HTF Sponsor annual workshops in English & Spanish
Action 1B.3. Priority – H	Maintain a list of partner lenders that are familiar with local homebuyer assistance programs and other below-market rate loan products *will continue this practice as part of the homebuyer program.		Update annually	Update annually
Action 1B.4 Priority – H Priority M	Provide lower-income homeowners with the assistance for rehabilitating their properties. * for retrofits to homes of very low income disabled residents. Resources through CDBG. *other rehabilitation due to budget constraints that reduced staffing to implement and maintain such a program. Possible funding through CDBG and Housing Trust Fund.	LMH	50 retrofits for disabled residents with CDBG 10 homes rehabbed with CDBG & HTF	10 retrofits for disabled residents with CDBG

<p>Action 1B.5. Priority – L</p>	<p>Implement local activities under the Neighborhood Stabilization Program (NSP) that provide for the purchase of foreclosed properties and the subsequent rehabilitation and resale of these homes as affordable units for income-eligible households *Unless City is able to access this funding source.</p>	<p>LMH</p>	<p>3 homes if funding available</p>	<p>Not addressed</p>
	<p>Strategy #1C: Assist lower income seniors, larger families, the disabled, and farm workers in securing safe and affordable housing</p>			
<p>Action 1C.1 Priority H Priority M</p>	<p>Support the production and rehabilitation of affordable housing for seniors, disabled individuals, large families, and farmworkers through applications for State and federal funding, or with direct financial assistance *Direct funding for disabled residents through CDBG. *when eligible for HOME funds during the Con Plan period, funds will be budgeted for this purpose. City will support applications of developers for other funding such as state Joe Serna Farmworker Housing funds.</p>	<p>LMH</p>	<p>100 units of senior housing through tax credit assistance 20 large family units through tax credits 20 farmworker units through state funding</p>	<p>50 units awarded tax credits</p>
<p>Action 1C.2. Priority – H</p>	<p>Ensure that local zoning standards allow for units that serve the needs of disabled individuals, including second units and multifamily units *This is a priority in City's Housing Element Goal #2: Support activities to end homelessness</p>		<p>Offer training to development staff & annually publicize standards</p>	<p>Offer training to development staff & annually publicize standards</p>
	<p>Strategy #2A: Provide housing and supportive services to homeless individuals and families and households at risk of homelessness</p>			

<p>Action 2A.1 Priority – H</p>	<p>Support developers of transitional and supportive housing facilities through technical and direct financial assistance, as well as their applications for State and federal funding, drawing from the Housing First approach to ending homelessness. *Direct financial assistance through the Housing Trust Fund and support of applications.</p>	<p>LMH</p>	<p>12 beds leveraged with HTF 20 units of existing housing made available through HPRP subsidies 20 units made available through Section 8 vouchers for chronic homeless</p>	<p>5 beds leveraged with HTF 4 units of existing housing made available through HPRP subsidies 4 units made available through Section 8 vouchers for chronic homeless</p>
<p>Action 2A.2. Priority – M</p>	<p>Support existing transitional housing and supportive housing facilities. *Support for services to residents through CDBG and Housing Trust Fund. Rehabilitation fund available on a moderate basis from Housing Trust Fund and CDBG.</p>	<p>LMH & LMC</p>	<p>155 residents provided services through CDBG & HTF 1 facility rehabbed through CDBG & HTF</p>	<p>13 people plus 18 families provided services through HTF</p>
<p>Action 2A.3 Priority H</p>	<p>Support programs that provide short-term emergency shelter for homeless individuals and families, while still prioritizing Housing First approach to ending homelessness. * Funds available for services through Housing Trust Fund and CDBG. * explore projects that offer short-term alternatives to encampments, and budget funding for projects</p>	<p>LMC</p>	<p>625 people provided emergency shelter CDBG & HTF</p>	<p>125 people provided emergency shelter through HTF. Develop and fund alternative to encampments</p>
<p>Action 2A.4. Priority – H</p>	<p>Support emergency rental assistance programs to help protect lower-income households from homelessness *Support for services through Housing Trust Fund and CDBG.</p>	<p>LMH</p>	<p>500 households provided emergency rental assistance through CDBG & HTF</p>	<p>100 households provided emergency rental assistance through CDBG & HTF</p>
<p>Action 2A.5 Priority – H</p>	<p>Support outreach programs that provide vital services to homeless individuals, including health services, substance abuse services, referrals, and others *Support for services through Housing Trust Fund and CDBG. Includes support of Gilroy Downtown Streets Team, and participation in Gilroy's Homeless Outreach Group</p>	<p>LMC</p>	<p>625 people provided vital services through CDBG & HTF</p>	<p>6 people Streets Team and 119 people through Homeless Outreach Group provided vital services through HTF</p>

	<p>Goal #3: Support activities that provide basic services, eliminate blight, and/or strengthen neighborhoods.</p>			
	<p>Strategy #3A: <i>Support local service organizations that provide essential services to the community, particularly to special needs populations</i></p>			
<p>Action 3A.1. Priority – H</p>	<p>Provide funding for social services organizations benefiting lower-income households and special needs populations, including seniors, disabled, youth, homeless, farmworkers, single-mothers, victims of domestic violence, and others *Support for services through Housing Trust Fund and CDBG. Human trafficking victims to be added among those eligible for services</p>	<p>LMC</p>	<p>7815 people to be assisted with services through CDBG & HTF</p>	<p>1206 people to be assisted with services through CDBG & 12 people through HTF</p>
<p>Action 3A.2. Priority – H</p>	<p>Support programs and services that assist lower income households access vital services through translation, transportation, outreach and information, and other forms of assistance *Support for services through Housing Trust Fund and CDBG. *Translation in Spanish will be made available through bilingual staff . Other translation is provided as needed through contractual services or referrals.</p>	<p>LMC</p>	<p>8000 people to be assisted with services through CDBG & HTF</p>	<p>2000 people to be assisted with translation services through CDBG</p>
<p>Action 3A.3 Priority – H</p>	<p>Support programs and services that assist households with foreclosure prevention and recovery Use Housing Trust funding</p>	<p>LMH</p>	<p>24 households will avoid foreclosure with counseling services through HTF</p>	<p>5 households will avoid foreclosure with counseling services through HTF</p>
<p>Action 3A.4. Priority -H</p>	<p>Provide housing code enforcement and blight elimination in the NRSA and other eligible low income areas. CDBG and Housing Trust Fund</p>	<p>LMH & LMA</p>	<p>100 housing code cases will be resolved & 100 blight cases will be resolved through CDBG</p>	<p>20 housing code cases will be resolved & 20 blight cases will be resolved through CDBG</p>

Action 3A.5. Priority-H	Provide tenant-landlord information and mediation services. CDBG and Housing Trust Fund	LMC	400 people will be served through information and mediation through HTF	80 people will be served through information and mediation through HTF
Action 3A.6.	Provide funding for social services organizations benefiting lower-income neighborhoods, in particular the Neighborhood Revitalization Strategy Area. CDBG	LMA	2000 individuals will benefit from neighborhood services through CDBG	400 individuals will benefit from neighborhood services through CDBG
	Strategy #3B: <i>Provide the public facilities and infrastructure needed to assure the health, safety and welfare of the community</i>			
Action 3B.1. Priority – H	Remove accessibility barriers from public facilities and sidewalks	LMC	4 public facilities and 20 curb cuts through CDBG	1 public facility made accessible through CDBG
Action 3B.2. Priority – H	Enhance lower income neighborhoods through physical improvements and the ongoing maintenance and rehabilitation of public areas and facilities *CDBG and Recovery Act funds, if available. Majority of expenditures will be in the Neighborhood Revitalization Strategy Area (NRSA).	LMA	5 blocks of lighting improvements. 5 blocks of alley improvements, 2 traffic calming improvements, 1 facility improvement funded or leveraged with CDBG	1 facility improvement funded or leveraged with CDBG
	Strategy # 3C: Mitigate lead-based paint hazards			
Action 3C.1. Priority – M	Continue outreach and education to the community regarding the hazards of lead poisoning, particularly with regard to lead-based paint hazards *Maintain information provided at Community Development counter and provide handouts to rehabilitation program clients	LMC	Annually update public information	Annually update public information
Action 3C.2 Priority –H	Inspect all properties being rehabilitated or acquired for affordable housing for lead-based paint hazards	LMH	Consistent with Lead Based Paint Management Plan	Consistent with Lead Based Paint Management Plan

Action 3C.3. Priority – M	Continue to update and implement the local Lead Based Paint Management Plan as appropriate		1 update in Consolidated Plan period	Not addressed
	Goal #4: Promote fair housing choice			
	Strategy # 4A: Conduct outreach to the community regarding fair housing, and address local barriers to fair housing		20 activities through HTF	4 activities through HTF
Action 4A.1. Priority – H	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.		95 cases or consultations	19 cases or consultations
Action 4A.2. Priority-H	Contract with local service providers to conduct fair housing testing in local apartment complexes.		Included in contract for 4.A.1	Included in contract for 4.A.1
Action 4A.3 Priority-H	Modify local zoning ordinances for consistency with State and federal fair housing laws. *Through implementation of Housing Element policies and programs. Housing Trust Fund, City's General Fund.		Implement applicable Housing Element policies	Implementation of programs and policies slated for 2010/11
Action 4A.4. Priority-L	Establish formal written procedures for handling reasonable accommodations requests		Procedure in place	In place - do not need to address
Action 4A.5 Priority – M	Update the local Analysis of Impediments to Fair Housing Choice and report on its implementation as necessary		Updated by end of Year 1 of Consolidated Plan	Updated by end of Year 1 of Consolidated Plan
	Goal #5: Expand economic opportunities for low-income households			
	Strategy #5A: <i>Support economic development activities that promote employment growth and help lower-income persons secure and maintain a job</i>			
Action 5A.1. Priority – H	Provide funding for organizations that support local employment development and workforce training *CDBG funds budgeted for Community Based Development Organizations.	LMA	225 NRSA residents provided specialized employment services	45 NRSA residents provided specialized employment services

<p>Action 5.A.2. Priority – L</p>	<p>Support programs that facilitate small business development * support the Chamber of Commerce and the Economic Development Corporation in applications for funding and/or in providing outreach to low income residents.</p>	<p>LMJ</p>	<p>Funding accessed</p>	<p>Not addressed</p>
<p>Goal #6: Promote environmental sustainability</p>				
<p><i>Strategy #6A: Encourage the installation of energy- and water-efficiency measures in new and existing homes</i></p>				
<p>Action 6A.1. Priority- M</p>	<p>Support implementation of State and federal energy fund programs such as the California First Program. *State and federal funds applied for jointly with other county jurisdictions and other Bay Area Governments.</p>	<p>LMH</p>	<p>Energy and water-efficiency measure installed in 100 low income households through state and federal funds</p>	<p>Energy and water-efficiency measure installed in 20 low income households through state and federal funds</p>
<p><i>Strategy #6B: Encourage eco-friendly and exercise friendly design of neighborhoods in planning and in repairs to infrastructure</i></p>				
<p>Action 6B.1 Priority - L</p>	<p>Consider adding eco-friendly design as an item in the Residential Development Ordinance (RDO) point scale system *RDO being reviewed as part of Housing element program</p>		<p>Action to promote eco-friendly design</p>	<p>Not addressed</p>
<p>Action 6B.2 Priority-H</p>	<p>Repair sidewalk gaps to create walkable routes in neighborhoods and from neighborhoods to jobs and services. *CDBG funds, apply for state and federal funds for this purpose.</p>	<p>LMA</p>	<p>10 blocks improved through CDBG & other funding</p>	<p>Sidewalk completed at Tenth St. and HWY 101plus 3 residential blocks improved through CDBG & other funding</p>

U.S. Department of Housing

OMB

Approval No. 2506-0117
 and Urban Development
 (Exp. 4/30/2011)

Table 3B

ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	6.6 Resources used during the period			
			CDBG	HOM E	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	4- HPRP 4- Section 8		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	8		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	1- HTF 2- HOPWA		<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Total Sec. 215 Affordable Rental	3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		

GILROY CONSOLIDATED PLAN 2010 -2015

Production of new units	5		<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	10		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	5- BEGIN 4- HTF		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	24		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	5		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	10		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	11		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	9		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	35		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	11		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Annual Owner Housing Goal	19		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	30		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Homeless Households are expected to be assisted through Homeless Prevention and Rapid Re-housing (HPRP) made available to St. Joseph’s Family Services directly from HUD. An additional 4 homeless households are expected to receive Section 8 certificates out of the 20 that are reserved countywide for the chronically homeless by the Housing Authority of Santa Clara County. 26 SROs designated for homeless and mentally ill homeless individuals are expected to be under construction but not completed in PY 2010.

The City’s Housing Trust Fund will provide rental assistance for one family in a City-owned 3-bedroom home. It is expected that rental assistance will be provided for 2 units for individuals with HIV/AIDS through countywide HOPWA funds.

10 dwellings will be made accessible for 10 very low income disabled household through CDBG funds.

The completion of construction on the second building at Alexander Place, funded through state funds guaranteed by the City is expected to produce at least 5 townhomes affordable to low income families.

The City’s Housing Trust Fund and the BEGIN grant from the state are expected to provide downpayment assistance to 9 low income households. The BEGIN funds are to be used for purchase of the 5 townhomes at Alexander Place.

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/Goal Objective/Outcome/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
10-254-5250	Program Administration	21A General Program Administration	CDBG	\$112,800
	Planning & Administration	Eligible Activity: 570.206	ESG	\$0
			HOME	\$0
			HOPWA	\$0
	This activity will fund overall program administration including oversight, management, information, monitoring and coordination of the CDBG Program.	0 N/A	TOTAL	\$112,800
Total Other Funding			\$0	

Help the Homeless? No Start Date: 07/01/10
 Help those with HIV or AIDS? No Completion Date: 06/30/11

National Objective:
 Subrecipient: Local
 Location(s): Government
 Community
 Wide

Office Location: 7351 Rosanna St., Gilroy

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/Goal Objective/Outcome/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources																																				
10-254-5207	<p>Adult Day Care Service - Live Oak Adult Day Care</p> <p>Senior Programs Goal: To enhance the quality of life for frail, dependent, at-risk seniors in Gilroy by providing a specialized program of recreational adult day care that promotes improved health, independence, mental stimulation, communication and community involvement.</p> <p>Objective: Create Suitable Living Environment</p> <p>Outcome: Availability/Accessibility</p> <p>The specialized program of adult day care for frail, dependent low-income seniors is geared to maximize social opportunities and mental stimulation for elderly clients while enhancing their quality of life through recreation, companionship and nutritious meals. Up to 23 seniors attend the Gilroy center every weekday, receiving special care and individualized attention from staff and volunteers. Caregiver respite services are provided to clients' families to help them care for their senior loved ones in the home.</p>	<p>05A Senior Services</p> <p>Eligible Activity: 570.201(e) 50 People</p>	<table> <tr> <td>CDBG</td> <td>\$10,000</td> </tr> <tr> <td>ESG</td> <td>\$0</td> </tr> <tr> <td>HOME</td> <td>\$0</td> </tr> <tr> <td>HOPWA</td> <td>\$0</td> </tr> <tr> <td>TOTAL</td> <td>\$10,000</td> </tr> <tr> <td colspan="2">Other Funding</td> </tr> <tr> <td>CDBG - Other requested</td> <td></td> </tr> <tr> <td>Council on Aging</td> <td>\$20,000</td> </tr> <tr> <td>Co. of Santa Clara</td> <td>\$8,301</td> </tr> <tr> <td>Silicon Valley Comm. Found.</td> <td>\$15,000</td> </tr> <tr> <td>Altos Foundation</td> <td>\$1,045</td> </tr> <tr> <td>Other foundations</td> <td>\$14,829</td> </tr> <tr> <td>United Way</td> <td>\$13,734</td> </tr> <tr> <td>Individual & Clubs</td> <td>\$6,733</td> </tr> <tr> <td>Board fundraising events</td> <td>\$681</td> </tr> <tr> <td>Program Service Fees</td> <td>\$74,983</td> </tr> <tr> <td>State of CA (meals reimb.)</td> <td>\$9,477</td> </tr> <tr> <td>Total Other Funding</td> <td>\$164,783</td> </tr> </table>	CDBG	\$10,000	ESG	\$0	HOME	\$0	HOPWA	\$0	TOTAL	\$10,000	Other Funding		CDBG - Other requested		Council on Aging	\$20,000	Co. of Santa Clara	\$8,301	Silicon Valley Comm. Found.	\$15,000	Altos Foundation	\$1,045	Other foundations	\$14,829	United Way	\$13,734	Individual & Clubs	\$6,733	Board fundraising events	\$681	Program Service Fees	\$74,983	State of CA (meals reimb.)	\$9,477	Total Other Funding	\$164,783
CDBG	\$10,000																																						
ESG	\$0																																						
HOME	\$0																																						
HOPWA	\$0																																						
TOTAL	\$10,000																																						
Other Funding																																							
CDBG - Other requested																																							
Council on Aging	\$20,000																																						
Co. of Santa Clara	\$8,301																																						
Silicon Valley Comm. Found.	\$15,000																																						
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Individual & Clubs	\$6,733																																						
Board fundraising events	\$681																																						
Program Service Fees	\$74,983																																						
State of CA (meals reimb.)	\$9,477																																						
Total Other Funding	\$164,783																																						
	<p>Help the Homeless? No</p> <p>Help those with HIV or AIDS? No</p>	<p>Start Date: 07/01/10</p> <p>Completion Date: 06/30/11</p>																																					
	<p>National Objective: 570.208(a)(2) Low / Mod Limited Clientele Benefit (LMC)</p> <p>Subrecipient: Subrecipient Private 570.500 (c)</p> <p>Location(s): 651 W. 6th St., Gilroy, CA 95020</p>																																						

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/Goal Objective/Outcome/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
10-254	Aquatics Program - City of Gilroy	05D Youth Services	CDBG	\$4,400
	Youth Program	Eligible Activity: 570.201(e)	ESG	\$0
		60 People	HOME	\$0
			HOPWA	\$0
			TOTAL	\$4,400
	Goal: To encourage water safety and fitness for youth who have limited access to these services.		Total Other Funding	\$0
	Objective: Create Suitable Living Environment			
	Outcome: Sustainability			
	This activity includes funding of swim instructors and lifeguards at South Valley Middle School. It allows services to be provided at no cost to youth in the Neighborhood Revitalization Strategy Area, where the pool is located.			
	Help the Homeless?	No	Start Date:	07/01/10
	Help those with HIV or AIDS?	No	Completion Date:	06/30/11
	National Objective:	570.208(a)(2) Low/Mod Limited Clientele Benefit (LMC)		
	Subrecipient:	Local Government - City of Gilroy		
	Location(s):	South Valley Middle School - 385 I.O.O.F Avenue		

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/Goal Objective/Outcome/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
10-254-5214	Community Youth Center - City of Gilroy Youth Program	05D Youth Services Eligible Activity: 570.201(e) 400 People	CDBG ESG HOME HOPWA	\$40,000 \$0 \$0 \$0
	Goal: To provide alternatives and resources for youth to prevent gang involvement and criminal activity.		TOTAL	\$40,000
	Objective: Create Suitable Living Environment		Total Other Funding	\$0
	Outcome: Sustainability			
	This activity includes funding of staff and services at the Gilroy Community Youth Center. Recreational services are provided at no cost CDBG funds are budgeted for staffing the Center.			
	Help the Homeless? Help those with HIV or AIDS?	No No	Start Date: 07/01/10 Completion Date: 06/30/11	
	National Objective: Subrecipient: Location(s):	570.208(a)(2) Low/Mod Limited Clientele Benefit (LMC) Local Government - City of Gilroy San Ysidro Park - 502 IOOF Ave.		

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/Goal Objective/Outcome/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
10-254-5218	Daybreak Respite-Catholic Charities	05A Senior Services	CDBG	\$5,000
	Senior Programs	Eligible Activity: 570.201(e)	ESG	\$0
	Goal: To enhance the quality of life for older adults and caregiving families in the City of Gilroy by providing programs and services which support independence and maintain a higher quality of life.	26 people	HOME	\$0
	Objective: Create Suitable Living Environment		HOPWA	\$0
	Outcome: Sustainability		TOTAL	\$5,000
	Provides a continuum of care for seniors & family caregivers. The services include in-home respite care, escorted transportation, information & referral, caregiver support groups, caregiver education and training, and community health screenings. Agency provides services to low, very low, and extremely low Gilroy residents.		Other Funding	
			Catholic Charities	\$19,479
			Individual Contributions	\$3,988
			Total Other Funding	\$23,467
	Help the Homeless?	No	Start Date: 07/01/10	
	Help those with HIV or AIDS?	No	Completion Date: 06/30/11	
	National Objective:	570.208(a)(2) - Low / Mod Limited Clientele Benefit (LMC)		
	Subrecipient:	Subrecipient Private 570.500 (c)		
	Location(s):	651 W. 6th St., Gilroy, CA 95020		

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
10-254-5224	Housing Program for Persons with Disabilities - Silicon Valley Independent Living Center	05B Handicapped Services	CDBG	\$1,435
	Housing	Eligible Activity: 570.201(e)	ESG	\$0
		52 People	HOME	\$0
			HOPWA	\$0
	SVILC's Housing Program for Persons with Disabilities assists Gilroy residents with disabilities in locating affordable accessible housing and meets their need for continued independence by providing personal assistants. In addition, housing education workshops and financial assistance for credit checks are also provided.		TOTAL	\$1,435
			Other Funding	
			Housing Trust Fund	\$6,000
			San Jose CDBG	\$25,000
			County CDBG	\$5,000
			Title VII C from RSA	\$90,712
	Help the Homeless?	No	Start Date:	7/1/2010
	Help those with HIV or AIDS?	No	Completion Date:	6/30/2011
			Total	\$126,712
	National Objective:	570.208(a)(2) Low / Mod Limited Clientele Benefit (LMC)		
	Subrecipient:	Subrecipient Private 570.500		
	Location(s):	(c)		
	7800 Arroyo Circle Ste. A, Gilroy, CA 95020	Community Wide		

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/Goal Objective/Outcome/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
10-254-5201	<p>Long Term Care Ombudsman-Catholic Charities</p> <p>Senior Programs</p> <p>Goal: To promote the interest, well being and rights of Gilroy long term care facility residents. Ombudsmen help residents and their families exercise their rights they are guaranteed by law at the State and Federal level.</p> <p>Objective: Create a suitable living environment</p> <p>Outcome: Availability/Accessibility</p> <p>This activity includes regular site visits to long term care facilities by trained volunteers who investigate complaints, including allegations of abuse made by or on behalf of elderly residents in long term care facilities seeking appropriate remedies to resolve these complaints.</p>	<p>05A Senior Services</p> <p>Eligible Activity: 570.201(e)</p> <p>150 People</p>	<p>CDBG</p> <p>Other CDBG Funding</p> <p>ESG</p> <p>HOME</p> <p>HOPWA</p> <p>TOTAL</p>	<p>\$5,000</p> <p>\$0</p> <p>\$0</p> <p>\$0</p> <p>\$5,000</p>
	<p>Help the Homeless? No</p> <p>Help those with HIV or AIDS? No</p>	<p>Start Date: 07/01/10</p> <p>Completion Date: 06/30/11</p>	<p>Other Funding</p>	
	<p>National Objective:</p> <p>Subrecipient:</p> <p>Location(s):</p> <p>Office Location:</p>	<p>570.208(a)(2) - Low / Mod Limited Clientele Benefit (LMC)</p> <p>Subrecipient Private 570.500 (c) Community</p> <p>Wide</p> <p>2625 Zanker Road, Suite 200, San Jose, CA 95134</p>	<p>Federal Older American Act</p> <p>Fundraising/Donations</p> <p>Catholic Charities</p> <p>Private Foundation Grant</p> <p>Total Other Funding</p>	<p>\$4,788</p> <p>\$286</p> <p>\$3,391</p> <p>\$1,785</p> <p>\$10,250</p>

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/Goal Objective/Outcome/Description	HUD Matrix Code/Title/ Citation/Accomplishments		Funding Sources
10-254-5227-	Meals on Wheels – The Health Trust	05A Senior Services	\$6500	CDBG ESG HOME HOPWA
	Senior Programs	Eligible Activity: 570.201(e)		
	Goal: The goal of this project is to enhance better nutrition, independent living, social Interaction, a better quality of life for frail elderly and homebound disabled adults through home-delivered daily nutritious meals and additional wellness services.	8 People	\$6500	TOTAL
	Objective: Create a Suitable Living Environment			Other Funding Santa Clara County Social Services Agency Meals on Wheels Assoc. Individual Donations Fee for Service Total Other Funding
	Outcome: Availability/Accessibility			
	Meals on Wheels will provide nutritionally-balanced, home delivered hot daily meals, increased social interaction and additional wellness services to 10 unduplicated low-income, frail elderly and homebound disabled adults in the City of Gilroy			
	Help the Homeless?	No	Start Date: 07/01/10	
	Help those with HIV or AIDS?	No	Completion Date: 06/30/11	
	National Objective:	570.208(a)(2) Low / Mod Limited Clientele Benefit (LMC)		
	Subrecipient:	Subrecipient Private 570.500 (c)		
	Location(s):	Community Wide		
	Office Location:	2105 S. Bascom Ave., Suite 220 Campbell, CA 95008		

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/Goal Objective/Outcome/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
10-254-5212	Operation Brown Bag - Second Harvest Food Bank	05A Senior Services	CDBG	\$8,500
	Senior Programs	Eligible Activity: 570.201(e)	ESG	\$0
	Goal: To alleviate hunger and promote health and independence among extremely low income seniors(60+) and disabled persons (55+) residing in Gilroy.	170 People	HOME	\$0
	Objective: Create Suitable Living Environment		HOPWA	\$0
	Outcome: Availability/Accessibility		TOTAL	\$8,500
	This program provides weekly nutritious groceries to very low income seniors 60+ yrs. of age and older and disabled individuals 55+ yrs. old at the Gilroy Senior Center. Food is delivered to the residences of homebound clients by Brown Bag volunteers. On-site nutrition, social outlet, consumer education as well as a quarterly newsletter and volunteer opportunities are available.		Other Funding	
			Other CDBG Funding	
			County	\$6,081
			Federal	\$966
	Help the Homeless?	No	Start Date: 07/01/10	USDA
Help those with HIV or AIDS?	No	Completion Date: 06/30/11		
National Objective:	570.208(a)(2) - Low / Mod Limited Clientele Benefit (LMC)		Corporations	\$12,471
Subrecipient:	Subrecipient Private 570.500 (c)		Foundations	\$3,235
Location(s):	7371 Hanna St., Gilroy, CA 95020		Individuals	\$46,524
	7750 Wren Ave., Gilroy, CA 95020		United Way	\$1,344
	1055 Montebello Dr., Gilroy, CA 95020		Total Other Funding	\$71,225

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

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Project ID/ Local ID	Project Title/Priority/Goal Objective/Outcome/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
10-254-5229	School Linkage Program - Chamberlain's Mental Health Services	05D Youth Services	CDBG	\$5000
	Youth Programs	Eligible Activity: 570.201(e)	ESG	
	Goal: To seek to enhance the quality of life for at-risk youth in Gilroy by providing culturally appropriate assessments, individual counseling and supportive services to promote self-esteem positive attitudes and assist them in being successful in their life goals.	40 people	HOME	
			HOPWA	
			TOTAL	\$5000
	Objective: Create Suitable Living Environment		Other Funding	
	Outcome: Sustainability		Medi-Cal	
			Healthy Families	
	To provide culturally appropriate, individual counseling and assessments, case management, crisis intervention, support services, and follow-up to at-risk children, ages 12-18 years old at South Valley Middle School (located in Neighborhood Revitalization Strategy Area), and Brownell Middle School, Gilroy High, and Mount Madonna Continuation High School.		Total Other Funding	
	Help the Homeless?	No	Start Date:	07/01/10
	Help those with HIV or AIDS?	No	Completion Date:	06/30/11
	National Objective:	570.208(a)(2) Low / Mod Limited Clientele Benefit (LMC)		
	Subrecipient:	Subrecipient Private 570.500 (c)		
	Location(s):	750 W. 10th St. Gilroy, CA 95020	385 IOOF Ave. (NRSA)	8750 Hirasaki Ct.
			7800 Carmel St.	

