County of Santa Clara

Department of Planning and Development
Planning Office

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Housing Policy Department
Received on:
MAR 19 2013

March 15, 2013

Melinda Coy, Housing Policy Analyst
California Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento CA 94252-2053

RE: County of Santa Clara Annual Housing Element Progress Report: Reporting Period 2012

Dear Ms. Coy:

Enclosed please find the County of Santa Clara Annual Housing Element Progress Report for the 2012 reporting period (2012 Annual Report), as required by Government Code Section 65400. This 2012 Annual Report was considered at a public meeting by the County of Santa Clara's Board of Supervisors on March 12, 2013, and was approved by the Board for forwarding to the California Department of Housing and Community Development (HCD) and to the Governor's Office of Planning and Research.

The data on permits issued for housing cover the period from 2007 through 2012. The programs reported on are those referenced in the County's Housing Element Update 2009-2014, adopted by the Board on August 24, 2010 and certified by HCD on November 5, 2010.

Please feel free to contact the project planner, Steve Ross, Planner III, at (408) 299-5791 or by email at steve.ross@pln.sccgov.org, or Bill Shoe, Principal Planner, at (408) 299-5749 if you or your staff have any questions regarding this submission.

Sincerely,

Steve Ross

Steve Ross
Planner III
County of Santa Clara Planning Department

Cc: Governor's Office of Planning and Research

ANNUAL HOUSING ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction County of Santa Clara (Unincorporated)

Reporting Period 1/1/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Developm See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Attached 2nd Unit				6			6				
(9) Total of Moderate and Above Moderate from Table A3 ► ► ► ► ►					9	34	43				
(10) Total by income Table A/A3 ► ►				6	9	34	49				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

Note: No permits for Very Low, Low, or Mixed-Income Multifamily Projects were issued in calendar year 2010.

Attachment A

ANNUAL HOUSING ELEMENT PROGRESS REPORT
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Reporting Period 1/1/2012 - 12/31/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Note: Although the County has housing rehabilitation programs and has rehabilitated housing in calendar year 2010, only those programs identified in the Housing Element's Adequate Sites inventory should be listed in Table A2. The currently-in-force 2009-2014 Housing Element did not include rehabilitation programs in its Adequate Sites inventory, therefore no rehabalitation program activity is listed in Table A2.

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**				9		9	
No. of Units Permitted for **Above Moderate**	34					34	

* Note: This field is voluntary

Note: Except for the reporting period used, the Information in this table is the same as that on the "DF-HU Housing Unit Change Form" filed by the County of Santa Clara Planning Office with the State Department of Finance in January of each year.

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.											Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	2014		
Very Low	Deed Restricted	253										253
	Non-deed restricted											
Low	Deed Restricted	192										-107
	Non-deed restricted		176	112		5		6			299	
Moderate	Deed Restricted	232										195
	Non-deed restricted		7	4		7	10	9			37	
Above Moderate		413	97	39	61	43	32	34			306	107
Total RHNA by COG. Enter allocation number:		1,090	280	155	61	55	42	49			642	448
Total Units ► ► ►												
Remaining Need for RHNA Period ► ► ► ► ►												

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583.
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
4.03.01: County Housing Rehabilitation Program	7-10 Projects per Year	2009-2014	In FY 2012, 13; 11 for Campbell 2 for uninc.
4.03.02: Low Income Housing Tax Credit Program	Rehabilitate 9 add'l projects	2009-2014	HACSC has approximately 2600 LIHTC units. One 236 unit project was converted to tax credits in 2012.
4.03.03: Retrofit Fund	Expend anticipated balance of $80,000	2009-2014	FY12: $42,340 disbursed to 6 households to pay for modifications in owner or renter occupied properties. No further payments have been released. The Retrofit Fund has a small remaining balance and is under review at this time.
4.04.02: Mortgage Credit Certificate Program	Issue approximately 55 MCCs annually	2009-2014	132 MCCs issued
4.04.04: County Housing Bond Fund	Continue to provide grants/loans	2009-2014	100,000 provided to the Housing Trust for homeless deposit assistance
4.04.06: Section 8 Housing Choice Voucher Program	Maintain full lease-up	2009-2014	As of 2/2013, increased baseline allocation to 16,641 vouchers, including project based vouchers, with 100% lease up
4.04.07: Moderate Rehabilitation Program	Manage existing 17 contracts	2009-2014	As of February 2013, currently administering 43 contracts with 79 units authorized under the ACC.
4