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

**U.S. Department of Housing & Urban Development
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Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/Goal Objective/Outcome/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
10-255-2600	Housing Rehabilitation Administration Goal: Conserve the affordable housing stock. Objective: Provide Decent Affordable Housing Outcome: Sustainability	14H Rehabilitation Administration Eligibility Activity: 570.202 (b) (9) 0 N/A	CDBG ESG HOME HOPWA	\$30,000 \$0 \$0 \$0
			TOTAL	\$30,000
	Conserve the affordable housing stock. Rehabilitation of substandard units will be encouraged and financial assistance will be provided whenever feasible. Coordinate the Home Access Program funded through CDBG & Housing Trust Fund and the Multi-family Rehab Program funded through the Housing Trust Fund. Manages rehabilitation loan portfolio.		Total Other Funding	\$0
	Help the Homeless? Help those with HIV or AIDS?	No No	Start Date: 07/01/10 Completion Date: 06/30/11	
	National Objective: Subrecipient: Location(s):	570.208(a)(3) Low/ Mod Housing Benefit (LMH) Local Government - City of Gilroy Communitywide		
	Office: 7351 Rosanna St., Gilroy			

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

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Project ID/ Local ID	Project Title/Priority/Goal Objective/Outcome/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
10-254-	Capital Improvements - Gilroy Neighborhood Revitalization Strategy Area	03K Street Improvements 03F Parks, Recreational Facilities Eligible Activity: 570.201(c) 8,605 People	CDBG ESG HOME HOPWA	\$252,957 \$0 \$0 \$0
	Goal: 4 blocks of improvements		TOTAL	\$252,957
	Objective: Create Suitable Living Environment		Total Other Funding	
	Outcome: Accessibility			
	Help the Homeless?	No	Start Date:	07/01/10
	Help those with HIV or AIDS?	No	Completion Date:	06/30/11
	National Objective:	570.208(a)(1) Low / Mod Area Benefit (LMA)		
	Subrecipient:	Local Government - City of		
	Location(s):	Gilroy		
		CT & BG's		

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

**U.S. Department of Housing & Urban Development
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Project ID/ Local ID	Project Title/Priority/Goal Objective/Outcome/Description	HUD Matrix Code/Title/ Citation/Accomplishments	\$30,000	Funding Sources
10-254-5272	Employment Services - St. Joseph's Family Center Gilroy Neighborhood Revitalization Strategy	05/Public Services (General)	\$30,000	CDBG ESG HOME HOPWA
	Goal: To assist individuals with comprehensive case managed employment services that will help eliminate barriers to success, help individuals attain their employment goals and achieve a greater level of self-sufficiency. Objective: Create Economic Opportunity	Eligible Activity: 570.201(e) 45 People	\$30,000	TOTAL
	Outcome: Availability/Accessibility			
	Program will assist low-income individuals who reside in the Neighborhood Revitalization Strategy Area (NRSA) with an intensive care management program that will help unemployed or underemployed individuals with job searches, job coaching, resume development, interview preparation, personal finance education, soft skills & customer service training, and referrals to support services that can increase their capacity to overcome barriers to employment.			Other Funding HUD County of Santa Clara Private foundations Silicon Valley Community Foundation Total Other Funding
	Help the Homeless? No		Start Date: 07/01/10	
	Help those with HIV or AIDS? No		Completion Date: 06/30/11	
	National Objective: 570.208(a)(1) Low / Mod Area Benefit (LMA) Subrecipient: Community Based Development Organization (CBDO) Location(s): CT & BG's 7950 Church St., Suite A, Gilroy, CA 95020 CT: 5126.01 BG: 0 County: 06085			

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

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Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/Goal Objective/Outcome/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
10-254-5217	<p>Gilroy Neighborhood Revitalization Strategy (NRSA) Summer Day Camp - MACSA</p> <p>Youth Programs</p> <p>Goal: To provide an enriching Summer Day Camp during the vital summer months focusing on health, education, and culture in order to build developmental assets such as connecting youth to positive adults and teaching youth positive decision making skills in order to become responsible community members. A Jr. Giants baseball league and Digital Clubhouse component will enhance the project. Objective: Create Suitable Living Environment</p> <p>Outcome: Sustainability</p> <p>The project targets youth ages 6-13 , during the summer, providing services that encourage young people to become healthy, caring, and responsible adults. Focus will be on building developmental assets through activities such as active recreation, cultural awareness, nutrition and health as well as creative activities. A Jr. Giants baseball league will be incorporated. At risk youth who face various life challenges will be targeted. The day camp is located in the NRSA.</p> <p>Help the Homeless? No Help those with HIV or AIDS? No</p> <p>National Objective: 570.208(a)(2) Low / Mod Limited Clientele Benefit (LMC) Subrecipient: Community Based Development Organization (CBDO) 277 IOOF Avenue, Gilroy, CA 95020</p> <p>Location(s): CT: 5126.01 BG: 0 County: 06085</p>	<p>05D Youth Services</p> <p>Eligible Activity: 570.201(e)</p> <p>250 People</p>	<p>\$25,000</p> <p>CDBG ESG HOME HOPWA</p> <p>\$25,000</p> <p>TOTAL</p> <p>Other Funding County of Santa Clara General Fund Lucille Packard Foundation Gilroy Gang Task Force Total Other Funding</p>

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/Goal Objective/Outcome/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
10-254-	To be awarded to a Community Based Development Organization Gilroy Neighborhood Revitalization Strategy Public Services	05/Public Services (General) Eligible Activity: 570.201 (C) 7,552 People	CDBG ESG HOME HOPWA	\$9874 \$0 \$0
	Goal: To provide neighborhood services assistance to resident initiatives		TOTAL	\$9874
	Objective: Create Suitable Living Environment		Total Other Funding	\$0
	Outcome: Sustainability			
	Help the Homeless?	No	Start Date:	07/01/10
	Help those with HIV or AIDS?	No	Completion Date:	06/30/11
	National Objective:	570.208(a)(1) Low / Mod Area Benefit (LMA) Community Based Development Organization		
	Subrecipient:	(CBDO)		
	Location(s):	CT & BG's		

Table 6.3 (HUD Table 3C): Consolidated Plan Listing of Projects

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/Goal Objective/Outcome/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
10-254-2622	<p>Code Enforcement</p> <p>Housing</p> <p>Goal: To conserve affordable housing stock, especially rental units.</p> <p>Objective: Provide Decent Affordable Housing</p> <p>Outcome: Sustainability</p> <p>Rehabilitation of Substandard units will be encouraged and financial assistance will be provided whenever feasible. Code enforcement activity includes inspections of over 40 housing units per year of which 20 become enforcement cases. Inspections include zoning violations and vacant and abandoned residential and commercial properties that are a public nuisance. The Housing Trust Fund has \$20,000 set aside for emergency code violation abatement when health & safety is threatened. Project Sentinel provides landlord/tenant dispute resolution & Fair Hsg counseling Gilroy's Housing Trust Fund.</p> <p>Help the Homeless? Help those with HIV or AIDS? National Objective: Subrecipient: Location(s): CT: 5126.01 BG: 0 County: 06085</p>	<p>15 Code Enforcement</p> <p>Eligible Activity: 570.202 (C)</p> <p>20 Housing Units</p> <p>No</p> <p>No</p> <p>570.208(a)(1) Low/Mod Area Benefit (LMA) Local Government - City of Gilroy CT & BG's</p> <p>Start Date: 07/01/10 Completion Date: 06/30/11</p>	<p>CDBG</p> <p>ESG</p> <p>HOME</p> <p>HOPWA</p> <p>TOTAL</p> <p>Other Funding Housing Trust Fund</p> <p>Total Other Funding</p>	<p>\$23,000</p> <p>\$0</p> <p>\$0</p> <p>\$0</p> <p>\$23,000</p> <p>\$20,000</p> <p>\$20,000</p>

Appendix A: Documentation of Public Process

**NOTICE OF PUBLIC REVIEW PERIOD AND PUBLIC HEARINGS
ON THE CITY OF GILROY'S CONSOLIDATED PLAN FOR THE
PERIOD OF JULY 1, 2010 TO JUNE 30, 2015**

NOTICE IS HEREBY GIVEN that a public hearing is scheduled for May 3, 2010 regarding the City of Gilroy's Community Development Block Grant (CDBG) Program funding allocations for Program Year (PY) 2010 as well as the City's 2010-2015 Consolidated Plan. The hearing will commence at 7:00 p.m., or as soon as possible thereafter, in the Council Chambers, City Hall, 7351 Rosanna Street, Gilroy, California.

The purpose of the May 3, 2010 hearing will be for the City Council to hear public comments regarding the City's proposed Consolidated Plan for 2010-2015, to make funding decisions and adopt the City of Gilroy Consolidated Plan, and 2010 Action Plan.

The Consolidated Plan is a five-year planning document, which describes the City's affordable housing and non-housing community development needs, resources and priorities for the period of July 1, 2010 to June 30, 2015.

Preparation and adoption of the Consolidated Plan is required by the Federal Government, Department of Housing and Urban Development (HUD), in order for the City (and nonprofit organizations within the City) to apply to federal housing and community development formula programs such as the CDBG and HOME programs. The Consolidated Plan also includes a one-year Action Plan, which describes the programs and projects that will be undertaken in the upcoming program year to address the Consolidated Plan priorities.

During Program Year 2010 the City is expected to receive about \$533,324 in CDBG funds, \$40,000 in program income from rehabilitation loan repayments, and \$73,142 of reallocated funds from prior years. A total of \$85,835 of these funds is expected to be allocated for public services, \$9,874 for public services in the Neighborhood Revitalization Strategy Area, \$112,800 for program administration, \$23,000 for code enforcement, \$90,000 for the Home Access Program and \$252,957 for capital projects in the Neighborhood Revitalization Strategy Area.

Public comments are invited at the hearings.

PUBLIC REVIEW PERIOD: The Draft Consolidated Plan will be available for public review beginning on March 22, 2010 and concluding on May 12, 2010. Written comments may be submitted during this review period to the City of Gilroy, Housing and Community Development (HCD), 7351 Rosanna Street, Gilroy, CA 95020, Attention: Marilyn Roaf. All comments received during the public review period will be listed and addressed in the final Consolidated Plan document which will be submitted for approval to the U.S. Department of Housing and Urban Development on May 14, 2010.

TO OBTAIN A COPY OF THE DRAFT CONSOLIDATED PLAN: Copies of this document will be available

between the hours of 8:00 a.m. and 5:00 p.m. at the City of Gilroy – HCD, 7351 Rosanna Street. Copies will also be available at the Temporary Library, 7652 Monterey Street. To request a copy, or for more information, contact City of Gilroy - HCD at 408-846-0290. On April 13, 2010 the Draft Consolidated Plan will be available on the City of Gilroy website, www.cityofgilroy.org

QUESTIONS/SPECIAL MEETING ACCOMMODATIONS: The City of Gilroy does not discriminate on the basis of race, color, religion, national origin, sex, disability, or age in any of its policies, procedures, or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Gilroy programs and activities. Pursuant to the Americans with Disabilities Act, the City of Gilroy will make reasonable efforts to accommodate persons with disabilities. If you have inquiries regarding the equal opportunity policies or if you require special accommodations, please contact the Housing and Community Development Office at (408) 846-0290 at least five days in advance of the meeting. The hearing impaired can reach HCD through the California Relay System at 711 or (800) 735-2929.

Publish: April 13, 2010

Corrections: Reallocation funds \$76,143. Should have included an additional \$75,000 for NRSA public services.
Total budget of \$649,466

Attachment 1



Memorandum

Date: October 13, 2009

To: Regina Adams, City of Mountain View
 Suzanne Ise, City of Sunnyvale
 Melissa Whatley, City of San José
 Erwin Ordonez, City of Morgan Hill
 Marilyn Roaf, City of Gilroy
 Marjorie Matthews, County of Santa Clara
 Judy Borah, County of Santa Clara

From: Simon Alejandrino, Vice President

Re: Summary of Regional CDBG Workshop Outcomes

Public Participation Process

Throughout September 2009, Bay Area Economics (BAE) facilitated four Consolidated Plan workshops for the Santa Clara County CDBG Jurisdictions. The workshops were held in Sunnyvale, San José, and Morgan Hill, to encompass northern, central, and southern Santa Clara County. In addition, the City of San José hosted a smaller workshop for its Strong Neighborhood Initiative (SNI) Neighborhood Advisory Committee (NAC) representatives. Workshops were scheduled both after hours (6pm to 7:30pm) and during the workday (3pm to 4:30pm), allowing more flexibility for participants to attend. With the exception of the North County workshop, which took place in the Sunnyvale City Hall, all the other sessions were held in neighborhood community centers or libraries. Appendix A contains the date, time, and location of each workshop.

The workshops were well attended, thanks to the CDBG Jurisdictions' efforts to publicize the events through emails to service providers, advertisements in the local newspapers, and communication with local stakeholders, neighborhood groups, and public officials. A total of 105 individuals participated in the four workshops, including some city and county staff. Appendix A documents the attendees at each session.

At the workshops, staff and BAE outlined the Consolidated Plan process and the purpose of the document. Participants then dispersed into smaller break-out groups to discuss needs associated

Bay Area Economics

San Francisco Bay Area	Sacramento	New York	Washington, D.C.	Emeryville, CA 94608	Headquarters 510.547.9380 1285 66th Street fax 510.547.9388 bae1@bae1.com bayareaeconomics.com
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with (1) community services, (2) housing, (3) economic development, and (4) community facilities and infrastructure. Specifically, participants were asked:

- What are the primary needs associated with each issue area?
- What services and facilities are currently in place to effectively address these needs?
- What gaps in services and facilities remain?

While responses generally centered around the specific sub-area of the County where the meeting was held (i.e., North, Central, South, and San José), countywide issues also arose during the discussion. After the break-out session, participants reconvened to discuss these issues as a single group. Appendix B summarizes the comments recorded at each workshop.

As another method of soliciting input, workshop participants also completed an informal survey that assessed local community development needs. This survey was distributed more broadly among the San José SNI network to further engage the public in the Consolidated Plan. Although these surveys are not meant to be a rigorous quantitative assessment of need, they offer a general perspective on community development concerns and priorities. BAE received a total of 120 surveys, with the following breakdown by geographic area:

- North: 31
- Central: 11
- South: 21
- SNI Respondents: 57

Key Themes from Workshops

Workshop participants covered a broad range of community development needs, including some beyond the scope of federal entitlement grants. While some issues proved more salient in particular sub-areas, most needs spanned the county as a whole. This section summarizes the overarching themes that emerged during the discussions, and identifies unique sub-area concerns. Appendix B contains additional detail on the outcomes of each workshop.

Theme #1: Continue to support a comprehensive network of community services

Participants emphasized the need to support a broad range of community services. Lower income households and special needs populations require this *multi-faceted network* to address basic needs (i.e., food, clothing, health, and shelter) and other requirements such as legal services, child care, fair housing, transportation, domestic violence, social and recreational activities for seniors and youth, parenting classes, housing counseling, financial training, individual development accounts (IDAs), substance abuse, homeless services (including prevention), and anti-gang programs.

Participants stressed how these services are inter-related; individuals and families need support in all areas to thrive. While the recession and unemployment have exacerbated demand for services

across all these issues, reduced funding from the State and private sources has impacted service delivery. As such, continued support from local jurisdictions via CDBG and other grants has become more vital.

Participants stated that existing service providers already target many of these issues, and should continue to be funded to the extent possible. In terms of gaps in the service network, the following items emerged:

- South County workshop participants reported a lack for foreclosure prevention and housing counseling services.
- North County participants highlighted a lack of anti-gang and at-risk youth services in the area.

Theme #2: Facilitate access to community services

Participants noted that many segments of the community lack effective access to vital community services. For example, *undocumented residents* often avoid service providers out of concern for their immigration status. *Language barriers* (including for American Sign Language) must also be addressed to ease access to services.

Youth, particularly at-risk youth, can also encounter unique barriers when trying to access services. For example, school-sited programs can exclude youth who have been expelled from the district. Youth may also face difficulty using services aimed at families or older adults (e.g., mental health services).

Transportation also arose as a concern, particularly for seniors, the disabled, and lower income individuals who do not have a car. As regional transit agencies suffer cut backs, alternative options such as Outreach become particularly important.

Centralization of services at facilities like community centers also helps individuals access multiple programs simultaneously.

Finally, participants stated that more *outreach and publicizing of existing services* is necessary to let the community know about these programs. For example, one participant noted that many residents are unaware that the Council on Aging of Silicon Valley publishes the Senior Service Directory, a useful resource required by the Older Americans Act. Participants also reported that the County's 211 service, while an important tool, often provides out of date or incomplete information, and should be improved.

Theme #3: Provide for affordable, safe, and accessible housing for all segments of the population

Although home prices and rents have declined due to the recession, joblessness and layoffs have depressed incomes. Many households still have difficulty renting or purchasing a home in Santa Clara County. As such, the need for more *affordable rental housing* emerged as a salient issue throughout the County. At each workshop, participants stressed the need for housing to serve households below 50 percent of Area Median Income (AMI), including seniors, disabled individuals, and larger families. In terms of helping special needs and formerly homeless residents stay in affordable subsidized housing, organizing “meet and greet” sessions between property managers and potential tenants would also help avoid evictions down the road. *Direct financial assistance* for move-in costs, utilities, and emergency rent payments was also discussed.

In contrast, *ownership assistance* did not surface as a primary concern among participants. In fact, the Needs Assessment being conducted for this Consolidated Plan suggests that moderate income households can afford to purchase a home in many parts of the County today, assuming access to credit. Notwithstanding this finding, *self-help housing developments* do provide a valuable pathway for lower income households to own a home. It is also worth noting that the SNI, Central, and South County workshops stressed the need for pro-active *foreclosure prevention programs* to help owners at risk of foreclosure to stay in their homes. As noted above, South County participants noted a real lack of these services in their area.

In terms of *rehabilitation*, participants noted the value of programs that help *finance accessibility improvements* for lower-income homeowners. These improvements, coupled with home-based services, particularly help seniors continue to live in their homes and avoid institutionalization. Participants also expressed interest in programs to assist lower income households *rehabilitate their homes for energy efficiency*, thus saving money on utilities. One participant noted the need for assistance to landlords to perform *seismic retrofits* on their properties.

Participants also noted the need for *transitional and supportive housing* serving the homeless. The “Shelter First” concept seeks to stabilize individuals and families in a safe environment to provide them with the necessary services to lift themselves out of homelessness. Similar housing for youth, particularly emancipated youth coming out of foster care and the juvenile detention system, as well as pregnant and parenting teens, also arose as a need in the workshops.

As a more geographically-specific issue, the need for *affordable farmworker housing* came up in the South County workshop.

Theme #4: Promote workforce development and job growth

As a primary concern, workshop participants noted that several local business districts suffer from high vacancies. *Small business development, mentoring, and loan programs* could help alleviate this issue, and offer local entrepreneurs a chance to lease space at more affordable rates during the down market.

Participants also expressed an interest in *vocational programs* that build basic job skills and train workers, especially youth, to enter growth industries, like the clean technology sector. One participant also highlighted the value of programs that train child care providers.

Theme #5: Maintain safe neighborhoods that are well-served by community facilities and local infrastructure

Workshop findings on this issue were somewhat more geographic-specific than the other items. A summary of key items follows:

- **North County.** Participants stated that ongoing maintenance of parks and recreation facilities is needed. Graffiti abatement surfaced as a concern, along with replacement of aging infrastructure.
- **Central County.** Participants reported the need for expanded homeless shelters, which often have long waiting lists. Sidewalk and lighting improvement in business districts was also discussed, along with rehabilitation of non-profit and public facilities.
- **South County.** Gilroy residents expressed the need for a youth center and a senior center. Participants also called for maintenance and lighting of local parks, sidewalks, and bus shelters, and improvements for accessibility. Due to the area's distance from Central County service providers, participants also pointed to demand for affordable satellite office space for service providers, possibly in local community centers.

Survey Findings

Table 1 summarizes the results of the survey completed by workshop participants and San José residents through the SNI network ("SNI respondents").¹ Respondents were asked to consider their communities' needs, as they relate to various service, housing, economic development, and facilities and infrastructure issues. Participants ranked each issue from "Least Need" to "Greatest Need" on a four-point scale. Table 1 shows the three items that received the highest level of need for each major issue area.²

¹ Appendix C contains "Other" responses.

² The "All" column is not highlighted because results are weighted towards the SNI responses, due to the larger number of surveys received from this area.

In reviewing these findings, it is important to note that the survey offers a general perspective on priority concerns among respondents. However, given its informal nature, it should not be used as a quantitative system for allocating funding.

Table 1: Summary of CDBG Survey Responses

	Avg Level of Need (Top 3 Highlighted)					Number of Responses (a)
	North Co.	Central Co.	South Co.	SNI	All	
Community Services						
Food and Nutrition Services	2.92	3.45	3.78	3.43	3.34	106
Family Counseling and Case Management	3.00	3.33	3.71	3.18	3.21	98
Foreclosure Prevention and Housing Counseling	2.71	2.61	3.38	3.12	2.95	101
Disabled Services	2.52	2.83	2.75	2.56	2.61	97
Senior Activities	2.78	3.16	3.50	3.07	3.05	103
Youth Activities	2.81	3.33	3.67	3.75	3.44	111
At-Risk Youth Services	3.00	3.62	3.57	4.22	3.76	103
Neglected/Abused Children	3.00	3.30	3.67	3.19	3.20	97
Child Care	2.88	3.00	3.00	3.21	3.07	99
Anti-Crime Programs	2.68	3.06	3.14	4.00	3.49	102
Health Services	3.39	3.60	3.44	3.57	3.53	100
Mental Health Services	3.22	3.57	3.50	2.81	3.13	93
Tenant/Landlord Mediation	2.09	2.44	2.88	3.00	2.66	93
Legal Services	2.72	2.67	2.75	2.98	2.84	101
Transportation Assistance	2.68	3.06	3.50	3.22	3.08	101
Substance Abuse Services	2.76	2.89	3.63	3.06	3.00	102
Domestic Violence Services (e.g., counseling)	3.00	3.40	3.75	3.12	3.20	102
Homeless Services	3.21	3.05	3.38	2.86	3.02	101
Emancipated Youth (aging out of foster care)	2.72	3.10	3.13	2.57	2.76	100
HIV/AIDS Services	2.50	2.80	3.20	2.75	2.73	92
Other	3.50	4.00	4.00	3.80	3.80	11
Housing						
Disabled Access Improvements	2.68	2.63	3.00	2.96	2.83	89
Owner-Occupied Housing Rehabilitation	2.32	2.44	2.80	2.98	2.71	91
Rental Housing Rehabilitation	2.43	2.67	2.33	3.18	2.89	89
Homeownership Assistance	2.55	2.75	2.67	3.02	2.83	91
Affordable Rental Housing	3.41	3.65	3.57	3.10	3.31	95
Housing for Disabled	2.88	2.93	3.25	2.73	2.83	89
Senior Housing	3.00	3.59	3.75	3.00	3.17	97
Housing for Large Families	3.14	2.93	3.29	3.13	3.11	93
Housing for Emancipated Youth (aging out of foster care)	2.77	3.18	3.00	2.84	2.90	90
Fair Housing Services	2.41	2.81	3.00	3.26	2.96	92
Lead Paint Testing and Abatement	2.09	2.20	3.00	3.24	2.77	92
Energy Efficiency Improvements	2.57	2.93	2.40	3.31	3.01	93
Assistance for Seismic Retrofitting	2.17	2.21	2.00	3.07	2.64	84
Other	3.33	3.33	3.00	3.33	3.30	11
Economic Development						
Small Business Loans	2.43	2.81	2.25	2.80	2.68	93
Small Business Development and Mentoring	2.59	2.80	2.75	3.17	2.94	89
Job Creation/Retention	3.35	3.41	3.75	3.55	3.49	99
Employment or Vocational Training	3.29	3.44	3.67	3.52	3.46	95
Building & Façade Improvement	2.05	2.93	2.00	3.31	2.89	90
Assistance for Seismic Retrofitting	1.86	2.29	1.67	3.14	2.60	82
Other	2.67	4.00	NA	2.80	3.00	11
Community Facilities and Infrastructure (b)						
Senior Centers	3.04	3.06	3.20	NA	3.06	47
Youth Centers	3.08	3.21	3.50	NA	3.18	49
Child Care Centers	2.96	3.17	3.00	NA	3.04	45
Parks and Recreation Facilities	2.43	3.18	3.40	NA	2.84	43
Health Care Facilities	3.04	3.58	3.29	NA	3.28	50
Homeless Facilities	3.13	3.26	3.00	NA	3.17	47
Drainage/Flooding Improvements	2.10	2.25	2.33	NA	2.18	40
Street, Lighting, and Sidewalk Improvements	2.36	2.35	3.00	NA	2.42	43
Parking Facilities	1.83	2.00	2.25	NA	1.93	42
Disabled Accessibility Improvements	2.52	2.59	2.75	NA	2.57	44
Traffic Calming Improvements	2.10	2.29	2.00	NA	2.17	41
Graffiti and Blight Removal	2.14	2.41	1.75	NA	2.21	43
Other	NA	NA	NA	NA	NA	0

Notes:

(a) "Number of responses" does not count questions which were left unanswered by the participant. Complete responses were used to calculate "average level of need."

(b) "Community Facilities and Infrastructure" questions were not included in the SNI survey.

Sources: BAE, 2009.

A

ATTACHMENT 2 November 2009 Visioning Session Brainstorming Chart

ECONOMIC DEVELOPMENT

transitional jobs for youth
 internships
 volunteering
 work study
 pre-employment skills
 vocational training for living wage jobs
 training & integration of veterans
 business incentives to hire

COMMUNITY SERVICES/FACILITIES

at risk youth
 child care for ESL classes
 Re-open Railroad St Youth Center.
 Extend hours of operation for Youth activities.
 Continue summer day camp MACSA.
 linkages to employment/housing for homeless
 bilingual domestic violence/shelter services
 case mgnt. For ELI population & homeless
 low-cost/free sports activities
 Neighborhood Watch meetings
 clean up abandoned lots

NEIGHBORHOOD IMPROVEMENTS

Murray between IOOF & Leavesley, lines on street, lighting, curb cuts
 Cultural Center site; organic demonstration garden, engage youth and retired farmers
 grants for agencies, neighborhood groups
 10th St improvements OK- but 6th street is better

DOWNTOWN

more restaurants, night life

HOUSING

enforcement of blight caused by foreclosed homes
 mixed income housing-neighborhoods inclusive
 water conservation, education & improvements
 veterans housing
 0-30% AMI housing & supportive services
 senior housing
 anti =NIMBY ism

Look at how Morgan Hill's actions on housing affects Gilroy

(need to work together)

developments that are eco-friendly & look at health impacts for residents

promote exercise through design

Adopt Inclusionary Ordinance

CITY OF GILROY CON PLAN COMMUNITY SURVEY RESULTS

Community Services	Least Need (1)	Some Need (2)	More Need (3)	Most Need (4)
Food and Nutrition Services	15	30	30	44
Family Counseling and Case Management	21	25	31	36
Foreclosure Prevention and Housing Counseling	19	24	21	50
Disabled Services	14	18	36	47
Senior Activities	12	27	38	38
Youth Activities	14	11	31	60
At-Risk Youth Services (gangs, drugs, pregnancy)	11	5	37	62
Neglected/Abused Children	15	12	34	58
Child Care	17	16	38	49
Anti-Crime Programs	13	17	27	66
Health Services	10	14	31	68
Mental Health Services	14	18	42	45
Tenant/Landlord Mediation	23	29	24	43
Legal Services	12	26	37	46
Transportation Assistance	14	24	34	50
Substance Abuse Services	15	20	33	46
Domestic Violence Services (e.g., counseling)	15	20	26	58
Homeless Services	15	20	25	59
Emancipated Youth (aging out of foster care)	13	28	28	40
HIV/AIDS Services	22	29	20	41
Other:				
HOUSING				
Accessibility Improvements for Disabled Persons	22	21	34	38
Owner-Occupied Housing Rehabilitation	24	29	28	34
Rental Housing Rehabilitation	23	27	28	37
Emergency Rental Assistance	16	17	29	50

GILROY CONSOLIDATED PLAN 2010 -2015

Homebuyer Assistance Loans	26	14	28	51
Construction of Affordable Rental Housing	14	14	31	55
Housing for Disabled	19	14	34	45
Senior Housing	16	12	34	54
Housing for Large Families	27	17	35	38
Housing for Emancipated Youth (aging out of foster care)	21	22	34	38
Fair Housing Services	18	27	32	38
Lead Paint Testing and Abatement	15	33	37	32
Energy Efficiency Improvements	17	25	29	42
Assistance for Earthquake Reinforcement of Building	22	26	22	45
Other:				
Economic Development				
Small Business Loans	32	20	27	37
Small Business Development and Mentoring	31	25	26	33
Job Creation/Retention	16	12	28	64
Employment or Vocational Training	7	8	24	78
Building & Façade Improvement	23	28	34	29
Assistance for Earthquake Reinforcement of Building	25	21	27	45
Other				
Community Facilities and Infrastructure				
Senior Centers	15	17	20	58
Youth Centers	10	2	28	75
Child Care Centers	14	12	28	59
Parks and Recreation Facilities	16	20	24	55
Health Care Facilities	13	15	33	53
Homeless Facilities	8	19	30	62
Drainage/Flooding Improvements	13	26	28	46
Street, Lighting, and Sidewalk Improvements	12	19	30	56
Parking Facilities	15	29	31	37

Disabled Accessibility Improvements	15	27	33	38
Traffic Calming Improvements	9	37	30	38
Graffiti and Blight Removal	16	22	25	55
Other: _____				
TOTALS	874	1070	1564	2521

Please write in the top 3 needs for your neighborhood.

- 1 street lighting, traffic calming,
2. street and sidewalk repairs
3. more youth activities

Please write in the top 3 needs for Downtown Gilroy

1. more parking, especially on Monrey St
2. more activities downtown, for youth & families
- 3 . More business & shops, will create more jobs

Please write in the top 3 needs for Gilroy

1. more youth activities
- 2 ant- gang and crime prevention
3. more jobs

May 3, 2010 Public Hearing

Minutes were not available at time of Consolidated Plan submittal. There were no public comments at the hearing. The City Council voted unanimously to approve the Consolidated Plan 2010-2015 and Action Plan 2010.

7 Appendix B: Needs Assessment Data Sources

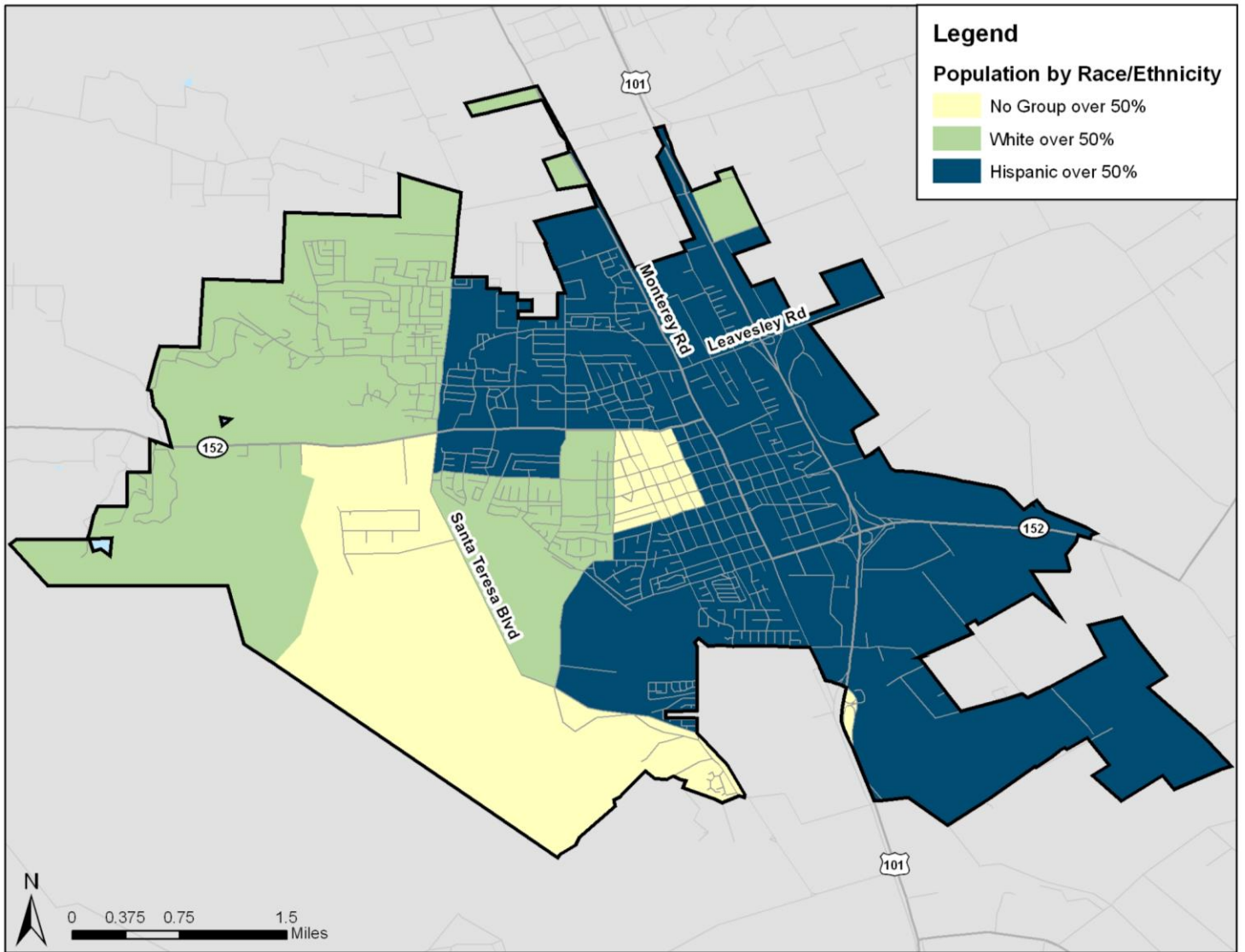
- **Association of Bay Area Governments (ABAG).** ABAG, the regional planning agency for the nine county San Francisco Bay Area, produces population, housing, and employment projections for the cities and counties within its jurisdiction. The projections are updated every two years. BAE used data from the 2009 ABAG Projections in this Needs Assessment.
- **Bay Area Economics (BAE)** – BAE is listed as a source simply to indicate that it is responsible for assembling the table. BAE is not the primary source for any of the data provided in this report. All primary sources are listed in each table.
- **Claritas, Inc.** Claritas is a private data vendor that offers demographic data for thousands of variables for numerous geographies, including cities, counties, and states. Using 2000 U.S. Census data and more current American Community Survey as a benchmark, Claritas provides current year estimates for many demographic characteristics such as household composition, size, and income. This is particularly valuable given the fact that many cities have undergone significant change since the last decennial census was completed over nine years ago. BAE used Claritas data to characterize population and households and to describe housing needs. Current-year demographic data from Claritas can be compared to decennial census data from 1990 and 2000. Claritas does not publish margin of errors for their data.
- **Data Quick Information Systems.** Data Quick is a private data vendor that provides real estate information such as home sales price and sales volume trends. Data Quick also provides individual property records, which includes detailed information on property type, sales date, and sale amount. This information allowed BAE to assess the market sales price of homes sold in the County.
- **RealFacts.** RealFacts, a private data vendor, provides comprehensive information on residential rental markets. Based on surveys of large apartment complexes with 50 or more units, this data includes an inventory analysis as well as quarterly and annual rent and occupancy trends.
- **Santa Clara County Homeless Census and Survey, 2009.** In January 2009, a count of homeless individuals in Santa Clara County was conducted. Concurrently, one-on-one interviews with homeless individuals were completed to create a qualitative profile of the County's homeless population. This report provides detailed information on the size and composition of the homeless population in Santa Clara County.
- **State of California, Department of Finance.** The Department of Finance publishes annual population estimates for the State, counties, and cities, along with information on the number of housing units, vacancies, average household size, and special populations. The Department also produces population forecasts for the State and counties with age, sex, and race/ethnic detail. The demographic data published by the Department of Finance serves as the single official source for State planning and budgeting, informing various appropriation decisions.
- **State of California, Employment Development Department.** The Employment Development Department identifies the largest 25 private-sector employers in each County.
- **USDA Census of Agriculture, 2007.** Every five years the U.S. Department of Agriculture (USDA) publishes a

complete count of U.S. farms and ranches and the people who operate them. This data source provides county-level data on the number of permanent and seasonal farmworkers.

- **U.S. Census Bureau.** The Census Bureau collects and disseminates a wide range of data that is useful in assessing demographic conditions and housing needs. These are discussed below.
 - **Decennial Census.** The 2000 Census provides a wide range of population and housing data for the County, region, and State. The decennial Census represents a count of everyone living in the United States every ten years. In 2000, every household received a questionnaire asking for information about sex, age, relationship, Hispanic origin, race, and tenure. In addition, approximately 17 percent of households received a much longer questionnaire which included questions social, economic, and financial characteristics of their household as well as the physical characteristics of their housing unit. Although the last decennial census was conducted nine years ago, it remains the most reliable source for many data points because of the comprehensive nature of the survey.
 - **American Community Survey (ACS).** The U.S. Census Bureau also publishes the ACS, an on-going survey sent to a small sample of the population that provides demographic, social, economic, and housing information for cities and counties every year. However, due to the small sample size, there is a notable margin of error in ACS data, particularly for small- and moderately-sized communities. For this reason, BAE does not utilize ACS data despite the fact that it provides more current information than the 2000 Census.
 - **Comprehensive Housing Affordability Strategy (CHAS).** CHAS provides special tabulation data from the 2000 Census which shows housing problems for particular populations, including the elderly, low-income households, and large households. This data is used in the assessment of demand for special needs housing.
 - **Building Permits.** The Census Bureau provides data on the number of residential building permits issued by cities by building type.

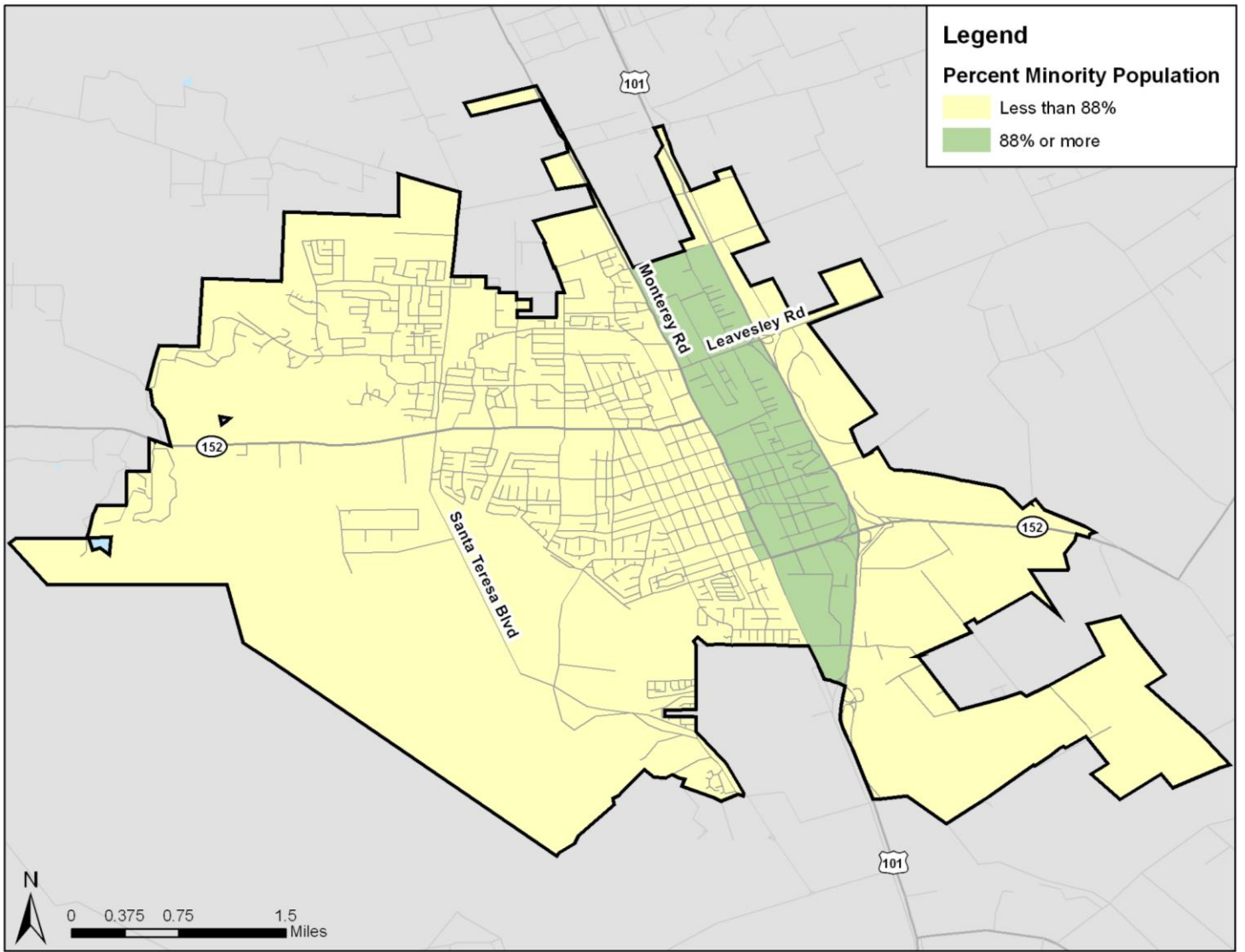
8 Appendix C: Detailed Mapping of Areas of Minority Concentration and Concentrated Poverty

Figure 4.1: Concentrations of Population by Race/Ethnicity, Gilroy, 2009



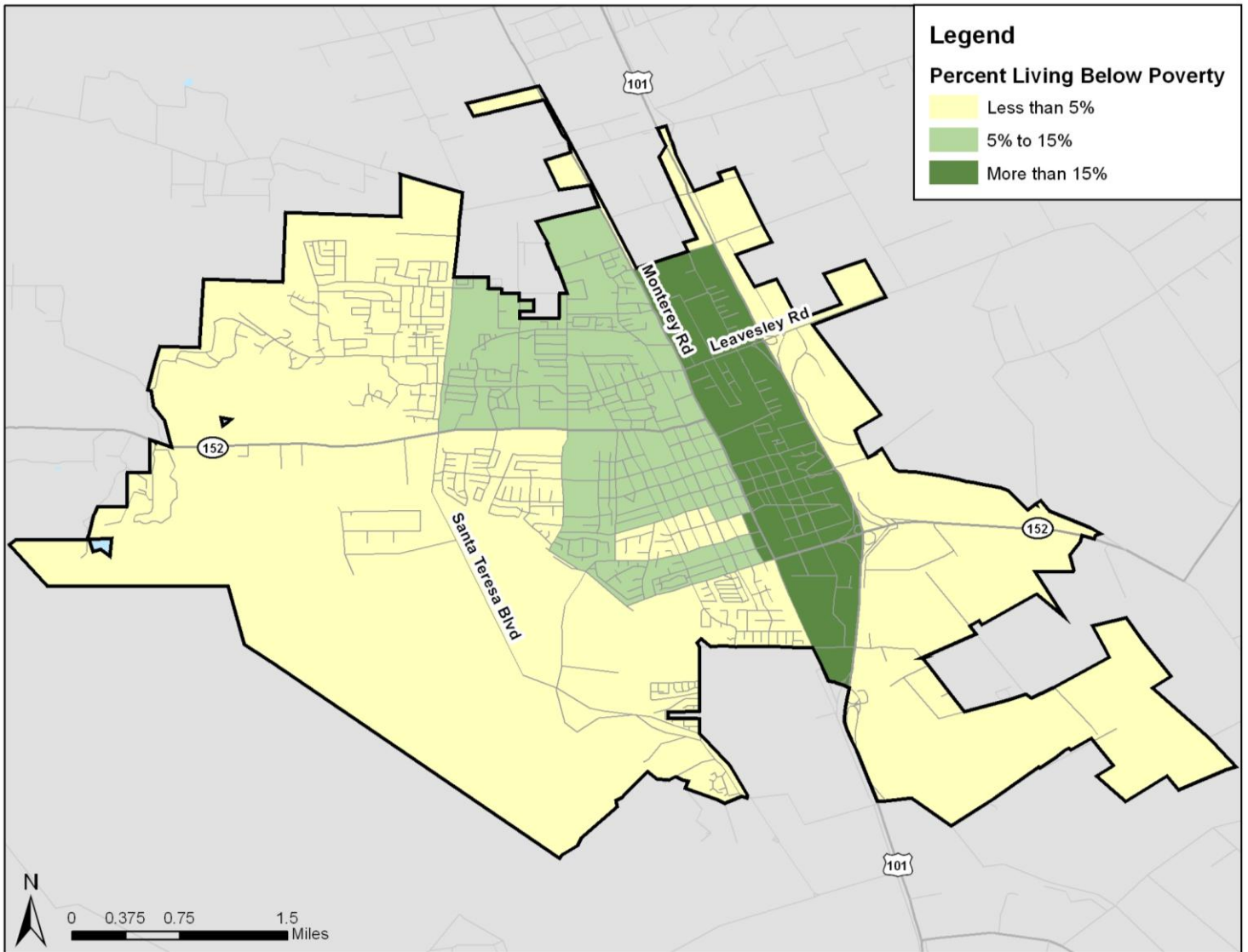
Sources: Claritas, 2009; BAE, 2010.

Figure 4.2: Areas of Minority Concentration, Gilroy, 2009



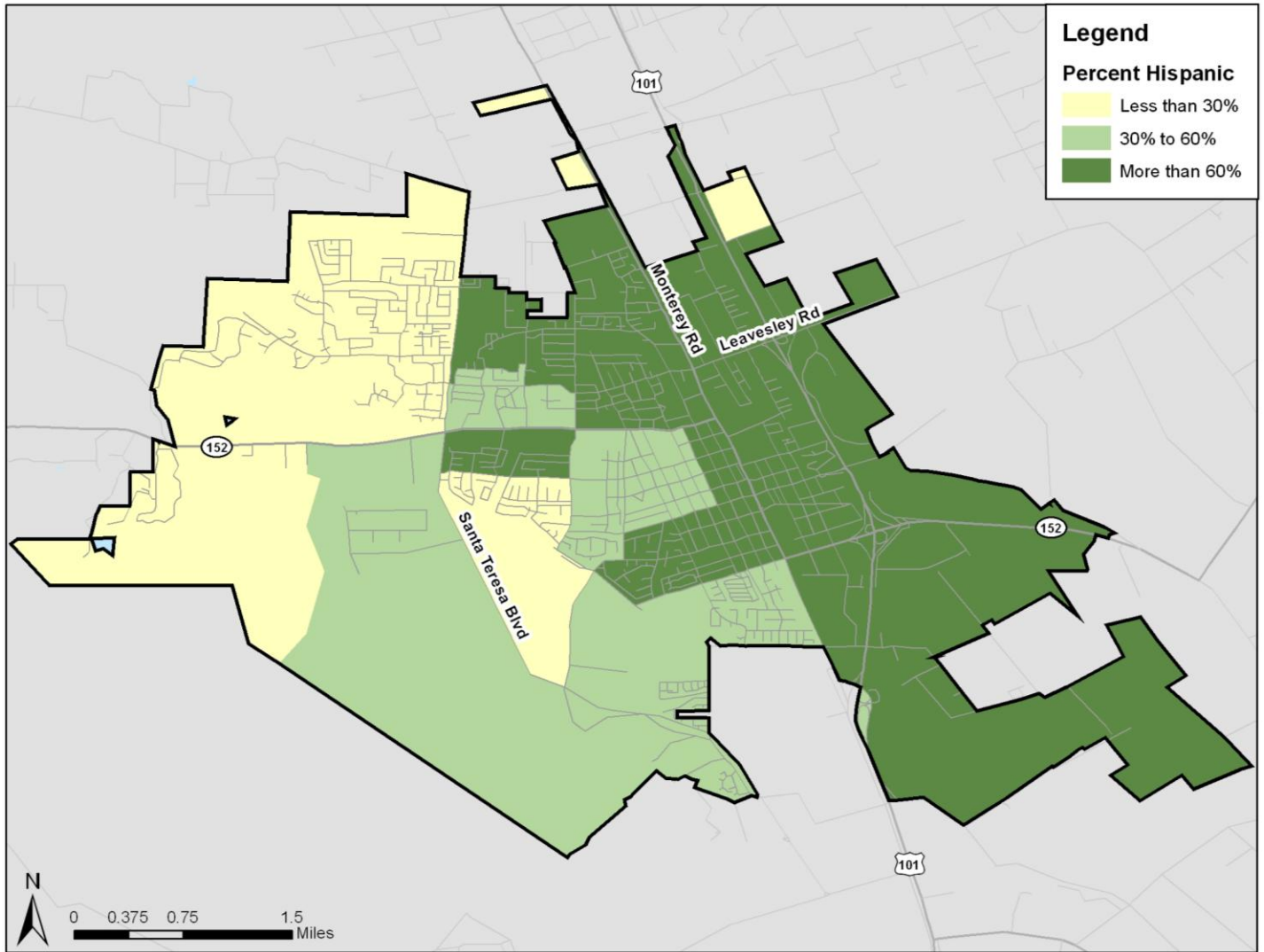
Sources: Claritas, 2009; BAE, 2010.

Figure 4.3: Areas of Concentrated Poverty, Gilroy, 2000



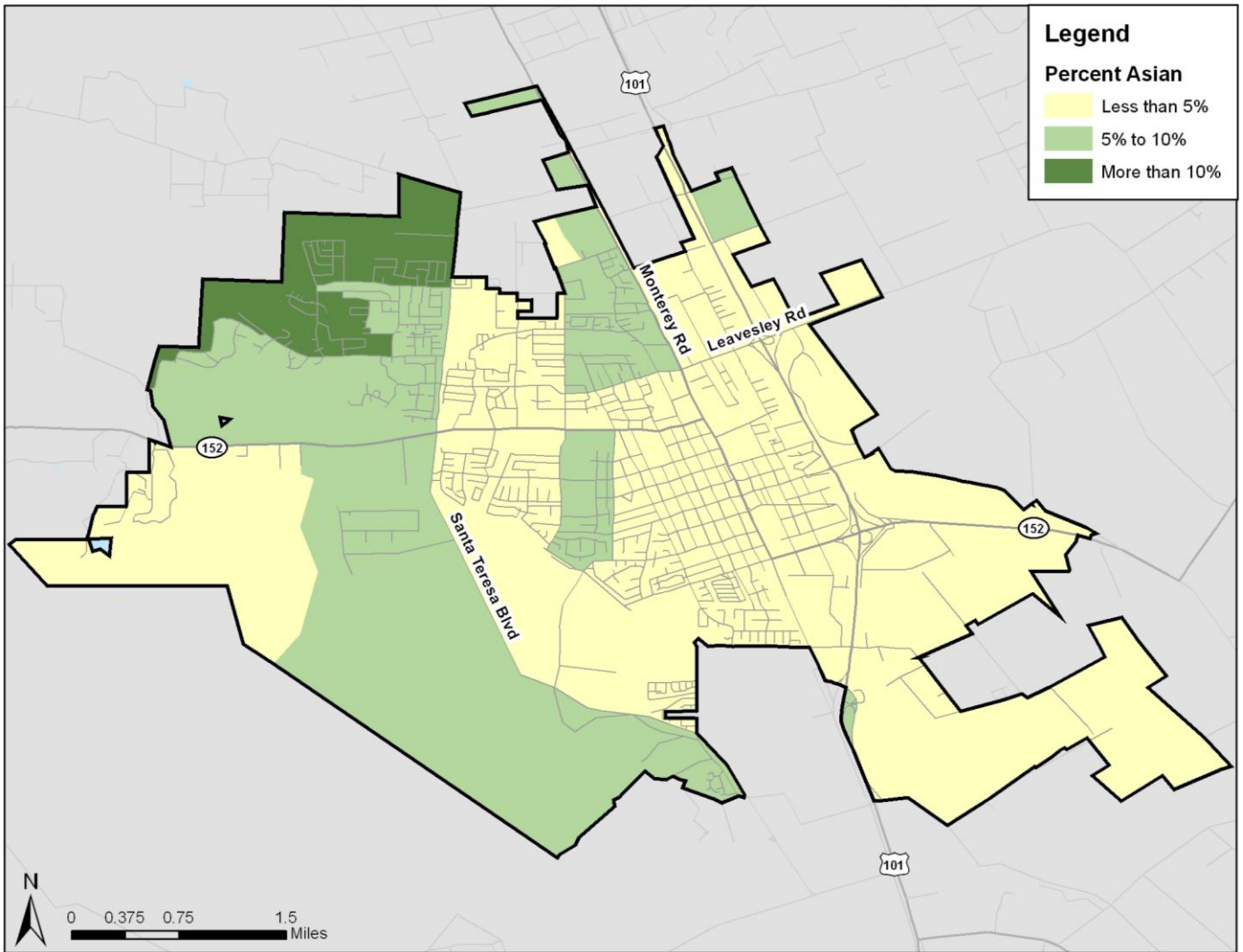
Sources: Claritas, 2009; BAE, 2010.

Figure C.1: Percent Hispanic Population, Gilroy, 2009



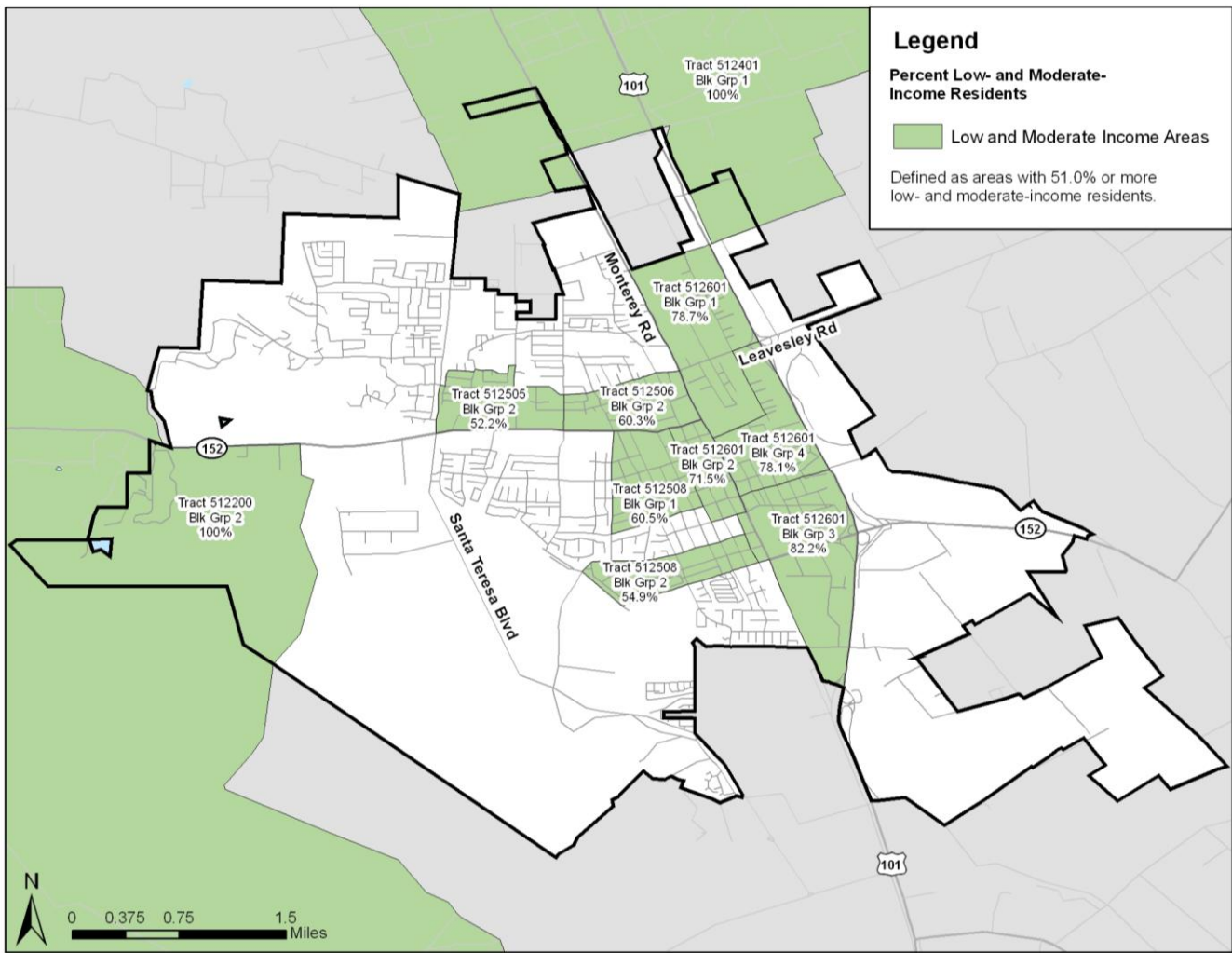
Sources: Claritas, 2009; BAE, 2010.

Figure C.2: Percent Asian Population, Gilroy, 2009



Sources: Claritas, 2009; BAE, 2010.

Figure X: Low- and Moderate-Income Areas, Gilroy



Sources: U.S. Department of Housing and Urban Development, 2009; BAE, 2010.

9 Appendix D: Homeless Gap Analysis

Appendix D.2: Homeless Gap Analysis - Gilroy,

	Number of Beds		
	Current	Under	Unmet
Individuals	Inventory	Development	Need (a)
Emergency Shelter	0	0	0
Transitional Housing	20	0	4
Permanent Supportive Housing	12	9	238
Total	32	9	242
Families with Children			
Emergency Shelter	14	0	0
Transitional Housing	204	0	15
Permanent Supportive Housing	68	32	44
Total	286	32	59

Part 1: Homeless Population (b)

	Sheltered (c)		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Number of Families with Children (d)	4	71	1	76
Number of Persons in Families with Children	13	266	3	282
Number of Persons in Households without Children (e)	148	14	190	352
Total	161	280	193	634

Part 2: Homeless Subpopulations (f)

	Sheltered	Unsheltered	Total
a. Chronically Homeless	38	80	118
b. Seriously Mentally Ill	79		
c. Chronic Substance Abuse	95		
d. Veterans	55		
e. Persons with HIV/AIDS	1		
f. Victims of Domestic Violence	29		
g. Unaccompanied Youth (Under 18)	3		

Notes:

- (a) Unmet need derived from the number of beds under development and the number of sheltered and unsheltered homeless enumerated in the 2009 Santa Clara County Homeless Census and Survey. Methodology used to calculate unmet need based on the 2009 Continuum of Care Application. For complete description of methodology and assumptions, contact the Executive Committee of the Santa Clara County Collaborative on Housing and Homeless Issues.
 - (b) Based on 2009 Santa Clara County Homeless Census and Survey. Includes individuals at seasonal shelters, which are not reflected in current inventory.
 - (c) The point-in-time count at some emergency shelters and transitional housing facilities have been corrected since the 2009 Homeless Census and Survey was released. This data reflects the corrected figures.
 - (d) Number of families derived from average household sizes from the Homeless Census and Survey.
 - (e) Persons in households without children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks where family status could not be determined.
 - (f) These data are based on both the Homeless Census and data from the Homeless Survey. The results are estimates, calculated by applying the survey results to the point-in-time Homeless Census population.
- Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009;

2009 2009 Santa Clara County Continuum of Care Application; BAE, 2009.

Note on relationship to Gilroy's 2007-2014 Housing Element: The Housing Element shows the unmet need as 193 beds. The calculations used in the Housing Element included existing seasonal shelter beds.

10 Appendix E: Inventory of Services for Special Needs and Homeless Populations

APPENDIX E

Table E.1: Community Resources and Services, Santa Clara County, 2009 (a)

Agency/Organization	Details
General Outreach Services	
Community Services Agency of Mountain View and Los Altos	Provides emergency assistance in addition to senior and homeless services and programs.
Community Technology Alliance	Provides comprehensive and updated listing of homeless facilities and vacancies in Santa Clara County, including HelpSCC and others.
Contact Cares	Bill Wilson Center provides telephone crisis training for volunteers
Help SCC	Website listing general and subpopulation special needs services.
Homeless Care Force	Mobile program in 1989 to provide food, clothing, and personal care items to the homeless and needy of Santa Clara, California.
Housing SCC	Lists resources for special needs populations
Inn Vision	Provides numerous services and care facilities throughout Santa Clara County.
Inn Vision's Urban Ministry of Palo Alto	Provides an emergency supply of food for people in need. People can return twice weekly if necessary.
Mental Health Advocacy Project	The MHAP Project is offered by the Law Foundation of Silicon Valley. Provides services to individuals with mental health or development disabilities.
SC Unified School District	Supportive services, including counseling and career-training programs.
The Gardner Family Health Network	Seven clinics offer primary health care and behavioral services dedicated to improving the health status of low and moderate-income communities.
Food & Basic Services	
City Team Ministries	Provides homeless emergency services including food, shelter, clothing, recovery programs, and youth outreach programs.
Cupertino Community Services	Supportive services.
Homeless Care Force	Provides food, clothing, and personal <i>care</i> items to the <i>homeless</i> and needy of Santa Clara County.
Loaves and Fishes and Martha's Kitchen	Food program.
Sacred Heart Community Services Community Food Program	Food program.
Salvation Army	Food programs, plus other emergency assistance and support programs.
San Jose First Community Services	For an employment-readiness program targeting homeless and low-income individuals.
Second Harvest Food Bank	Food program.
South Hills Community Church	Emergency services.
St Joseph's	Emergency services.
St Justin Community Ministry	Provision of food staples for needy families.
University of California Cooperative Extension	Working with local communities to improve nutrition

United Way of Silicon Valley
The American Red Cross

Emergency Assistance Network (EAN)- 8 agencies serve County residents. Objective is to help families maintain their current housing.
Santa Clara Valley Chapter- Homeless Assistance and Prevention Program

Life Skills Training

City Team Ministries	Provides homeless emergency services including food, shelter, clothing, recovery programs, and youth outreach programs.
Sure Path Financial Solutions	A local non-profit financial counseling agency offers consultation services.
Gardner Family Health Networks- Family Wellness	Through its seven clinics, Gardner provides comprehensive primary health care and behavioral services dedicated to improving the health status of low and moderate-income communities in Santa Clara County.
Inn Vision Palo Alto	Offers supportive services for moderate- and low- income families.
Mission College Corporate Education	Providing housing, food, and programs that promote self-sufficiency, InnVision empowers homeless and low-income families and individuals to gain stability.
San Jose First Community Services	For an employment-readiness program targeting homeless and low-income individuals.

Substance Abuse

ALANO Club	Alcoholics and Narcotics Anonymous in Santa Clara County.
ARH Benny McKeown Center	A 27- bed alcohol and drug recovery program located in the East Foothills of San Jose. The facility offers a highly structured, comprehensive and caring program for men and women seeking treatment.
CalWORKS Community Health Alliance	Coordinates services with Social Services Agency and County DADS.
Catholic Charities	Catholic Charities helps the homeless, very low-income families, and the working poor find and keep safe, stable, and appropriate housing.
City Team Ministries	In San Jose, City Team Ministries is providing hot meals, safe shelter, showers, and clean clothing to this city's homeless population.
Coalition for Alcohol & Drug Free Pregnancy - CADFP	Working on collaboration involving the medical community, local and statewide organizations, public and private, to create systemic change so that the vision of babies born alcohol and drug free becomes a reality.
SCC Dept. of Alcohol and Drug Services Gilroy East	DADS maintains 24-hour hotline. The Gilroy East Partnership was developed a youth empowerment model of AOD community prevention.
Gilroy West	Develop environmental strategies to reduce alcohol availability including retail density, responsible beverage service and binge drinking by youth.
Los Gatos/Saratoga Union HS District - Shift Program	Initiative to reduce underage drinking via a shift of environmental norms.
Mayfair Alcohol & Drug Coalition	Goal to reduce alcohol, tobacco and other drug use problems.
Morgan Hill/San Martin Prevention Partnership	A community coalition working to develop evidence-based environmental strategies to reduce the incidence and prevalence of AOD problems in the community.
Palo Alto Drug & Alcohol Collaborative	Addresses underage drinking in Palo Alto.
Pathway Society	Provides chemical dependency treatment to boys serving time in neighboring probation facilities.
PIT Coalition	The Prevention /Intervention/Treatment Strategy (PIT) focuses on reducing alcohol availability in a high-crime area of San Jose.
Salvation Army Adult Rehabilitation Center	Supportive services.

Stanford – Santa Clara County Methamphetamine Task Force

Researching destructive behavior associated with high-risk sexual behavior. Its goal is to reduce methamphetamine use in SCC, and ultimately the reduction of new HIV infections.

The Coalition of New Immigrants

The Coalition of New Immigrants targets new wave of Eastern European and African immigrants, focusing on cultural pressures in America.

The Gateway Program

Point-of-entry to the full spectrum of Department of Alcohol & Drug Services (DADS) Adult Managed Care Services.

Mental Health

AchieveKids

A special education and mental health service for students with complex needs, and their families.

ACT for Mental Health

Fireside Friendship Club and Self Help Center

Adult and Older Adult System of Care

Provides mental health services to adults with serious mental illness

ALLIANCE For Community Care

Offers community-based services and rehabilitation programs to youth, adults and older adults recovering from emotional and mental illnesses.

Alum Rock Counseling Center

(ARCC) has addressed the damage of family conflict, school failure and delinquency among high-risk youth, producing responsible community members and a healthier, more vibrant East San Jose

Asian Americans For Community Involvement (AACI)

AACI provides specialized services in clients' native languages and is sensitive to clients' cultural values.

Bascom Mental Health Center

Services provided include assessments, emergency evaluations, individual and family therapy, medication evaluations and medication support services.

CalWORKS Community Health Alliance

A partnership between Santa Clara County Social Services Agency, Santa Clara Valley Health and Hospital Systems' Department of Alcohol and Drug Services (DADS), Department of Mental Health.

Catholic Charities

Catholic Charities' program categories include: mental health and substance abuse in a managed care division, elder care including nutrition, foster grandparenting, kinship care support, mental health support services, etc.

Central Mental Health

Central Mental Health is an outpatient mental health clinic which serves adults, 18-60, older adults age 60+.

Children's Health Council

Serves the developmental needs of children and families in the community, specializing in children with severe behavioral and developmental difficulties.

Children's Shelter Mental Health Clinic

Provides multi-disciplinary, culturally sensitive mental health assessment and treatment services to Children's Shelter and Emergency Satellite Foster Home child-residents, and their families.

City Team Ministries

Supportive services, including case management and counseling.

Community Solutions

(previously Bridge Counseling Program) Provides a spectrum of behavioral health services to children and adults.

Downtown Mental Health

Out-Patient facility serves clients suffering from serious mental illnesses who exhibit severe problems in normal daily functioning.

East Valley Mental Health

East Valley Mental Health Center provides services to East San Jose and Milpitas from the site of the East Valley Health Center at McKee and Jackson.

Eastern European Service Agency (EESA)

EESA provides mental health services targeting former Yugoslavian Community families.

EHC Life Builders

The Emergency Housing Consortium enables homeless families with children, teenagers, single men and women including seniors and disabled adults to regain stability in the local community.

EMQ Family & Children Services	Provides a full continuum of mental health services for emotionally troubled children, adolescents, and families.
Fair Oaks Mental Health	Fair Oaks Mental Health is unique in providing outpatient services to children, adolescents and their families, as well as to seriously mentally ill adults and young adults.
Family & Children Services	Family & Children Services, previously Adult and Child Guidance center, provides high quality, affordable counseling, therapy and other support services in eight languages
Gardner Family Care Corporation	Gardner Family Care Corp. provides outpatient mental health services to predominately Latino children, families, and adults and older adults; including mental health services .
Grace Community Center	Grace Community Center provides day rehabilitation for individuals with serious mental illness who need support to maintain and/or improve functioning in the community.
HOPE Rehabilitation Services	HOPE Counseling Center provides psychiatric assessment, psychotherapy, case management, and medication monitoring for persons with developmentally disability, physical disability, or head injury.
Indian Health Center of Santa Clara Valley, Inc.	The Indian Health Center provides outpatient mental health and substance abuse treatment services.
InnVision Julian Street Inn	Julian Street Inn is the only facility in Santa Clara County that provides emergency shelter to the severely mentally ill.
Josefa Chaboya de Narvaez Mental Health Center	Josefa Chaboya de Narvaez Mental Health Center is designated a culturally proficient site providing services to primarily the adult and older adult Latino and Vietnamese populations of Santa Clara County who have a severe mental illness.
Juvenile Hall Mental Health Clinic	The Mental Health Clinic at Juvenile Hall is an on-site intensive outpatient clinic, which provides multi-disciplinary, culturally sensitive mental health services to youth incarcerated in Juvenile Hall.
Las Plumas Mental Health	Las Plumas Mental Health provides services to children, adolescents, and their families in a variety of settings including the home, school, local community, and the clinic setting.
Law Foundation of Silicon Valley	Provides legal services for AIDS patients, and oversees the mental health advocacy project.
Mekong Community Center	Mekong Community Center provides linguistically and culturally sensitive mental health services to enable psychiatrically disabled Southeast Asian refugees/immigrants, particularly Vietnamese.
Mental Health Advocacy Project	MHAP provides legal assistance to people identified as mentally or developmentally disabled.
Mickey's Place	Therapy Expansion for Homeless Families: To increase mental health services to homeless families at a transitional housing facility in Santa Clara County.
Next Door Solutions to Domestic Violence	Support groups, 24-hour hotline, and individual and group counseling sessions.
North County Mental Health	North County Mental Health is located in Palo Alto and serves mainly the communities of Mountain View, Los Altos, and Palo Alto.
Providing Assistance with Linkages to Services Rebekah's Children Services	The PALS Program provides clinical staff from the Mental Health Department for severely mentally ill offenders. Provides residential, educational and mental health services to seriously emotionally disturbed children who are victims of family violence, neglect, and sexual abuse, through residential treatment, foster care, wraparound foster care, and community outreach education and counseling programs.
Representative Payee Program	The Representative Payee Program protects the interest of recipients of Supplemental Security Income, Social Security Disability, and other Public Funds.
SC Valley Health and Hospital System	Offers prevention, education and treatment programs to all residents of Santa Clara County, regardless of ability to pay.

South County Mental Health
Ujima Adult & Family Services

South County Mental Health Center provides mental health services to seriously mentally ill adults.
Ujima Youth Program offers various afrocentric services targeting African American families and youth at risk.

AIDS/ HIV (b)

Prevention

AIDS Community Research Consortium
Asian Americans For Community Involvement (AACI)
Bill Wilson Center
Billy DeFrank LGBT Community Center
Community Health Awareness Council: HYPE
Community Health Partnership: San Jose AIDS Education
The Crane Center
Ira Greene PACE Clinic
The Living Center
NIGHT Mobile Health Van Program
Planned Parenthood
Pro Latino
Stanford Positive Care Clinic

Health Education and Information
Education, testing, outreach, support groups.
Counseling, outreach, sexual health education
Outreach, education, counseling.
HIV Youth Prevention Education: Workshops, outreach, education, counseling.
"Transpowerment" and other programs counseling, testing, and other support services.
Prevention counseling, testing, STD counseling.
Counseling and testing for high-risk population.
People living with AIDS are offered resources, counseling and discussion groups.
Neighborhood Intervention geared to High Risk testing offers counseling and testing services.
Outreach and support services.
Offers bilingual support services for high-risk population.
Health counseling, testing, education.

Treatment

AIDS Legal Services

Camino Medical Group

Combined Addicts and Professional Services
EHC Lifebuilders
Gardner Family Health Network
The Health and Wellness Care Center
Community Health Partnership: San Jose AIDS Education
The Health Trust, AIDS Service

Indian Health Center of Santa Clara Valley, Inc.
SCC Public Health Pharmacy

The Law Foundation of Silicon Valley offers free legal assistance related to discrimination and housing/employment rights.
A division of the Palo Alto Medical Foundation offers primary care and support services for people with AIDS.
Intensive outpatient counseling aftercare offers housing services plus other supportive services.
Emergency housing, transitional housing and counseling services.
Testing and family therapy.
Targeting people with AIDS, or at risk of AIDS. Offers nutritional and wellness services.
Targeting people with AIDS, or at risk of AIDS. Offers supportive services.
Transitional case management from jails, housing services, transportation, and counseling services.

Health education, counseling, and testing services.
Uninsured or underinsured AIDS patients may utilize County pharmaceutical services.

Youth

Bill De Frank Center
Bill Wilson Center

Choices for Children

Community Child Care Council the "4C" Council

EHC Lifebuilders- Sobrato House

Referral for gay lesbian, or bisexual youth.
Serves youth and families through counseling, housing, education, and advocacy. Bill Wilson Center serves over 10,000 clients in Santa Clara County annually

Network of coordinated and integrated partnerships, services and activities aimed at improving the lives of children prenatal through age 5

Provides a variety of comprehensive services and serves as the community child care link for families and child care professionals

Provides housing for runaway, homeless, and throw away youth populations.

EMQ	Families First program offers mental health treatment, foster care and social services that help families recover from trauma, abuse and addiction.
Family & Children Services	This County department protects children from abuse and neglect, and promotes their healthy development.
Girl Scouts and Boy Scouts	Youth programs.
Go Kids	Offers comprehensive child development services and community involvement.
Help SCC	Referral website.
Homeless Youth Network	Network consists of six agencies (Alum Rock Counseling, Bill Wilson Center, Community Solutions, Emergency Housing Consortium, Legal Advocates for Children and Youth and Social Advocates for Youth)
Lucile Packard Children Hospital Mobile Medical Van	Medical and mental health treatment for runaway youth.
Mexican-American Community Services Agency	MACSA provides after school and education programs targeting youth.
Pathway Society	Substance abuse and prevention services to youth
Rebekah's children Services	Outpatient therapy for children in Santa Clara County.
San Jose Day Nursery	Childcare program.
SC Unified School District	Family-child education and counseling available.
SC/San Benito County Head Start Program	School-readiness promotion,
Second Start	Assists homeless shelters, and human welfare agencies in helping our clients gain portable work skills.
Social Advocates for Youth / Casa Say	Provides a short-term residential facility for 17 who are runaways or have been rejected from the home by their parent's).
The City of Palo Alto Child Care Subsidy Program	Subsidy Program
MACSA	The Mexican American community services agency operates 3 youth centers
The Shelter Bed Hotline	24-hour hotline.
Unity Care Group	Youth outreach, foster care, mental health services.

Veterans

Clara Mateo Alliance	Emergency Shelter and Transitional Housing
Dept. of Mental Health's Office of Client Empowerment	Mental Health resource for subpopulations, including veterans.
EHC Lifebuilders Boccardo Shelter	Offers many services including job search, mental health services, case management, legal assistance, substance abuse recovery, and clinical services.
Second START	Outreach to homeless veterans.
SCC Office of Veteran Services	Assists Veterans, military personnel, and their families in obtaining federal, state, and local benefits and services accrued through military service.
VA San Jose Clinic	Provides a broad range of counseling, outreach, and referral services to eligible veterans in order to help them make a satisfactory post-war readjustment to civilian life
VA Palo Alto Hospital	Veteran Services
San Jose Vet Center	Veteran Services

Transportation

Affordable Housing and Valley Transportation Authority	Public Transit.
Cupertino Community Services	Financial assistance and case management services.
Guaranteed Ride Program	Up to 60 door-to-door vouchers to work-related destinations

Health Connections
 Inn Vision
 Mountain View and Los Altos
 Outreach and Escort

Transportation services offered to individuals with AIDS.
 Transportation assistance offered.
 Community Services Agency provides food and other emergency assistance to residents.
 ADA Paratransit service supports older adults, individuals with disabilities and low-income families.

Legal Rights/ Benefits Advocacy

Catholic Charities Immigration Legal Services
 Katharine & George Alexander Community Law Center
 Help SCC
 International Rescue Committee
 Legal Aid of Santa Clara County
 Legal Advocates for Children and Youth

Assessment, application, and referral agency for immigrants.
 (fmrly East San Jose Community Law Center) Represents workers' and immigrants' rights.
 Referral website.
 Refugee shelter.
 Fair housing, family law, labor, employment, and domestic violence representation.
 The LACY Program focuses on safe housing, guardianships, domestic violence, educational advocacy, emancipation, homeless and runaway youth, teen parents, and foster care.

Pro Bono Project of Santa Clara County
 Project Sentinel

Free legal service and consultation.
 Assists home seekers as well as housing providers through counseling, complaint investigation, mediation, conciliation and education.

Public Interest Law Foundation of MHAP

As part of Silicon Valley's Mental Health Advocacy Project, firm offers free legal services for special needs population, including AIDS, Children and Youth, Public Interest, and Fair Housing issues.

Sacred Heart Community Services
 Legal Assistance for Low-Income Immigrants
 SC Office of Human Relations
 Senior Adults Legal Assistance (SALA)

Provides essential services, offering tools for self-sufficiency
 Santa Clara University offers free legal advice and assistance.
 Referral and consultation services.
 Supports older persons (60+) in their efforts to live independently, non-institutionalized, and with dignity.

Silicon Valley Independent Living Center (SVILC)

Referral center for disabled persons, offering housing and counseling services.

Other Supportive Services

Hospital Council of Northern and Central California- New Directions Program

Targeting frequent hospital-users, this program coordinates mental health and housing provisions for these patients.

Housing First

EHC Lifebuilders, Inn Vision and Housing Authority collaborative work with families to prevent eviction.
 Translation services.

Sunnyvale Volunteer Language Bank
 The Corporation for Supportive Housing

Santa Clara Valley Medical Center connects with homeless shelter database to offer housing to hospital-users.

The John Stewart Company
 The Palo Alto Housing Corporation

Affordable Housing development and management services.
 Develops, acquires, and manages low- and moderate- income housing in Palo Alto and the San Francisco Bay Area.

Working Partnerships

A coalition of community groups, labor, and faith organizations seeking a response to the widening gap between the rich and poor in Silicon Valley

Domestic Violence

Art and Play Therapy (APT)	APT's Children's Program is a counseling program which offers art and play therapy groups for children who feel sad or lonely, who have a tough time making/keeping friends, or who have trouble concentrating in school.
Asian Americans for Community Involvement (ACCI) Asian-Pacific Center	Program available include individual counseling, children's support group, and a teen program. Provides free and confidential HIV treatment case management, mental health and substance abuse counseling, on-site primary medical and psychiatric care, client and treatment advocacy, and group and individual support to A&PIs living with HIV/AIDS.
Bill Wilson Center and Hotline	Individual, Group and Family Counseling. Children's programs, parenting without violence, teen intervention programs.
Catholic Charities	Receives referrals from Next Door Solutions to Domestic Violence to help house survivors of domestic violence
Center for Healthy Development	Offers affordable, quality counseling and psychotherapy to the greater Santa Clara County community
La Isla Pacifica Women's Shelter	Counseling and referrals for battered women and children under 18. Legal advocacy and temporary restraining orders. Shelter.
El Toro Youth Center	Individual, group and family counseling, support for teen parents, independent living skills for foster care and group home youth.
Gilroy Family Resource Center	Sponsored by Social Services Agency, includes programming for individuals and families including Mental Health Counseling for Children and Families, Youth Leadership Programs, Parent Education, and Teen Parent Group.
Grace Baptist Community Center	Provides day rehabilitation for individuals with serious mental illness who need support to maintain and/or improve functioning in the community
Indian Health Center Legal Advocates for Children and Youth (LACY)	Offers a wide variety of services with focus on American Indian Families Part of the Law Foundation of Silicon Valley, LACY provides legal assistance to teens who are victims of dating violence.
MAITRI MHAP Next Door Solutions to Domestic Violence	Provides teen outreach, workshops and mentoring to South Asian youth Mental Health Advocacy Project is a legal assistance provider in Santa Clara County. Groups for children exposed to domestic violence, individual and group counseling, intervention programs, visitation programs.
Nuestra Casa (focus on Hispanic families)	Offers counseling for problems of family violence, drug/alcohol abuse, parenting effectiveness, appropriate discipline, caring for medically fragile children and other issues that can cause family dysfunction.
Parents Helping Parents (PHP)	Provides information, education and training for parents and professionals in contact with "special needs" children.
Support Network for Battered Women Ujirani Center (focus on African-American families) Victim Witness Assistance Center	Individual therapy for children who have witnessed domestic violence. Education, support, mental health counseling. Children who have witnessed domestic violence are considered to be primary victims of domestic violence by Victim Witness and are eligible to receive the same level of assistance as adult victims.

Seniors

Community Services Agency of Mountain View and Los Altos Housing Policy and Homeless Division- San Jose	Supportive Services. Supportive services and resource center for seniors.
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Inn Vision's Georgia Travis Center
 MACSA
 Next Door Solutions to Domestic Violence

Georgia Travis Center is a daytime drop-in center for homeless and low-income women and families.
 Bilingual supportive services.
 Shelter, Hotline, transitional housing, youth programs, and counseling for victims of domestic violence.

Emergency and Transitional Shelters

Beth-El Baptist Church Outreach, Benevolence
 Casa de Clara
 City Team Ministry Rescue Mission/ Men's Recovery Center
 Cold Weather Shelter - Gilroy
 Community Solutions- Homeless Youth

Family Shelter services.
 A Catholic worker house where single women are welcome for temporary shelter
 Overnight emergency shelter for men. Mandatory chapel service attendance required.
 Shelter
 Teen drop-in center, with other family- and adult-services including counseling, crisis intervention, legal advocacy, and prevention and education programs.

Community Solutions- Transitional Housing Program

The THP provides housing and services for young adults in the community, including former foster youth.

Cupertino Rotating Shelter
 Domiciliary Care for Homeless Veterans
 EHC Life Builders, Boccardo Center
 EHC Life Builders, Markham Terrace Permanent
 EHC Life Builders, Sobrato Family Living Center (FLC)
 Health Connections AIDS Services

Cupertino Community Services organizes shelter alternating between different church sites.
 Transitional program for homeless vets.
 Offers case management, legal assistance, substance abuse recovery, and clinical services.
 95 permanent single room occupancy (SRO) housing units plus counseling services.
 Low-Income and Homeless families live in supportive environment.
 Serves 50 percent of the individuals diagnosed with AIDS in Santa Clara County. Grants and donations allow HCAS to provide services without charging the client.

Heritage Home

Provides a long-term compassionate ministry for years to homeless, poor and abused women who are pregnant and have no where else to turn but the streets

House of Grace

A 12-14 month residential program where addicted, abused or homeless women can rebuild their lives, without being separated from their young children.

InnVision Villa
 InnVision: Cecil White Center

Provides transitional housing for single women and women with children.
 Daytime drop-in center for singles, families, and teens. An average of 300 individuals served daily.

InnVision: Commercial Street Inn
 InnVision: Georgia Travis Center

55 beds for women and children, including an after school tutorial program.
 Weekday assistance for approximately 100 women and children daily, including education, support, and the Family Place Child Development Center.

InnVision: Montgomery Street Inn
 InnVision: Opportunity Center of Mid Peninsula

85 beds for men, both short and long term, including job development programs.
 The Permanent Supportive Housing Program provides 70 efficiency units for individuals who make below 35% of the area's median income

Love Inc.
 Mid-Peninsula Housing Coalition

Love INC mobilizes churches to transform lives by helping their neighbors in need.
 The mission of Mid-Peninsula Housing Coalition is to provide safe, affordable shelter of high quality to those in need

Sacred Heart Community Services

Provides essential services, offering tools for self-sufficiency for lower-income adults and children.

Salvation Army- Hospitality House
 San Jose Family Shelter

Hospitality House provides temporary shelter for adult men.
 Provide emergency housing and services to homeless.

San Martin Family Living Center	The Center provides emergency and transitional housing for the homeless and very low-income farm worker families.
Shelter Network	Homeless families can receive short- and mid-term transitional housing and other supportive services, including food, employment assistance, and counseling.
St. Joseph the Worker House	St. Joseph Day Worker Center seeks to provide a dignified setting in which to connect workers and employers. We strive for the empowerment of all workers through fair employment, education and job skills training,
Sunnyvale Winter Shelter	Winter shelter.
Urban Ministry of Palo Alto- Hotel de Zinc	15 beds for men and women, hosted by Palo Alto area faith communities.
West Valley Community Services	We provide a continuum of basic needs, housing assistance and family support services.
YWCA Villa Nueva	63 units of affordable transitional housing for single parents offering a variety of services, including day care.

Chronic Homelessness

St. Joseph's Cathedral of Social Ministry	The Shelter Plus Care program, is a HUD program administered by city agencies and the Office of Social Ministry, targeting chronically homeless individuals.
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Notes:

(a) Programs and Services may be listed more than once, due to overlapping service and target populations. Although BAE attempted to document all services, this may not be a comprehensive listing.

(b) Many AIDS Prevention services, facilities, and programs also offer treatment services.

Sources: Help SCC website, 2009; Santa Clara County Public Health Department of Service Officers, Inc., 2009; Santa Clara Department, 2009; Housing SCC website, 2009; California Association of County Veterans County Consolidated Plan, 2005; Phoenix Data Center, 2009; BAE, 2009.

11 Appendix F: Rental Trends by Region

Appendix F.1: Rental Trends, North Santa Clara County, 2Q 2009 (a)

CURRENT MARKET DATA - Q2 2009					
<u>Unit Type</u>	<u>Number</u>	<u>Percent of Mix</u>	<u>Avg. Sq. Ft.</u>	<u>Avg. Rent</u>	<u>Avg. Rent/Sq. Ft.</u>
Studio	2,011	8%	471	\$1,106	\$2.35
Jr 1BR/1 BA	1,254	5%	568	\$1,185	\$2.09
1 BR/1 BA	10,709	43%	701	\$1,396	\$1.99
2 BR/1 BA	3,349	13%	886	\$1,547	\$1.75
2BR/1.5 BA	423	2%	982	\$2,372	\$2.42
2 BR/2 BA	5,318	21%	1,012	\$1,897	\$1.87
2 BR/2.5 BA	4	0.02%	2,500	\$6,200	\$2.48
2 BR TH	833	3%	1,098	\$2,061	\$1.88
3 BR/ 1 BA	25	0.1%	1,044	\$1,899	\$1.82
3 BR/ 1.5 BA	33	0.1%	1,006	\$1,825	\$1.81
3 BR/2 BA	589	2%	1,230	\$2,213	\$1.80
3 BR/3 BA	130	1%	1,390	\$2,773	\$1.99
3 BR TH	149	1%	1,344	\$3,180	\$2.37
4 BR	7	0.03%	1,371	\$2,347	\$1.71
Totals	24,834	100%	807	\$1,568	\$1.94

AVERAGE RENT HISTORY - ANNUAL					
<u>Unit Type</u>	<u>2007</u>	<u>2008</u>	<u>2007-2008 % Change</u>	<u>2009 (b)</u>	<u>2007-2009 % Change</u>
Studio	\$1,193	\$1,196	0.3%	\$1,130	-5.3%
Jr 1BR	\$1,251	\$1,342	7.3%	\$1,239	-1.0%
1BR/1 BA	\$1,522	\$1,582	3.9%	\$1,445	-5.1%
2 BR/1 BA	\$1,603	\$1,677	4.6%	\$1,578	-1.6%
2 BR/2 BA	\$1,985	\$2,069	4.2%	\$1,943	-2.1%
2 BR TH	\$2,075	\$2,212	6.6%	\$2,114	1.9%
3 BR/2 BA	\$2,252	\$2,404	6.7%	\$2,241	-0.5%
3 BR TH	\$2,897	\$3,243	11.9%	\$3,222	11.2%
All Units	\$1,660	\$1,732	4.3%	\$1,611	-3.0%

OCCUPANCY RATE	
<u>Year</u>	<u>Average Occupancy</u>
2004	94.8%
2005	95.7%
2006	97.2%
2007	97.1%
2008	95.6%
2009	94.9%

AGE OF HOUSING INVENTORY (by Project)	
<u>Year</u>	<u>Percent of Projects</u>
Pre 1960's	4.3%
1960's	49.1%
1970's	28.0%
1980's	10.6%
1990's	5.0%
2000's	3.1%

Notes:

(a) Represents only housing complexes with 50 units or more. North County cities with complexes of 50 units or more include: Mountain View, Palo Alto, Sunnyvale

(b) 2009 data includes through second quarter data only.

Sources: RealFacts, Inc., 2009; BAE, 2009.

Appendix F.2: Rental Trends, Central Santa Clara County, 2Q 2009 (a)

CURRENT MARKET DATA - Q2 2009					
<u>Unit Type</u>	<u>Number</u>	<u>Percent of Mix</u>	<u>Avg. Sq. Ft.</u>	<u>Avg. Rent</u>	<u>Avg. Rent/Sq. Ft.</u>
Studio	3,134	6%	438	\$1,035	\$2.36
Jr 1BR/1 BA	1,393	3%	589	\$1,213	\$2.06
1 BR/1 BA	19,595	39%	719	\$1,353	\$1.88
1BR/1.5 BA	146	0.3%	1,079	\$1,884	\$1.75
1BR TH	493	1%	958	\$1,456	\$1.52
2 BR/1 BA	5,387	11%	899	\$1,496	\$1.66
2BR/1.5 BA	655	1%	922	\$1,477	\$1.60
2 BR/2 BA	15,165	30%	1,032	\$1,790	\$1.73
2BR/2.5 BA	42	0.1%	1,197	\$2,239	\$1.87
2 BR TH	1,439	3%	1,188	\$1,953	\$1.64
3 BR/ 1 BA	92	0.2%	998	\$1,680	\$1.68
3 BR/ 1.5 BA	74	0.1%	887	\$1,910	\$2.15
3 BR/2 BA	2,008	4%	1,280	\$2,159	\$1.69
3 BR/3 BA	212	0.4%	1,320	\$2,387	\$1.81
3 BR TH	201	0.4%	1,394	\$2,307	\$1.65
4 BR	12	0.0%	2,271	\$5,500	\$2.42
Totals	50,048	100%	861	\$1,542	\$1.79

AVERAGE RENT HISTORY - ANNUAL					
<u>Unit Type</u>	<u>2007</u>	<u>2008</u>	<u>2007-2008 % Change</u>	<u>2009 (b)</u>	<u>2007-2009 % Change</u>
Studio	\$1,068	\$1,129	5.7%	\$1,069	0.1%
Jr 1BR	\$1,178	\$1,273	8.1%	\$1,242	5.4%
1BR/1 BA	\$1,394	\$1,480	6.2%	\$1,385	-0.6%
2 BR/1 BA	\$1,473	\$1,557	5.7%	\$1,505	2.2%
2 BR/2 BA	\$1,806	\$1,933	7.0%	\$1,812	0.3%
2 BR TH	\$2,002	\$2,087	4.2%	\$1,969	-1.6%
3 BR/2 BA	\$2,084	\$2,266	8.7%	\$2,173	4.3%
3 BR TH	\$2,345	\$2,418	3.1%	\$2,356	0.5%
All Units	\$1,559	\$1,661	6.5%	\$1,568	0.6%

OCCUPANCY RATE	
<u>Year</u>	<u>Average Occupancy</u>
2004	93.6%
2005	94.2%
2006	96.2%
2007	96.6%
2008	95.9%
2009	94.4%

AGE OF HOUSING INVENTORY (by Project)	
<u>Year</u>	<u>Percent of Projects</u>
Pre 1960's	0.4%
1960's	23.4%
1970's	39.8%
1980's	14.3%
1990's	11.9%
2000's	10.2%

Notes:

(a) Represents only housing complexes with 50 units or more. Central County cities with complexes of 50 units or more include: Campbell, Cupertino, San Jose, Santa Clara

(b) 2009 data includes through second quarter data only.

Sources: RealFacts, Inc., 2009; BAE, 2009.

Appendix F.3: Rental Trends, Central West Santa Clara County, 2Q 2009 (a)

CURRENT MARKET DATA - Q2 2009					
<u>Unit Type</u>	<u>Number</u>	<u>Percent of Mix</u>	<u>Avg. Sq. Ft.</u>	<u>Avg. Rent</u>	<u>Avg. Rent/Sq. Ft.</u>
Studio	20	3%	516	\$1,874	\$3.63
Jr 1BR/1 BA	8	1%	700	\$1,975	\$2.82
1 BR/1 BA	397	59%	797	\$1,816	\$2.28
2 BR/1 BA	17	3%	952	\$1,569	\$1.65
2 BR/2 BA	234	35%	1,087	\$2,282	\$2.10
Totals	676	100%	892	\$1,975	\$2.21

AVERAGE RENT HISTORY - ANNUAL					
<u>Unit Type</u>	<u>2007</u>	<u>2008</u>	<u>2007-2008 % Change</u>	<u>2009 (b)</u>	<u>2007-2009 % Change</u>
Studio	\$1,700	\$1,710	0.6%	\$1,824	7.3%
Jr 1BR/1 BA	\$1,680	\$1,931	14.9%	\$1,975	17.6%
1 BR/1 BA	\$1,657	\$1,866	12.6%	\$1,853	11.8%
2 BR/1 BA	\$1,442	\$1,738	20.5%	\$1,582	9.7%
2 BR/2 BA	\$2,241	\$2,531	12.9%	\$2,285	2.0%
All Units	\$1,854	\$2,086	12.5%	\$1,997	7.7%

OCCUPANCY RATE	
<u>Year</u>	<u>Average Occupancy</u>
2004	93.7%
2005	94.6%
2006	95.1%
2007	91.0%
2008	96.1%
2009	95.2%

AGE OF HOUSING INVENTORY (by Project)	
<u>Year</u>	<u>Percent of Projects</u>
Pre 1960's	16.7%
1960's	50.0%
1970's	16.7%
1980's	0.0%
1990's	0.0%
2000's	16.7%

Notes:

(a) Represents only housing complexes with 50 units or more. Central West County cities with complexes of 50 units or more include: Los Gatos.

(b) 2009 data includes through second quarter data only.

Sources: RealFacts, Inc., 2009; BAE, 2009.

Appendix F.4: Rental Trends, South Santa Clara County, 2Q 2009 (a)

CURRENT MARKET DATA - Q2 2009					
<u>Unit Type</u>	<u>Number</u>	<u>Percent of Mix</u>	<u>Avg. Sq. Ft.</u>	<u>Avg. Rent</u>	<u>Avg. Rent/Sq. Ft.</u>
1 BR/1 BA	239	26%	671	\$1,231	\$1.83
2 BR/1 BA	182	20%	817	\$1,327	\$1.62
2BR/1.5 BA	25	3%	940	\$1,555	\$1.65
2 BR/2 BA	348	38%	952	\$1,518	\$1.59
2BR/2.5 BA	56	6%	1,000	\$1,300	\$1.30
2 BR TH	44	5%	1,186	\$1,855	\$1.56
3 BR/2 BA	12	1%	1,000	\$1,583	\$1.58
Totals	906	100%	865	\$1,409	\$1.63

AVERAGE RENT HISTORY - ANNUAL					
<u>Unit Type</u>	<u>2007</u>	<u>2008</u>	<u>2007-2008 % Change</u>	<u>2009 (b)</u>	<u>2007-2009 % Change</u>
1 BR/1 BA	\$1,219	\$1,284	5.3%	\$1,247	2.3%
2 BR/1 BA	\$1,336	\$1,343	0.5%	\$1,335	-0.1%
2BR/1.5 BA	n/a	n/a	n/a	n/a	n/a
2 BR/2 BA	\$1,489	\$1,530	2.8%	\$1,513	1.6%
2BR/2.5 BA	n/a	n/a	n/a	n/a	n/a
2 BR TH	\$1,740	\$1,786	2.6%	\$1,828	5.1%
3 BR/2 BA	\$1,980	\$1,691	-14.6%	\$1,608	-18.8%
All Units	\$1,395	\$1,427	2.3%	\$1,412	1.2%

OCCUPANCY RATE	
<u>Year</u>	<u>Average Occupancy</u>
2004	94.4%
2005	94.9%
2006	85.9%
2007	90.0%
2008	93.6%
2009	94.9%

AGE OF HOUSING INVENTORY (by Project)	
<u>Year</u>	<u>Percent of Projects</u>
Pre 1960's	0.0%
1960's	11.1%
1970's	22.2%
1980's	33.3%
1990's	22.2%
2000's	11.1%

Notes:

(a) Represents only housing complexes with 50 units or more. South County cities with complexes of 50 units or more include: Gilroy

(b) 2009 data includes through second quarter data only.

Sources: RealFacts, Inc., 2009; BAE, 2009.

13 Appendix G: Maximum Affordable Sales

Price Calculator Appendix G.1:

Affordable Housing Mortgage Calculator for SFR, Santa Clara County, 2009

	<u>Household Income (a)</u>	<u>Sale Price</u>	<u>Down Payment (b)</u>	<u>Total Mortgage (b)</u>	<u>Monthly Payment</u>	<u>Monthly Property Tax (c)</u>	<u>Mortgage Insurance (d)</u>	<u>Homeowner's Insurance (e)</u>	<u>Total Monthly PITI (f)</u>
Extremely Low Income (30% AMI)									
4 Person HH	\$31,850	\$132,602	\$26,520	\$106,081	\$672.73	\$110.50	\$0.00	\$13.02	\$796.25
Very Low Income (50% AMI)									
4 Person HH	\$53,050	\$220,864	\$44,173	\$176,691	\$1,120.51	\$184.05	\$0.00	\$21.69	\$1,326.25
Low Income (80% AMI)									
4 Person HH	\$84,900	\$353,465	\$70,693	\$282,772	\$1,793.24	\$294.55	\$0.00	\$34.71	\$2,122.50

Notes:

(a) Published by U.S. Department of Housing and Urban Development for Santa Clara County, 2009.

(b) Mortgage terms:

Annual Interest Rate (Fixed)

6.53%

Freddie Mac historical monthly Primary Mortgage Market Survey data tables. Ten-year average.

Term of mortgage (Years)

30

Percent of sale price as down payment

20%

(c) Initial property tax (annual)

1%

(d) Mortgage Insurance as percent of loan amount

0.00%

(e) Annual homeowner's insurance rate as percent of sale price

0.12%

CA Dept. of Insurance website, based on average of all quotes, assuming \$150,000 of coverage and a 26-40 year old home.

(f) PITI = Principal, Interest, Taxes, and Insurance

Percent of household income available for PITI

30.0%

Sources: U.S. HUD, 2009; Freddie Mac, 2008; CA Department of Insurance, 2009; BAE, 2009.

Appendix G.2: Affordable Housing Mortgage Calculator for Condominiums, Santa Clara County, 2009

	Household Income (a)	Sale Price	Down Payment (b)	Total Mortgage (b)	Monthly Payment	Monthly Property Tax (c)	Mortgage Insurance (d)	Homeowner's Insurance (e)	Homeowner's Association Fee (f)	Total Monthly PITI (g)
Extremely Low Income (30% AMI)										
4 Person HH	\$31,850	\$65,989	\$13,198	\$52,791	\$334.78	\$54.99	\$0.00	\$6.48	\$400.00	\$796.25
Very Low Income (50% AMI)										
4 Person HH	\$53,050	\$154,251	\$30,850	\$123,401	\$782.56	\$128.54	\$0.00	\$15.15	\$400.00	\$1,326.25
Low Income (80% AMI)										
4 Person HH	\$84,900	\$286,852	\$57,370	\$229,482	\$1,455.29	\$239.04	\$0.00	\$28.17	\$400.00	\$2,122.50

Notes:

(a) Published by U.S. Department of Housing and Urban Development for Santa Clara County, 2009.

(b) Mortgage terms:

Annual Interest Rate (Fixed) 6.53% Freddie Mac historical monthly Primary Mortgage Market Survey data tables. Ten-year average.

Term of mortgage (Years) 30

Percent of sale price as down payment 20%

(c) Initial property tax (annual) 1%

(d) Mortgage Insurance as percent of loan amount 0%

(e) Annual homeowner's insurance rate as percent of sale price 0.12% CA Dept. of Insurance website, based on average of all quotes, assuming \$150,000 of coverage and a 26-40 year old home.

(f) Homeowners Association Fee (monthly) \$400

(g) PITI = Principal, Interest, Taxes, and Insurance

Percent of household income available for PITI 30%

Sources: U.S. HUD, 2009; Freddie Mac, 2008; CA Department of Insurance, 2009; BAE, 2009.

Appendix H: Gilroy Neighborhood Revitalization Strategy Area

Neighborhood Revitalization Strategy for Program Years 2008-2012



Purpose of a Neighborhood Revitalization Strategy

The Department of Housing & Urban Development seeks to create communities of opportunity in distressed neighborhoods by stimulating the reinvestment of human and economic capital and by economically empowering low-income residents.



City of Gilroy
Housing and Community Development
7351 Rosanna Street
Gilroy, CA 95020
(408)846-0290

Request to the Department of Housing and Urban Development to Renew the Designation of Neighborhood Revitalization Strategy Area for Gilroy Census Tract 5126.01

To Cover the Period of
Program Years 2008-2012
(July 1, 2008 – June 30, 2013)

INTRODUCTION / EXECUTIVE SUMMARY

The federal Department of Housing and Urban Development (HUD) may designate a specific location as a Neighborhood Revitalization Strategy Area for a period of five years. Localities may request renewals of such a designation for additional five year periods. In making such a request the jurisdiction must show its accomplishments during the previous five years, show that a need continues, and show public participation in the development of the revised strategy.

Background on Gilroy's Neighborhood Revitalization Strategy

Information from the 2000 Census indicates that in Santa Clara County only Gilroy and parts of San Jose have census block groups in which 51% or more of the population earned less than 80% of median family income for Santa Clara County. On the census tract level, three tracts in Gilroy have predominately lower income households. These tracts are located in central and eastern Gilroy. A large portion of one of these tracts was identified by the City and recognized by HUD as a Neighborhood Revitalization Strategy Area (NRSA) in 1999. The Downtown and surrounding neighborhoods are included in the NRSA. The designation was renewed in Program Year 2003 and runs through Program Year 2007. Currently the strategy applies to the entire Census Tract 5126.01 rather than just a large portion. Various studies, such as the United Way Silicon Valley Needs Assessment conducted 2004-2005 continue to show a disproportionate need rationale for targeting resources to this area.

While a Neighborhood Revitalization Strategy (NRS) is a designation, not a direct funding source, it does give the City, nonprofits and other entities an advantage in applying for funds. The grants the City received to complete the Monterey Streetscape are an example. Gavilan College was able to access two federal grants – one for a business incubator in Old City Hall, the other for setting up a community education center and computer lab at South Valley Middle School. South County Housing and MACSA have also benefited from the NRS designation in obtaining funding for projects located in this area.

The greatest progress has been on the Downtown strategic directions. HUD has strongly recommended

extending improvements and activities into the residential neighborhoods that comprise the NRSA.

The NRS designation, while it does not increase Community Development Block Grant funds, does give increased flexibility in their use. Economic and public improvement activities can be shown to have an area wide benefit rather than an individual low income benefit. Certain public service activities are exempt from the usual 15% HUD cap on these activities. Examples of such public services have been MACSA Day Camp when held only in the NRSA and St. Joseph's employment services offered only to NRSA residents.

Involvement of Stakeholders

Eight public meetings took place prior to the May 5, 2008 City Council public hearing.

Outreach for the meetings and for written public comment included

- notices in the Gilroy Dispatch, on the City's website, on Channel 17
- flyers in English and Spanish were
 - posted at City Hall and the Gilroy Public Library
 - distributed at the Mayor's Downtown Forum
 - distributed two times to parents of Eliot School students
- the purpose of the strategy was described, meetings were announced and flyers distributed at
 - a Headstart meeting
 - several meetings of the South County Collaborative of service providers and public agencies
 - the three Neighborhood Academy sessions held in March, at a Leadership Gilroy meeting
 - neighborhood meetings at Wagon Wheels Mobile Home Park and Stoney Court
- notices were sent to
 - members of neighborhood associations in the NRSA
 - the Citizens Advisory Committee that makes recommendations on CDBG public services funding
 - the City's Housing Advisory Committee
 - all active businesses in the NRSA
 - the South County Collaborative list serve

Four of the meetings took place in the strategy area.

The December 13 resident input meeting occurred at Eliot School during which the participants gave the City a “report card” on progress in the NRS during the past five years. There were two breakout work groups – one in English and one in Spanish. The April 2 meeting also took place at the Eliot School. A Spanish translator was available.

The February 20th meeting aimed at area businesses and employment services such as Work2Future was held in the nonprofit developer South County Housing’s Cannery Welcome Center in the Downtown. Notices of this meeting were sent to all the active businesses in the census tract. A Spanish translator was available. The Downtown Association meeting took place at a Downtown business office.

The other meetings were held either in the City Council Chambers or at the Gilroy Senior Center.

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16 Neighborhood Revitalization Strategy Renewal

PROGRAM YEARS 2008-2012

MEETING SCHEDULE

<u>DATE</u>	<u>ACTION</u>	
November 5, 2007	City Council Study Session CDBG Priorities for PY 2008 & Renewal of the Neighborhood Revitalization Strategy 2008-2012 @ 5:30 p.m.	.
December 13, 2007	NRSA resident input meeting on progress made during PY's 2003-2007 Strategy and planning for the next five Year Strategy for PY's 2008-2012 from 6:00 p.m. – 7:15 p.m.	475 Old Gilroy St.
January 29, 2008	NRSA non-profit meeting on progress made during PY's 2003-2007 Strategy and planning for the next five Year Strategy for PY's 2008-2012 from 9:00 a.m. – 11:00 a.m.	.
February 20, 2008	NRSA business input meeting on progress made during PY's 2003-2007 Strategy and planning for the next five Year Strategy for PY's 2008-2012 from 6:00 p.m. – 7:15 p.m.	.
March 4, 2008	Downtown Association – City staff answered questions About the NRS process	.
March 5, 2008	NRSA Renewal follow-up meeting to build stronger linkages between the Downtown and the residential neighborhoods Hanna St. In the NRSA from 5:30 – 7:30 p.m.	7371
March 14, 2008	Notice of Public Review Period and Public Hearings on CDBG Program PY 2008	
April 2, 2008	Community Results Meeting: Building Links between Businesses and non-profits in the NRSA That Empower Low-Income Residents	
May 5, 2008	City Council Public Hearing on Renewal of the Neighborhood Revitalization Strategy for PY's 2008-2012 @ 7:00 p.m.	

STRATEGIC DIRECTIONS FOR 2008-2012***Relationship of the Downtown Specific Plan to the Neighborhood Revitalization Strategy***

The plan for Downtown revitalization has been developed in great detail through the Downtown Specific Plan. The Neighborhood Revitalization Strategy is a complement to the Downtown Specific Plan; it does not supplant it. As mentioned previously a Neighborhood Revitalization Strategy needs to show how improvements will take place in residential as well as commercial areas.

Strategic Directions

The strategy update public input process resulted in the combining of two original strategies relating to employment and added a new strategy related to public health.

- Strategic Direction I: Provide Structure for NRS Implementation and Enhancement**
- Strategic Direction II: Expand Linkages by Creating Partnerships and through the Use of Media and Technology**
- Strategic Direction III: Support Neighborhood Revitalization Efforts**
- Strategic Direction IV: Improve Public Safety in the NRSA & Downtown**
- Strategic Direction V: Support Downtown Revitalization Efforts**
- Strategic Direction VI: Provide Assistance to Micro-enterprises and Small Businesses**
- Strategic Direction VII: Create Employment Opportunities through Linkages with Local and Regional Employers**
- Strategic Direction VIII: Enhance Workforce Preparedness**
- Strategic Direction IX: Promote Public Health in the NRSA**

Initiatives, actions and benchmarks for completing these actions are included in detail in the section entitled **Neighborhood Revitalization Strategy Action Plan for High and Medium Priority Initiatives – Program Years 2008 -2012.**

**PROGRESS IN MEETING BENCHMARKS
FOR NEIGHBORHOOD REVITALIZATION STRATEGY
PROGRAM YEARS 2003-2007**

Accomplishments include those made through city efforts as well as those of private nonprofit and for profit entities.

The following is a highlight of grants that were received during this period:

City of Gilroy

- ❑ \$1,315,000 Metropolitan Transportation Commission Transportation for Livable Communities (MTC/TLC) and \$405,000 BAAQMD grants for the 4th to 6th street blocks of the Downtown Streetscape construction
- ❑ \$515,000 MTC Housing Incentive Program (HIP) grant for improving the pedestrian route from the Cannery housing development to the train station
- ❑ \$510,000 in state BEGIN funds for low income first time homebuyer loans in the Alexander Place Phase of the Cannery Project
- ❑ \$409,000 in Surface Transportation Program (STP) funds for pavement rehabilitation in the Forest Street, Murray Avenue and Luchessa Avenue areas.
- ❑ \$286,000 in STP funds for pavement rehabilitation on Forest Street from Lewis to Sixth St.
- ❑ \$458,500 in CDT Capital Program funds for Downtown Streetscape for Sixth Street West (Monterey St. to Egleberry St.)
- ❑ \$753,454 State Proposition 1B – Local Streets and Roads for Sixth St. from Monterey St. to Railroad St.
- ❑ \$322,937 VTA Lifeline Transportation Grant for the Chestnut Pedestrian Bridge over Miller Slough that is part of a Safe Walk to School route for Eliot School – other portions of this route funded in 2007 with \$191,000 in CDBG funds.

South County Housing

- ❑ \$5.7 million in New Markets Tax Credits for the Cannery Project

Gavilan College

- ❑ \$400,000 Hispanic Serving Institutions and Colleges grant to set up and operate a community computer lab and learning center at South Valley Middle School

The following is a highlight of accomplishments during this period:

City of Gilroy

- ❑ Completed work on the Downtown Streetscape
- ❑ Began Sixth Street lighting, sidewalk and street improvements
- ❑ Granted impact fee waivers to stimulate Downtown Development
- ❑ Implemented Downtown Specific Plan
- ❑ Supported NRSA neighborhood associations
- ❑ Capital improvements at Forest Street and San Ysidro Parks
- ❑ Established Unreinforced Masonry Mitigation Program
- ❑ Made available Housing Trust funds for multifamily housing rehabilitation and loaned \$140,000 to preserve units for very low income tenants

Mexican American Community Services Agency (MACSA)

- ❑ Completed construction of the multi-purpose facility for El Portal, its charter high school. The vast majority of funding for this building was granted during the 1998-2002 period of the NRS.

END OF INTRODUCTION / EXECUTIVE SUMMARY

**NEIGHBORHOOD REVITALIZATION STRATEGY ACTION PLAN
FOR HIGH AND MEDIUM PRIORITY INITIATIVES
PROGRAM YEARS 2008 -2012**

Color Key to Document

Dark Red = Initiatives that received high priority as a result of in the public input process

Blue = Initiatives that received medium priority as a result of the public input process

Dark Teal = Committed and / or possible lead agencies and persons to take charge of actions proposed under respective initiatives

Sea Green = Committed and / or possible funding sources to accomplish the proposed actions

**Neighborhood Revitalization Strategy
Action Plan for High and Medium Priority Initiatives
Program Years 2008-2012**

Strategic Direction I: Provide Structure for NRS Implementation and Enhancement

Initiatives	Actions by Program Year
<p>A. Continue to support and fund a part-time or full-time person to work the NRSA</p> <p>HIGH PRIORITY</p> <p>Lead Agencies</p> <p>City – HCD</p> <p>Possible Funding Sources</p> <p>CDBG</p> <p>Other grants</p>	<p>2008</p> <p>Funds budgeted in the amount of \$23,000 to have this as a contractual service to provide assistance to neighborhood associations</p> <p>Funds budgeted to cover .4 staff year of City HCD staff time in the amount of \$45,000</p> <p>A grant writer would be sought through partners, as this is an administrative cost that would exceed the CDBG fund cap for this</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> CDBG funds expended according to Action Plan <input type="checkbox"/> Collaborate with other agencies and area business to obtain grants for services in the NRSA - \$200,000
	<p>2009</p> <p>Funds budgeted in the amount of \$24,000 to have this as a contractual service to provide assistance to neighborhood associations</p> <p>Funds budgeted to cover .4 staff year of City HCD staff time in the amount of \$47,000</p> <p>A grant writer would be sought through partners, as this is an administrative cost that would exceed the CDBG fund cap for this</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> CDBG funds expended according to Action Plan <input type="checkbox"/> Collaborate with other agencies and area business to obtain grants for services in the NRSA - \$200,000
	<p>2010</p> <p>Funds budgeted in the amount of \$24,000 to have this as a contractual service to provide assistance to neighborhood associations</p> <p>Funds budgeted to cover .4 staff year of City HCD staff time in the amount of \$47,000</p> <p>A grant writer would be sought through partners, as this is an administrative cost that would exceed the CDBG fund cap for this</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> CDBG funds expended according to Action Plan <input type="checkbox"/> Collaborate with other agencies and area business to obtain grants for services in the NRSA - \$200,000
	<p>2011</p> <p>Funds budgeted in the amount of \$24,000 to have this as a contractual service to provide assistance to neighborhood associations</p> <p>Funds budgeted to cover .4 staff year of City HCD staff time in the amount of \$47,000</p> <p>A grant writer would be sought through partners, as this is an administrative cost that would exceed the CDBG fund cap for this</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> CDBG funds expended according to Action Plan <input type="checkbox"/> Collaborate with other agencies and area business to obtain grants for services in the NRSA - \$200,000
	<p>2012</p> <p>Funds budgeted in the amount of \$24,000 to have this as a contractual service to provide</p>

	<p>assistance to neighborhood associations Funds budgeted to cover .4 staff year of City HCD staff time in the amount of \$47,000 A grant writer would be sought through partners, as this is an administrative cost that would exceed the CDBG fund cap for this</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> CDBG funds expended according to Action Plan <input type="checkbox"/> Collaborate with other agencies and area business to obtain grants for services in the NRSA - \$200,000
<p>Create neighborhood leadership opportunity for residents</p> <p>MEDIUM PRIORITY</p> <p>Lead Agencies</p> <p>City – HCD - Community Services</p> <p>South County Housing</p> <p>Downtown Association</p> <p>Possible Funding Sources</p> <p>CDBG</p> <p>Other City funds</p>	<p>2008</p> <p>Form an advisory group made up of NRSA stakeholders to track accomplishments of goals Offer grants to new and existing neighborhoods to promote growth and development Hold community pride events Encourage residents to get involved with City activities, commissions and City government</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> The advisory group is formed and meets twice a year <input type="checkbox"/> CDBG funds of \$5000 expended for neighborhood clean-ups organized by residents <input type="checkbox"/> At least one community pride event takes place <input type="checkbox"/> 3 Gilroy Neighborhood Academy Sessions held, encouraging resident involvement <p>2009</p> <p>Continue advisory group made up of NRSA stakeholders to track accomplishments of goals Offer grants to new and existing neighborhoods to promote growth and development Hold community pride events Encourage residents to get involved with City activities, commissions and City government Establish and support a communitywide neighborhood organization</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> The advisory group meets twice a year <input type="checkbox"/> CDBG funds of \$5000 expended for neighborhood clean-ups organized by residents <input type="checkbox"/> At least one community pride event takes place <input type="checkbox"/> 3 Gilroy Neighborhood Academy Sessions held, encouraging resident involvement <input type="checkbox"/> At least 5 NRSA residents serve on City commissions, committees or task forces (other than the NRSA advisory group) <input type="checkbox"/> Communitywide neighborhood association is formed <p>2010</p> <p>Continue advisory group made up of NRSA stakeholders to track accomplishments of goals Offer grants to new and existing neighborhoods to promote growth and development Hold community pride events Encourage residents to get involved with City activities, commissions and City government Establish and support a communitywide neighborhood organization</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> The advisory group meets twice a year <input type="checkbox"/> CDBG funds of \$5000 expended for neighborhood clean-ups organized by residents <input type="checkbox"/> At least one community pride event takes place <input type="checkbox"/> 3 Gilroy Neighborhood Academy sessions held, encouraging resident involvement <input type="checkbox"/> At least 5 NRSA residents serve on City commissions, committees of task forces (other than the NRSA advisory group) <input type="checkbox"/> Communitywide neighborhood association sponsors leadership training

	<p>2011</p> <p>Continue advisory group made up of NRSA stakeholders to track accomplishments of goals Offer grants to new and existing neighborhoods to promote growth and development Hold community pride events Encourage residents to get involved with City activities, commissions and City government Establish and support a communitywide neighborhood organization</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> The advisory group meets twice a year <input type="checkbox"/> CDBG funds of \$5000 expended for neighborhood clean-ups organized by residents <input type="checkbox"/> At least one community pride event takes place <input type="checkbox"/> 3 Gilroy Neighborhood Academy sessions held, encouraging resident involvement <input type="checkbox"/> At least 5 NRSA residents serve on City commissions, committees of task forces (other than the NRSA advisory group) <input type="checkbox"/> Communitywide neighborhood association sponsors leadership training
	<p>2012</p> <p>Continue advisory group made up of NRSA stakeholders to track accomplishments of goals Offer grants to new and existing neighborhoods to promote growth and development Hold community pride events Encourage residents to get involved with City activities, commissions and City government Establish and support a communitywide neighborhood organization</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> The advisory group meets twice a year <input type="checkbox"/> CDBG funds of \$5000 expended for neighborhood clean-ups organized by residents <input type="checkbox"/> At least one community pride event takes place <input type="checkbox"/> 3 Gilroy Neighborhood Academy sessions held, encouraging resident involvement <input type="checkbox"/> At least 5 NRSA residents serve on City commissions, committees of task forces (other than the NRSA advisory group) <input type="checkbox"/> Communitywide neighborhood association sponsors leadership training
<p>Revisit Boundary Demar-cation for NRSA MEDIUM PRIORITY</p>	<p>2008 – 2012</p> <p>Annually review the requirements for NRSA, as there is interest in</p> <ul style="list-style-type: none"> • Including several high need neighborhoods that are contiguously adjacent, but are left out • Changing boundaries to include both sides of a street within the strategy area <p>Work with South County Collaborative to provide need data that will bring funding into areas outside the NRSA boundaries</p>
<p>D. Provide financial support to the Downtown Merchant Association to meet some of the NRS strategic goals MEDIUM PRIORITY</p>	<p>2008 – 2012</p> <p>While this initiative drew medium priority support, no actions were proposed.</p>

**Neighborhood Revitalization Strategy
Action Plan for High and Medium Priority Initiatives
Program Years 2008-2012**

Strategic Direction II: Expand Linkages by Creating Partnerships and Through the Use of Media and Technology

Initiatives	Actions
<p>A. Create partnerships with non-profits, neighborhood associations, government agencies, and public sector (businesses & residents) to renew surrounding NRSA neighborhoods HIGH PRIORITY</p> <p>Lead Agencies City – HCD Chamber of Commerce Downtown Business Association Economic Development Corporation Work2Future Possible Funding</p>	<p>Include these groups in the NRSA advisory group proposed in Strategic Direction I Hold mixers or events among local businesses, non-profits, and neighborhood associations Collaboration between employers and employment services Collaboration between businesses and non-profits Downtown Association should meet with South County Collaborative to seek partnerships Request that neighborhoods support local Downtown businesses Create linkages between the Downtown and youth activities Create partnerships with non-profit health care organizations such as Kaiser Hospital and local neighborhood and business associations to run a Farmers Market Downtown (See Strategic Direction IX) Promote business academy and have an office in the Welcome Center for teen and community events</p> <p>2008 Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Chamber of Commerce promotes its mixers to neighborhood associations <input type="checkbox"/> Ten NRSA area businesses post employment needs with Work2Future and with St. Joseph’s Family services for the first time <input type="checkbox"/> The Downtown Association joins the South County Collaborative and sends a representative to meetings <input type="checkbox"/> The Downtown Association conducts a campaign to promote its businesses to the surrounding neighborhoods <input type="checkbox"/> The Welcome Center is reopened for community uses <input type="checkbox"/> 10 NRSA youth find part time employment directly through the efforts of these partnerships <p>2009 Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Chamber of Commerce promotes its mixers to neighborhood associations <input type="checkbox"/> Ten NRSA area businesses post employment needs with Work2Future and with St. Joseph’s Family services for the first time <input type="checkbox"/> The Downtown Association joins the South County Collaborative and sends a representative to meetings <input type="checkbox"/> The Downtown Association conducts a campaign to promote its businesses to the surrounding neighborhoods <input type="checkbox"/> The Welcome Center is reopened for community uses <input type="checkbox"/> 10 NRSA youth find part time employment directly through the efforts of these partnerships <input type="checkbox"/> Event for youth held in Downtown <p>2010 Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Chamber of Commerce promotes its mixers to neighborhood associations <input type="checkbox"/> Ten NRSA area businesses post employment needs with Work2Future and with St. Joseph’s Family services for the first time

<p>Sources</p> <p>WIA through Work2Future</p> <p>Member contribution</p>	<ul style="list-style-type: none"> <input type="checkbox"/> The Downtown Association joins the South County Collaborative and sends a representative to meetings <input type="checkbox"/> The Downtown Association conducts a campaign to promote its businesses to the surrounding neighborhoods <input type="checkbox"/> The Welcome Center is reopened for community uses <input type="checkbox"/> 10 NRSA youth find part time employment directly through the efforts of these partnerships <input type="checkbox"/> Event for youth held in Downtown
	<p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Chamber of Commerce promotes its mixers to neighborhood associations <input type="checkbox"/> Ten NRSA area businesses post employment needs with Work2Future and with St. Joseph’s Family services for the first time <input type="checkbox"/> The Downtown Association joins the South County Collaborative and sends a representative to meetings <input type="checkbox"/> The Downtown Association conducts a campaign to promote its businesses to the surrounding neighborhoods <input type="checkbox"/> The Welcome Center is reopened for community uses <input type="checkbox"/> 10 NRSA youth find part time employment directly through the efforts of these partnerships <input type="checkbox"/> Event for youth held in Downtown
	<p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Chamber of Commerce promotes its mixers to neighborhood associations <input type="checkbox"/> Ten NRSA area businesses post employment needs with Work2Future and with St. Joseph’s Family services for the first time <input type="checkbox"/> The Downtown Association joins the South County Collaborative and sends a representative to meetings <input type="checkbox"/> The Downtown Association conducts a campaign to promote its businesses to the surrounding neighborhoods <input type="checkbox"/> The Welcome Center is reopened for community uses <input type="checkbox"/> 10 NRSA youth find part time employment directly through the efforts of these partnerships <input type="checkbox"/> Event for youth held in Downtown

<p>B. Use media and technology to expand linkages in the NRSA</p> <p>MEDIUM PRIORITY</p> <p>Lead Agencies</p> <p>City of Gilroy – HCD - Public Information -IT</p> <p>South County Housing</p> <p>Possible Funding Sources</p> <p>CDBG</p> <p>Other City funds</p> <p>CMAP</p>	<p>Publish a bilingual newsletter empowering residents to become the eyes and ears of community</p> <p>Support and fund NRSA neighborhood news or equivalent</p> <p>Use City website to advertise Downtown events</p> <p>Provide wireless access for entire NRSA</p> <p>Build linkages with CMAP</p> <p>Broadcast NRSA meetings on Channel 19</p> <p>2008</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> One NRSA wide bilingual newsletter published by City through CDBG funds <input type="checkbox"/> Two Cannery neighborhoods bilingual newsletters publish by South County Housing <input type="checkbox"/> Five bilingual newsletters published by neighborhood associations <input type="checkbox"/> Downtown events promoted on City website as allowed by regulation <input type="checkbox"/> Two programs related to NRSA activities appear on CMAP <p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> One NRSA wide bilingual newsletter published by City through CDBG funds <input type="checkbox"/> Two Cannery neighborhoods bilingual newsletters publish by South County Housing <input type="checkbox"/> Five bilingual newsletters published by neighborhood associations <input type="checkbox"/> Downtown events promoted on City website as allowed by regulation <input type="checkbox"/> Two programs related to NRSA activities appear on CMAP <input type="checkbox"/> Provide wireless access for entire NRSA <p>2010</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> One NRSA wide bilingual newsletter published by City through CDBG funds <input type="checkbox"/> Two Cannery neighborhoods bilingual newsletters publish by South County Housing <input type="checkbox"/> Five bilingual newsletters published by neighborhood associations <input type="checkbox"/> Downtown events promoted on City website as allowed by regulation <input type="checkbox"/> Two programs related to NRSA activities appear on CMAP <input type="checkbox"/> Provide wireless access for entire NRSA <p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> One NRSA wide bilingual newsletter published by City through CDBG funds <input type="checkbox"/> Two Cannery neighborhoods bilingual newsletters publish by South County Housing <input type="checkbox"/> Five bilingual newsletters published by neighborhood associations <input type="checkbox"/> Downtown events promoted on City website as allowed by regulation <input type="checkbox"/> Two programs related to NRSA activities appear on CMAP <input type="checkbox"/> Provide wireless access for entire NRSA <p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> One NRSA wide bilingual newsletter published by City through CDBG funds <input type="checkbox"/> Two Cannery neighborhoods bilingual newsletters publish by South County Housing <input type="checkbox"/> Five bilingual newsletters published by neighborhood associations <input type="checkbox"/> Downtown events promoted on City website as allowed by regulation <input type="checkbox"/> Two programs related to NRSA activities appear on CMAP <input type="checkbox"/> Provide wireless access for entire NRSA
<p>C. Continue and augment classes offered in the NRSA through</p>	<p>Offer computer skills building classes</p> <p>Offer English as a Second language classes</p> <p>Offer literacy classes</p> <p>2008</p> <p>Benchmarks</p>

Gavilan College MEDIUM PRIORITY Lead Agencies Gavilan College GUSD Vision Literacy GANAS Possible Funding Sources Agency Funds	<input type="checkbox"/> HCD initiated survey of class offerings <input type="checkbox"/> Promotion of class offerings based upon survey <input type="checkbox"/> NRSA advisory group recommends actions to fill gaps in classes offered
	2009 Benchmarks <input type="checkbox"/> Classes offered at 2008 level of frequency and variety <input type="checkbox"/> New classes formed to meet gaps, if any
	2010 Benchmarks <input type="checkbox"/> Classes offered at 2009 level of frequency and variety <input type="checkbox"/> New classes formed to meet gaps, if any
	2011 Benchmarks <input type="checkbox"/> Classes offered at 2010 level of frequency and variety <input type="checkbox"/> New classes formed to meet gaps, if any
	2012 Benchmarks <input type="checkbox"/> Classes offered at 2011 level of frequency and variety <input type="checkbox"/> New classes formed to meet gaps, if any

**Neighborhood Revitalization Strategy
 Action Plan for High and Medium Priority Initiatives
 Program Years 2008-2012**

Strategic Direction III: Support Neighborhood Revitalization Efforts

Initiatives	Actions
A. Continued growth of pedestrian friendly street lights in NRSA HIGH PRIORITY Lead Agencies City – Engineering	Re-evaluate street lighting standards and continue to improve street lighting Expand pedestrian friendly street lighting and sidewalks into other areas of the NRSA Use PG&E program to install lights for free – property owner pays electricity Ask property owners to consider an assessment to fund the increased lighting (not allowable if the improvements involved CDBG funding) 2008 Benchmarks <input type="checkbox"/> Expend \$105,000 in CDBG funds for lighting improvements in a residential neighborhood <input type="checkbox"/> Investigate PG & E program and promote to residents, if applicable <input type="checkbox"/> Inform residents of process to request tree trimming where the streetlights are obscured <input type="checkbox"/> Update City’s capital improvement budget based upon need for lighting in residential neighborhoods

<p>Possible Funding Sources</p> <p>CDBG Other City Funds</p> <p>PG & E</p> <p>Property owners</p>	<p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Expend at least \$100,000 in CDBG funds for lighting improvements in a residential neighborhood <input type="checkbox"/> Inform residents of process to request tree trimming where the streetlights are obscured <hr/> <p>2010</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Provide lighting improvements in a residential neighborhood through funding sources to be determined <input type="checkbox"/> Inform residents of process to request tree trimming where the streetlights are obscured <hr/> <p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Provide lighting improvements in a residential neighborhood through funding sources to be determined <input type="checkbox"/> Inform residents of process to request tree trimming where the streetlights are obscured <hr/> <p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Provide lighting improvements in a residential neighborhood through funding sources to be determined <input type="checkbox"/> Inform residents of process to request tree trimming where the streetlights are obscured
<p>B. Youth Activities</p> <p>MEDIUM PRIORITY</p> <p>Lead Agencies</p> <p>City – Community Services</p> <p>Police Department</p> <p>South County Collaborative</p> <p>Gilroy Gang Task Force</p> <p>MACSA</p> <p>GUSD</p> <p>Possible Funding Sources</p>	<p>While the public participation process resulted in this initiative’s receiving a medium priority, services for at risk youth were rated as the highest priority need citywide through the process for development of Gilroy’s 2005-2010 Consolidated Plan.</p> <p>Provide gang intervention by working with the highest risk population</p> <p>Support more free programs/activities for youth including evening and weekend youth activities</p> <p>Lease the Welcome Center for the new Teen Center and community meetings, etc.</p> <p>Provide continued augmented support for a Teen Center, MACSA after school programs, and summer activities in the NRSA</p> <p>Create sports leagues for low-income youth</p> <p>Integration of new MACSA facility as a hub for NRSA activities (community focused)</p> <hr/> <p>2008</p> <p>Benchmarks – High Priority</p> <ul style="list-style-type: none"> <input type="checkbox"/> Through the South County Collaborative identify the gaps in services for at risk youth <input type="checkbox"/> Gilroy Police Department to provide statistics on level of gang activity <input type="checkbox"/> Set goals for reduction in gang activity <p>Benchmarks – Medium Priority</p> <ul style="list-style-type: none"> <input type="checkbox"/> 4 youth oriented events held at MACSA facility <input type="checkbox"/> Junior Giants baseball league continued <input type="checkbox"/> New sports league implemented <input type="checkbox"/> At least 250 youth served through support of MACSA Day camp through \$17,500 in CDBG funds <input type="checkbox"/> At least 400 youth served through support of Youth Center through \$40,000 in CDBG funds <input type="checkbox"/> Develop fundraising and implementation plan for a teen center

<p>CDBG</p> <p>Other grants</p> <p>Other City funds</p> <p>Junior Giants</p>	<p>2009</p> <p>Benchmarks – High Priority</p> <ul style="list-style-type: none"> <input type="checkbox"/> As funding permits, support services for at risk youth through federal, state, local and private sources <input type="checkbox"/> Within 10% of reaching first year goal reduction in gang activity <p>Benchmarks – Medium Priority</p> <ul style="list-style-type: none"> <input type="checkbox"/> 4 youth oriented events held at MACSA facility <input type="checkbox"/> Junior Giants baseball league continued <input type="checkbox"/> Sports league implemented in 2008 continued <input type="checkbox"/> At least 250 youth served through support of MACSA Day camp through CDBG funds <input type="checkbox"/> At least 400 youth served through support of Youth Center through CDBG funds <input type="checkbox"/> Implement teen center activities
	<p>2010</p> <p>Benchmarks – High Priority</p> <ul style="list-style-type: none"> <input type="checkbox"/> As funding permits, support services for at risk youth through federal, state, local and private sources <input type="checkbox"/> Within 10% of reaching second year goal reduction in gang activity <p>Benchmarks – Medium Priority</p> <ul style="list-style-type: none"> <input type="checkbox"/> 4 youth oriented events held at MACSA facility <input type="checkbox"/> Junior Giants baseball league continued <input type="checkbox"/> Sports league implemented in 2008 continued <input type="checkbox"/> At least 250 youth served through support of MACSA Day camp through CDBG funds <input type="checkbox"/> At least 400 youth served through support of Youth Center through CDBG funds <input type="checkbox"/> Continue teen center activities
	<p>2011</p> <p>Benchmarks – High Priority</p> <ul style="list-style-type: none"> <input type="checkbox"/> As funding permits, support services for at risk youth through federal, state, local and private sources <input type="checkbox"/> Within 10% of reaching third year goal reduction in gang activity <p>Benchmarks – Medium Priority</p> <ul style="list-style-type: none"> <input type="checkbox"/> 4 youth oriented events held at MACSA facility <input type="checkbox"/> Junior Giants baseball league continued <input type="checkbox"/> Sports league implemented in 2008 continued <input type="checkbox"/> At least 250 youth served through support of MACSA Day camp through CDBG funds <input type="checkbox"/> At least 400 youth served through support of Youth Center through CDBG funds <input type="checkbox"/> Continue teen center activities
	<p>2012</p> <p>Benchmarks – High Priority</p> <ul style="list-style-type: none"> <input type="checkbox"/> As funding permits, support services for at risk youth through federal, state, local and private sources <input type="checkbox"/> Within 10% of reaching fourth year goal reduction in gang activity <p>Benchmarks – Medium Priority</p> <ul style="list-style-type: none"> <input type="checkbox"/> 4 youth oriented events held at MACSA facility <input type="checkbox"/> Junior Giants baseball league continued <input type="checkbox"/> Sports league implemented in 2008 continued <input type="checkbox"/> At least 250 youth served through support of MACSA Day camp through CDBG funds <input type="checkbox"/> At least 400 youth served through support of Youth Center through CDBG funds <input type="checkbox"/> Continue teen center activities

<p>C. Neighborhood Beautification</p>	<p>Continue to support community cleanups and have them more frequently Support and fund daffodil planting and other beautification events Fund an alley way beautification project providing entrance features, naming contests, murals, and other beautification efforts (neighborhood ownership=improved appearance) Provide frequent educational workshops on recycling and beautification programs in the NRSA</p>
<p>MEDIUM PRIORITY</p>	<p>Lead Agencies</p> <p>2008</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Supplement at least five community cleanups organized by Neighborhood Associations through provision of \$5000 in CDBG funds <input type="checkbox"/> Environmental Programs will recruit at least two groups of neighbors for Gilroy Clean and Green activities, including daffodil planting <input type="checkbox"/> Environmental Programs to hold at least two educational workshops <input type="checkbox"/> Partnerships developed for alley way beautification project for two locations <input type="checkbox"/> Code Enforcement Officer to provide statistics on alley way trash dumping
<p>City – HCD Environmental Programs Police Department (NRU)</p>	<p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Supplement at least five community cleanups organized by Neighborhood Associations through provision of \$5000 in CDBG funds <input type="checkbox"/> Environmental Programs will recruit at least two groups of neighbors for Gilroy Clean and Green activities, including daffodil planting <input type="checkbox"/> Environmental Programs to hold at least two educational workshops <input type="checkbox"/> First alley way beautification project completed
<p>Gilroy Arts & Culture Commission</p>	<p>2010</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Supplement at least five community cleanups organized by Neighborhood Associations through provision of \$5000 in CDBG funds <input type="checkbox"/> Environmental Programs will recruit at least two groups of neighbors for Gilroy Clean and Green activities, including daffodil planting <input type="checkbox"/> Environmental Programs to hold at least two educational workshops <input type="checkbox"/> Second alley way beautification project <input type="checkbox"/> Trash dumping occurrences in alley ways reduced within 10% of goal set for first year in 2008
<p>Possible Funding Sources</p>	<p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Supplement at least five community cleanups organized by Neighborhood Associations through provision of \$5000 in CDBG funds <input type="checkbox"/> Environmental Programs will recruit at least two groups of neighbors for Gilroy Clean and Green activities, including daffodil planting <input type="checkbox"/> Environmental Programs to hold at least two educational workshops <input type="checkbox"/> Alley way beautification projects maintained <input type="checkbox"/> Trash dumping occurrences in alley ways reduced within 10% of goal set for second year in 2008
<p>CDBG</p>	
<p>Other grants</p>	
<p>Other City funds</p>	
<p>Private funds</p>	

<p>D. Maintain the Existing Housing Stock</p> <p>LOW PRIORITY</p> <p>CON PLAN HIGH PRIORITY</p> <p>Lead Agencies</p> <p>City – HCD Code Enforcement Police Department (NRU)</p> <p>South County Housing</p> <p>Other housing developers</p> <p>Possible Funding Sources</p> <p>Gilroy’s Housing Trust Fund</p> <p>CDBG</p> <p>Other City funds (for staff time)</p> <p>State BEGIN</p>	<p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Supplement at least five community cleanups organized by Neighborhood Associations through provision of \$5000 in CDBG funds <input type="checkbox"/> Environmental Programs will recruit at least two groups of neighbors for Gilroy Clean and Green activities, including daffodil planting <input type="checkbox"/> Environmental Programs to hold at least two educational workshops <input type="checkbox"/> Alley way beautification projects maintained <input type="checkbox"/> Trash dumping occurrences in alley ways reduced within 10% of goal set for third year in 2008
	<p>While the public participation process resulted in this initiative’s receiving a low priority housing rehabilitation was as a high priority for the NRSA through the process for development of Gilroy’s 2005-2010 Consolidated Plan, and homeownership opportunities citywide were rated as a high priority.</p> <p>Work with Gilroy Historical Society to provide annual architectural and landscape consultants for property owners in the NRS to preserve the historical character of the neighborhood & homes</p> <p>Provide rehabilitation loan funds at special rates for low-income property owners</p> <p>Provide rehabilitation loan funds at special rates for properties willing to offer affordable rental prices to low-income tenants</p> <p>Conduct frequent tenant and owner/property manager forums</p> <p>Provide homeownership opportunities in new and resale housing through down payment assistance</p> <p>Monster home prevention</p>
	<p>2008</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> NRSA will be surveyed during the citywide housing stock conditions survey required in the update of the City’s Housing Element <input type="checkbox"/> Set rehabilitation goals based upon the housing stock survey and funding availability. <input type="checkbox"/> Three low or very low income rental units provided through funding housing rehabilitation at \$150,000 from the Housing Trust Fund <input type="checkbox"/> \$510,000 in project specific state BEGIN funds will provide down payment assistance to 21 low income homebuyers at the Alexander Place Phase of the Cannery Project <input type="checkbox"/> \$1.5 million project specific loan of state RLDP funds will reduce the construction costs at Alexander Place <input type="checkbox"/> HCD and the Police Department will sponsor an annual owner/property manager workshop
<p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Within 10% of annual rehabilitation goals based upon the housing stock survey and funding availability. <input type="checkbox"/> At least one homebuyer assistance loan is issued for a property in the NRSA <input type="checkbox"/> HCD and the Police Department will sponsor an annual owner/property manager workshop 	

funds State RDLP funds	2010 Benchmarks <input type="checkbox"/> Within 10% of annual rehabilitation goals based upon the housing stock survey and funding availability. <input type="checkbox"/> At least one homebuyer assistance loan is issued for a property in the NRSA <input type="checkbox"/> HCD and the Police Department will sponsor an annual owner/property manager workshop
	2011 Benchmarks <input type="checkbox"/> Within 10% of annual rehabilitation goals based upon the housing stock survey and funding availability. <input type="checkbox"/> At least one homebuyer assistance loan is issued for a property in the NRSA <input type="checkbox"/> HCD and the Police Department will sponsor an annual owner/property manager workshop
	2012 Benchmarks <input type="checkbox"/> Within 10% of annual rehabilitation goals based upon the housing stock survey and funding availability. <input type="checkbox"/> At least one homebuyer assistance loan is issued for a property in the NRSA <input type="checkbox"/> HCD and the Police Department will sponsor an annual owner/property manager workshop

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Strategic Direction IV: Improve Public Safety in the NRSA & Downtown

Initiatives	Actions
<p>A. Expand police presence</p> <p>MEDIUM PRIORITY</p> <p>CONSOLIDATED PLAN</p> <p>HIGH PRIORITY</p> <p>Lead Agencies</p> <p>City – Police Department</p> <p>Possible Funding Sources</p> <p>City funds</p> <p>Fees for entertainment businesses</p>	<p>While the public participation process resulted in this initiative’s receiving a medium priority, services for crime prevention were rated as a high priority need citywide through the process for development of Gilroy’s 2005-2010 Consolidated Plan.</p> <p>Fund increased police patrolling for the NRSA Expand Neighborhood Watch Program Expand Drug Prevention Programs in schools and at community events Create a “Hospitality District” organization to self monitor member businesses in collaboration with the Police Department. Involves businesses engaged in entertainment or restaurant dining. Establish a code of conduct for businesses and patrons Tie in monitoring of entertainment businesses with the liquor license Utilize the VIP (Volunteers in Policing) program to provide monitoring at Downtown events and in the evening</p> <p>2008</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Police Department and NSRA Stakeholders establish benchmarks <input type="checkbox"/> Every neighborhood association that has a City-funded community cleanup has a Neighborhood watch meeting <p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Within 10% of annual benchmarks established in 2008 <input type="checkbox"/> Every neighborhood association that has a City-funded community cleanup has a Neighborhood watch meeting <p>2010</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Within 10% of annual benchmarks established in 2008 <input type="checkbox"/> Every neighborhood association that has a City-funded community cleanup has a Neighborhood watch meeting <p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Within 10% of annual benchmarks established in 2008 <input type="checkbox"/> Every neighborhood association that has a City-funded community cleanup has a Neighborhood watch meeting

	<p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Within 10% of annual benchmarks established in 2008 <input type="checkbox"/> Every neighborhood association that has a City-funded community cleanup has a Neighborhood watch meeting
<p>B. Improve Sidewalk Safety</p> <p>MEDIUM PRIORITY</p> <p>Lead Agencies</p> <p>City – Engineering</p> <p>Possible Funding Sources</p> <p>City funds</p> <p>Residents’ 50% share</p>	<p>Install sidewalks where no sidewalks exist</p> <p>Repair damaged sidewalks that are a danger to pedestrians, especially disabled residents</p> <p>Include ADA curb cuts</p> <p>Continue 50/50 Sidewalk Program</p> <p>2008</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Developed by City Council and Sidewalk Task Force <p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Within 10% of annual benchmarks established in 2008 <p>2010</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Within 10% of annual benchmarks established in 2008 <p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Within 10% of annual benchmarks established in 2008 <p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Within 10% of annual benchmarks established in 2008
<p>C. Traffic Calming Implementation</p> <p>MEDIUM PRIORITY</p> <p>Lead Agencies</p> <p>City – Engineering</p> <p>Possible Funding Sources</p> <p>City funds</p> <p>Developer fees</p>	<p>Provide traffic calming research and implementation in the NRSA</p> <p>2008-2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Provided as required in development approval process

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Strategic Direction V: Support Downtown Revitalization Efforts	
Initiatives	
<p>Business Development Downtown</p> <p>HIGH PRIORITY</p> <p>Lead Agencies</p> <p>City – Community Development (Plan implementation)</p> <p>Community Services (events)</p> <p>Possible Funding Sources</p> <p>Fee waivers for building improvements</p> <p>Customers</p>	<p>Implementation of the Downtown Specific Plan – It is expected that the majority of the Downtown Revitalization efforts will be accomplished through this plan. This document may be obtained from the City’s Planning Division or may be viewed at http://www.ci.gilroy.ca.us/planning/projects.html</p> <p>Provide incentives for businesses to stay in the Downtown</p> <p>Hold more City events in the Downtown</p> <p>Implement a day and night shift similar to Campbell’s to strengthen the Downtown</p> <p>Hold a Downtown wide “get to know your local business day” with incentives for customers such as %10 off on all goods and services</p> <p>2008</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Implementation of the Downtown Specific Plan is on schedule <input type="checkbox"/> Hold one City event <input type="checkbox"/> Hold one “get to know your local businesses” event <p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Implementation of the Downtown Specific Plan is on schedule <input type="checkbox"/> Hold one City event <input type="checkbox"/> Hold one “get to know your local businesses” event <p>2010</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Implementation of the Downtown Specific Plan is on schedule <input type="checkbox"/> Hold one City event <input type="checkbox"/> Hold one “get to know your local businesses” event <p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Implementation of the Downtown Specific Plan is on schedule <input type="checkbox"/> Hold one City event <input type="checkbox"/> Hold one “get to know your local businesses” event <p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Implementation of the Downtown Specific Plan is on schedule <input type="checkbox"/> Hold one City event <input type="checkbox"/> Hold one “get to know your local businesses” event
<p>B. Bring businesses to the Downtown that are varied and unique</p> <p>MEDIUM PRIORITY</p>	<p>Create an artisan’s cooperative mall or gallery to display fine crafts from local/ regional craftsmen and artists to help incubate small businesses and spur economic activity</p> <p>Add to variety of foods offered – fresh pastries and desserts, homemade style tamales, ceviche bar (seafood)</p> <p>Restaurants open to sidewalk with fare such as pizza by the slice to attract young customers</p>

<p>Lead Agencies</p> <p>Economic Development Corporation</p> <p>City – Community Development Community Services Arts & Culture Commission</p> <p>Possible Funding Sources</p> <p>Fee waivers for building improvements</p> <p>Customers</p>	<p>2008</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Explore sites for and interest in arts cooperative <hr/> <p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Gallery or arts mall open <input type="checkbox"/> New restaurants supported by increased activity in Downtown <hr/> <p>2010</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Gallery or arts mall continues to operate <input type="checkbox"/> New restaurants supported by increased activity in Downtown <hr/> <p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Gallery or arts mall continues to operate <input type="checkbox"/> New restaurants supported by increased activity in Downtown <hr/> <p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Gallery or arts mall continues to operate <input type="checkbox"/> New restaurants supported by increased activity in Downtown
<p>C. Beautification</p> <p>MEDIUM PRIORITY</p> <p>Lead Agencies</p> <p>Economic Development Corporation</p> <p>City – Community Development Community Services Arts & Culture Commission</p> <p>South County Housing</p> <p>Possible</p>	<p>Complete the Railroad Street improvements</p> <p>Create an empty building signage program featuring either a City of Gilroy or Downtown Association logo saying “Coming Soon” to create a visual interest resulting in less of a blighted look</p> <p>Find volunteers to paint the windows of empty buildings</p> <p>Display Garlic Festival posters</p> <p>Require interesting, fun store fronts</p> <p>Add more flowers, possibly through a master gardeners program</p> <p>Form a tool lending library</p> <p>Smart growth planning</p> <hr/> <p>2008</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Complete the Railroad Street improvements <input type="checkbox"/> 5 empty storefront windows painted or have decorative signs <hr/> <p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Flower plantings organized with links to community garden <input type="checkbox"/> Tool lending library organized by volunteers <input type="checkbox"/> 5 empty storefront windows painted or have decorative signs

Funding Sources HIP grant (Railroad St.) City funds Fee waivers for building improvements	2010 Benchmarks <input type="checkbox"/> Flower plantings organized with links to community garden <input type="checkbox"/> Tool lending library organized by volunteers <input type="checkbox"/> 5 empty storefront windows painted or have decorative signs
	2011 Benchmarks <input type="checkbox"/> Flower plantings organized with links to community garden <input type="checkbox"/> Tool lending library organized by volunteers <input type="checkbox"/> 5 empty storefront windows painted or have decorative signs
	2012 Benchmarks <input type="checkbox"/> Flower plantings organized with links to community garden <input type="checkbox"/> Tool lending library organized by volunteers <input type="checkbox"/> 5 empty storefront windows painted or have decorative signs

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Strategic Direction VI: Provide Assistance to Micro-enterprises and Small Businesses

Initiatives	Actions
A. Provide Assistance to Micro-enterprises and Small businesses HIGH PRIORITY Lead Agencies Economic Community	Return Mujeres Pueden Program (Welfare to Work Program – Department of Labor) Establish a business incubator program in the Downtown, possibly in partnership with the Economic Development Center, Gavilan College, or other appropriate agency Help small business owners with a business plan Promote small business development Assist small business owners Promote small business loans from the Small Business Association for new businesses Acquire the property behind the Caltrain Station for a new mixed-use business/residential development and promote enterprise expansion Purchase contemporary kiosks for small businesses and others to use at Downtown events and the NRSA neighborhood Provide marketing strategies and signage assistance for new and existing businesses

<p>Development Corporation</p> <p>Gavilan Small Business Development Center</p> <p>Employment Services Agencies</p>	<p>2008</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Should the federal government offer funding for a program similar to the discontinued Welfare to Work Program, encourage appropriate nonprofit agencies to apply. A benchmark achieved would be that funding is granted and that the agency annually meets the funding program’s benchmarks. <input type="checkbox"/> Investigate resources for appropriate business incubator program in NRSA <input type="checkbox"/> Host a workshop on small business loans and technical assistance available <input type="checkbox"/> Set up a system for tracking value of assistance received so that profits can be measured at end of Strategy Period
<p>Possible Funding Sources</p> <p>Department of Labor</p>	<p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Should the federal government offer funding for a program similar to the discontinued Welfare to Work Program, encourage appropriate nonprofit agencies to apply. A benchmark achieved would be that funding is granted and that the agency annually meets the funding program’s benchmarks. <input type="checkbox"/> Investigate resources for appropriate business incubator program in NRSA <input type="checkbox"/> 10 small businesses assisted through loans or technical assistance
<p>CDBG</p> <p>Small Business Administration</p>	<p>2010</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Should the federal government offer funding for a program similar to the discontinued Welfare to Work Program, encourage appropriate nonprofit agencies to apply. A benchmark achieved would be that funding is granted and that the agency annually meets the funding program’s benchmarks. <input type="checkbox"/> Business incubator program in NRSA established <input type="checkbox"/> 10 small businesses assisted through loans or technical assistance
	<p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Should the federal government offer funding for a program similar to the discontinued Welfare to Work Program, encourage appropriate nonprofit agencies to apply. A benchmark achieved would be that funding is granted and that the agency annually meets the funding program’s benchmarks. <input type="checkbox"/> One business successfully launched from incubator program <input type="checkbox"/> 10 small businesses assisted through loans or technical assistance
	<p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Should the federal government offer funding for a program similar to the discontinued Welfare to Work Program, encourage appropriate nonprofit agencies to apply. A benchmark achieved would be that funding is granted and that the agency annually meets the funding program’s benchmarks. <input type="checkbox"/> One business successfully launched from incubator program <input type="checkbox"/> 10 small businesses assisted through loans or technical assistance <input type="checkbox"/> Profits have increased through the assistance received during the five year strategy period

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**Strategic Direction VII: Create Employment Opportunities Through Linkages
with Local Regional Employers**

Initiatives	Actions
<p>A. Create Employment Opportunities</p> <p>HIGH PRIORITY</p> <p>Lead Agencies</p> <p>City – Human Resources Community Services</p> <p>Economic Development Corporation</p> <p>Work2Future</p> <p>Possible Funding Sources</p> <p>Department of Labor</p> <p>CDBG</p> <p>VTA</p>	<p>Provide employment activities/opportunities for youth ages 14-18</p> <p>Encourage local businesses and the City to create a teen summer employment program</p> <p>Encourage the Chamber of Commerce to have their members hire locally</p> <ul style="list-style-type: none"> <input type="checkbox"/> These three actions are covered in Strategic Direction II <p>Recruit a “Natural Foods” grocer to locate Downtown</p> <p>Bring higher paying jobs to Gilroy</p> <p>Support environmentally safe industries to develop and build in NRSA and surrounding areas</p> <p>Support a bus route to Gilroy Gardens</p> <p>Support Downtown Street Team offering homeless persons the opportunity to gain employment experience by performing tasks that clean and beautify Gilroy streets</p> <hr/> <p>2008</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Environmentally safe industry recruited <input type="checkbox"/> Community bus or van provides transportation for residents employed at Gilroy Gardens <input type="checkbox"/> Downtown Street Team implemented and serving 6 homeless persons who are placed in housing <hr/> <p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> 25 “living wage” jobs created through recruitment of industrial or commercial enterprises <input type="checkbox"/> Community bus or van provides transportation for residents employed at Gilroy Gardens <input type="checkbox"/> Downtown Street Team serving 6 homeless persons who are placed in housing <hr/> <p>2010</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> 25 “living wage” jobs created through recruitment of industrial or commercial enterprises <input type="checkbox"/> Community bus or van provides transportation for residents employed at Gilroy Gardens <input type="checkbox"/> Downtown Street Team serving 6 homeless persons who are placed in housing <hr/> <p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> 25 “living wage” jobs created through recruitment or expansion of industrial or commercial enterprises <input type="checkbox"/> Community bus or van provides transportation for residents employed at Gilroy Gardens <input type="checkbox"/> Downtown Street Team serving 6 homeless persons who are placed in housing

	<p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> 25 “living wage” jobs created through recruitment or expansion of industrial or commercial enterprises <input type="checkbox"/> Community bus or van provides transportation for residents employed at Gilroy Gardens <input type="checkbox"/> Downtown Street Team serving 6 homeless persons who are placed in housing
<p>B. Create Employment Related Linkages</p> <p>HIGH PRIORITY</p> <p>Lead Agencies</p> <p>City – Community Development</p> <p>Economic Development Corporation</p> <p>Gavilan College</p> <p>Work2Future</p> <p>Possible Funding Sources</p> <p>Department of Labor</p> <p>Community College and Adult Education funds</p>	<p>Develop program promotion materials that demonstrate the value of the NRSA workforce</p> <p>Distribute informational packets on employment service programs available in an attempt to form partnerships with interested parties</p> <p>Employment services should communicate with employers to determine skill set information they are looking for in new hires</p> <p>Develop a form to solicit information regarding types of jobs offered, job skills needed, employment requirements in order to match with qualified job seekers</p> <ul style="list-style-type: none"> <input type="checkbox"/> These four actions are covered in part through Strategic Direction II through expanding partnerships between businesses, nonprofits and employment services agencies <p>Collaborate with GUSD and Gavilan College to develop educational programs in the NRSA to train low-income residents for higher paying jobs</p> <ul style="list-style-type: none"> <input type="checkbox"/> This action is covered in part through Strategic Direction II for computer skills, literacy and English as a Second Language classes <p>Support civic or public entities to re-locate Downtown, i.e. the GUSD to locate at the Cannery Project</p> <p>Support efforts to keep the Post Office Downtown</p> <p>Link employers to Gavilan College’s Contract Education Department which helps businesses improve their bottom lines by meeting their needs for workforce training with programs that are performance oriented and directly linked to each individual organization’s strategic goals. The program addresses topics from customer service to intermediate Excel</p> <p>Assess what properties are industrial and determine their employment needs</p> <p>Encourage local developers to hire NRSA residents</p> <hr/> <p>2008</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Gavilan College will provide workforce training for 5 businesses that are located in the NRSA or who employ residents who live there <input type="checkbox"/> 12 NRSA residents are hired for construction jobs by developers <hr/> <p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Gavilan College will provide workforce training for 5 businesses that are located in the NRSA or who employ residents who live there <input type="checkbox"/> 12 NRSA residents are hired for construction jobs by developers <input type="checkbox"/> Post Office remains in Downtown <hr/> <p>2010</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Gavilan College will provide workforce training for 5 businesses that are located in the NRSA or who employ residents who live there <input type="checkbox"/> 12 NRSA residents are hired for construction jobs by developers

	<ul style="list-style-type: none"> <input type="checkbox"/> GUSD relocates to Cannery Project <input type="checkbox"/> Post Office remains in Downtown
	<p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Gavilan College will provide workforce training for 5 businesses that are located in the NRSA or who employ residents who live there <input type="checkbox"/> 12 NRSA residents are hired for construction jobs by developers <input type="checkbox"/> Post Office remains in Downtown
	<p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Gavilan College will provide workforce training for 5 businesses that are located in the NRSA or who employ residents who live there <input type="checkbox"/> 12 NRSA residents are hired for construction jobs by developers <input type="checkbox"/> Post Office remains in Downtown

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Strategic Direction VIII: Enhance Workforce Preparedness

Initiatives	Actions
<p>A. Continue and augment classes offered in the NRSA through GUSD and Gavilan College</p> <p>HIGH PRIORITY</p> <p>Lead Agencies</p> <p>GUSD</p> <p>Gavilan College</p> <p>Work2Future</p> <p>Possible Funding Sources</p> <p>Department of Labor</p> <p>Community College and Adult Education funds</p>	<p>Offer computer skills building classes in the NRSA</p> <p>Offer ESL classes in the NRSA</p> <p>These two actions are addressed in Strategic Direction II, in relation to expanding linkages through the use of technology.</p> <p>Collaborate with GUSD and Gavilan College to develop educational programs in the NRSA to train low-income residents for higher paying jobs</p> <p>Offer classes where teens and residents can develop their skill sets to enter the workforce</p> <p>Continue to encourage youth to stay in school and go to college</p> <p>2008</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Training established to meet skills required for incoming industries, particularly for “green” technologies <input type="checkbox"/> Assess needs of residential and commercial construction, and work with trade unions to promote applicable apprenticeship programs to residents <hr/> <p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Training continued to meet skills required for incoming and existing industries, particularly for “green” technologies <input type="checkbox"/> Assess needs of residential and commercial construction, and work with trade unions to promote applicable apprenticeship programs to residents <hr/> <p>2010</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Training continued to meet skills required for incoming and existing industries, particularly for “green” technologies <input type="checkbox"/> Assess needs of residential and commercial construction, and work with trade unions to promote applicable apprenticeship programs to residents <hr/> <p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Training continued to meet skills required for incoming and existing industries, particularly for “green” technologies <input type="checkbox"/> Assess needs of residential and commercial construction, and work with trade unions to promote applicable apprenticeship programs to residents <hr/> <p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Training continued to meet skills required for incoming and existing industries, particularly for “green” technologies <input type="checkbox"/> Assess needs of residential and commercial construction, and work with trade unions to promote applicable apprenticeship programs to residents

<p>B. Track Demographics and trends for better workforce preparedness</p> <p>MEDIUM PRIORITY</p>	<p>Research workforce trends and encourage individuals to seek popular skill set enhancements through continued education, seminars, trainings, programs, and classes</p> <p>Track demographic information that can be used as indicators of workforce preparedness in terms of competencies, skills and education that are present or lacking in the NRSA workforce and its residents</p> <p>2008</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Track demographic information that can be used as indicators of workforce preparedness in terms of competencies, skills and education that are present or lacking in the NRSA workforce and its residents, make available on South County Collaborative website for use in seeking appropriate funding <input type="checkbox"/> Provide information on current skill sets needed
<p>Lead Agencies</p> <p>EDC</p> <p>Work2Future</p>	<p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Track demographic information that can be used as indicators of workforce preparedness in terms of competencies, skills and education that are present or lacking in the NRSA workforce and its residents, make available on South County Collaborative website for use in seeking appropriate funding <input type="checkbox"/> Provide information on current skill sets needed
<p>South County Collaborative</p> <p>Possible Funding Sources</p>	<p>2010</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Track demographic information that can be used as indicators of workforce preparedness in terms of competencies, skills and education that are present or lacking in the NRSA workforce and its residents, make available on South County Collaborative website for use in seeking appropriate funding <input type="checkbox"/> Funds obtained for training 20 NRSA residents for living wage jobs <input type="checkbox"/> Provide information on current skill sets needed
<p>Department of Labor</p> <p>Community College and Adult Education funds</p>	<p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Track demographic information that can be used as indicators of workforce preparedness in terms of competencies, skills and education that are present or lacking in the NRSA workforce and its residents, make available on South County Collaborative website for use in seeking appropriate funding <input type="checkbox"/> Funds obtained for training 20 NRSA residents for living wage jobs <input type="checkbox"/> Provide information on current skill sets needed
<p>C. Pre-Employment Training</p> <p>Lead Agencies</p> <p>GUSD</p>	<p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Track demographic information that can be used as indicators of workforce preparedness in terms of competencies, skills and education that are present or lacking in the NRSA workforce and its residents, make available on South County Collaborative website for use in seeking appropriate funding <input type="checkbox"/> Funds obtained for training 20 NRSA residents for living wage jobs <input type="checkbox"/> Provide information on current skill sets needed
	<p>More employment training in the NRSA for youth that live in the NRSA</p> <p>Have businesses provide training as a free service to NRSA youth</p> <p>Need to get pre-employment information out to the NRSA residents</p> <p>Move the One Stop Employment Center to the MACSA Youth Center</p> <p>Youth employment opportunities such as: work readiness, job fairs, summer internships</p> <p>Target the NRSA for training and development opportunities based on the needs of the local</p>

Gavilan College	<p>businesses</p> <p>Identify credible training programs and job preparedness seminars available throughout Santa Clara County</p> <p>Continue offering resume assistance and resume writing workshops</p> <p>Provide retail store and restaurant training by Work to Future to support Downtown businesses</p> <p>Look at impact of big cuts to job readiness programs</p> <p>2008</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Identify credible training programs and job preparedness seminars available throughout Santa Clara County <input type="checkbox"/> Promote training opportunities in newsletters and at neighborhood meetings <input type="checkbox"/> Sponsor pre-employment workshops for youth at the Youth Center and MACSA <input type="checkbox"/> Offer classes at Gavilan’s South Valley Middle School facility specifically tailored to neighborhood youth <input type="checkbox"/> Continue to make available Work2Future mobile job search unit at NRSA sites, and at St. Joseph’s family services
Work2Future	
Possible Funding Sources	
Department of Labor	
Community College and Adult Education funds	
	<p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Identify credible training programs and job preparedness seminars available throughout Santa Clara County <input type="checkbox"/> Promote training opportunities in newsletters and at neighborhood meetings <input type="checkbox"/> Sponsor pre-employment workshops for youth at the Youth Center and MACSA <input type="checkbox"/> Offer classes at Gavilan’s South Valley Middle School facility specifically tailored to neighborhood youth <input type="checkbox"/> Continue to make available Work2Future mobile job search unit at NRSA sites, and at St. Joseph’s family services
	<p>2010</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Identify credible training programs and job preparedness seminars available throughout Santa Clara County <input type="checkbox"/> Promote training opportunities in newsletters and at neighborhood meetings <input type="checkbox"/> Sponsor pre-employment workshops for youth at the Youth Center and MACSA <input type="checkbox"/> Offer classes at Gavilan’s South Valley Middle School facility specifically tailored to neighborhood youth <input type="checkbox"/> Continue to make available Work2Future mobile job search unit at NRSA sites, and at St. Joseph’s family services
	<p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Identify credible training programs and job preparedness seminars available throughout Santa Clara County <input type="checkbox"/> Promote training opportunities in newsletters and at neighborhood meetings <input type="checkbox"/> Sponsor pre-employment workshops for youth at the Youth Center and MACSA <input type="checkbox"/> Offer classes at Gavilan’s South Valley Middle School facility specifically tailored to neighborhood youth <input type="checkbox"/> Continue to make available Work2Future mobile job search unit at NRSA sites, and at St. Joseph’s family services

	<p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"><input type="checkbox"/> Identify credible training programs and job preparedness seminars available throughout Santa Clara County<input type="checkbox"/> Promote training opportunities in newsletters and at neighborhood meetings<input type="checkbox"/> Sponsor pre-employment workshops for youth at the Youth Center and MACSA<input type="checkbox"/> Offer classes at Gavilan's South Valley Middle School facility specifically tailored to neighborhood youth<input type="checkbox"/> Continue to make available Work2Future mobile job search unit at NRSA sites, and at St. Joseph's family services
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**Neighborhood Revitalization Strategy
Action Plan for High and Medium Priority Initiatives
Program Years 2008-2012**

Strategic Direction IX: Promote Health and Wellness

Initiatives	Actions
<p>A. Improve Access to Healthy Food</p> <p>HIGH PRIORITY</p> <p>Lead Agencies</p> <p>City – Community Development</p> <p>HEAL Program of County Public Health Department & St. Louise Hospital</p> <p>GUSD</p> <p>Individuals – Gary Walton</p> <p>Possible</p>	<p>Create community garden (located at lot at the East end of the CalTrain Station) where diverse members of the community can gather</p> <p>Create community garden at the site of the future Cultural Art Center</p> <p>Community garden involves nonprofits serving at-risk communities such as youth and homeless persons</p> <p>Bring back the Farmers Market to the Downtown</p> <p>Provide nutritious meals to students at all grade levels within the Gilroy Unified School District</p> <p>2008</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Determine support for community garden <input type="checkbox"/> Depending upon support, locate site and obtain permissions needed to establish community garden <input type="checkbox"/> Research requirements and resources needed to establish a farmers market <input type="checkbox"/> Conduct pilot program for farmers market <input type="checkbox"/> Increase resources to St. Joseph’s Family Services and Second Harvest Food Bank in order to increase access of low income residents to nutritional foods <input type="checkbox"/> Gilroy Unified School District provides nutritious meals to students at all grade levels <hr/> <p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Operate community garden <input type="checkbox"/> Offer classes at community garden through agricultural extension services and others <input type="checkbox"/> Farmers market is operating on a regular basis <input type="checkbox"/> Increase resources to St. Joseph’s Family Services and Second Harvest Food Bank in order to increase access of low income residents to nutritional foods <input type="checkbox"/> Gilroy Unified School District provides nutritious meals to students at all grade levels

<p>Funding Sources</p> <p>Kaiser Permanente</p> <p>Valley Medical Center Gilroy</p> <p>Arteaga's Market</p> <p>Farmers Market fees</p> <p>Local Seed Companies</p> <p>Local Flower Shops</p>	<p>2010</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Operate community garden <input type="checkbox"/> Offer classes at community garden through agricultural extension services and others <input type="checkbox"/> Farmers market is operating on a regular basis <input type="checkbox"/> Increase resources to St. Joseph's Family Services and Second Harvest Food Bank in order to increase access of low income residents to nutritional foods <input type="checkbox"/> Gilroy Unified School District provides nutritious meals to students at all grade levels <hr/> <p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Operate community garden <input type="checkbox"/> Offer classes at community garden through agricultural extension services and others <input type="checkbox"/> Farmers market is operating on a regular basis <input type="checkbox"/> Increase resources to St. Joseph's Family Services and Second Harvest Food Bank in order to increase access of low income residents to nutritional foods <input type="checkbox"/> Gilroy Unified School District provides nutritious meals to students at all grade levels <hr/> <p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Operate community garden <input type="checkbox"/> Offer classes at community garden through agricultural extension services and others <input type="checkbox"/> Farmers market is operating on a regular basis <input type="checkbox"/> Increase resources to St. Joseph's Family Services and Second Harvest Food Bank in order to increase access of low income residents to nutritional foods
<p>B. Improve Access to Increased Physical Activity</p> <p>HIGH PRIORITY</p> <p>Lead Agencies</p> <p>City – Community Development Community Services</p> <p>HEAL Program of County Public</p>	<p>Develop walking routes and maps in the NRSA in order to increase physical activity for neighborhood residents – Include accessibility for disabled residents</p> <p>Continue Sidewalk Gap Closure efforts</p> <p>Enhance Little Llagas Trail</p> <p>Enhance Bikeways -</p> <ul style="list-style-type: none"> -Implement class 2 lanes with symbol -Implement class 3 signage -Create a bikeways trail map <p>Abate noise from 101 traffic with sound wall – between Murray Avenue and Train Station</p> <p>Continue Swim Programs at South Valley Middle School</p> <p>Recreation Swimming (fee and no fee)</p> <p>Swim Lessons (fee and no fee)</p> <p>Build a community park on Murray Avenue to increase residents physical activity</p> <p>Provide physical education classes for elementary school students at all grade levels</p> <p>School district could I.D. overweight youth who can't afford Community Services classes – provide funds from Housing & Community Development (HCD) for these youth to participate</p> <p>2008</p>

<p>Health Department & St. Louise Hospital</p> <p>GUSD</p> <p>Individuals – Gary Walton</p>	<p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Develop walking routes and maps in the NRSA in order to increase physical activity for neighborhood residents – Include accessibility for disabled residents <input type="checkbox"/> Set up sidewalk gap program schedule <input type="checkbox"/> Continue swim programs at South Valley Middle School, supplementing the lessons with CDBG funds for NRSA youth <input type="checkbox"/> GUSD and partners to develop program to give overweight youth access to physical activities <input type="checkbox"/> GUSD provides physical education classes for all elementary grades <input type="checkbox"/> Sidewalk gap work begun in previous year is completed in the Eliot School neighborhood
<p>Possible Funding Sources</p> <p>Kaiser Permanente</p>	<p>2009</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Complete enhancements to Little Llagas Trail <input type="checkbox"/> Enhancement of bikeways on at least two routes in the NRSA <input type="checkbox"/> Sidewalk gaps are addressed in at least one designated area of the NRSA <input type="checkbox"/> Continue swim programs at South Valley Middle School, supplementing the lessons with CDBG funds for NRSA youth <input type="checkbox"/> GUSD and partners to continue program to give overweight youth access to physical activities <input type="checkbox"/> GUSD provides physical education classes for all elementary grades
<p>Valley Medical Center Gilroy</p> <p>Arteaga’s Market</p> <p>Farmers Market fees</p>	<p>2010</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Funds budgeted and planning initiated for community park in North Murray Avenue neighborhood <input type="checkbox"/> Sidewalk gaps are addressed in at least one designated area of the NRSA <input type="checkbox"/> Continue swim programs at South Valley Middle School, supplementing the lessons with CDBG funds for NRSA youth <input type="checkbox"/> GUSD and partners to continue program to give overweight youth access to physical activities <input type="checkbox"/> GUSD provides physical education classes for all elementary grades
	<p>2011</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Construction starts on community park in North Murray Avenue neighborhood <input type="checkbox"/> Continue swim programs at South Valley Middle School, supplementing the lessons with CDBG funds for NRSA youth <input type="checkbox"/> GUSD and partners to continue program to give overweight youth access to physical activities <input type="checkbox"/> GUSD provides physical education classes for all elementary grades <input type="checkbox"/> Sound wall need investigated for neighborhoods bordering Highway 101
	<p>2012</p> <p>Benchmarks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Construction completed on community park in North Murray Avenue neighborhood <input type="checkbox"/> Continue swim programs at South Valley Middle School, supplementing the lessons with CDBG funds for NRSA youth <input type="checkbox"/> GUSD and partners to continue program to give overweight youth access to physical activities <input type="checkbox"/> GUSD provides physical education classes for all elementary grades <input type="checkbox"/> Report Highway 101 on sound wall feasibility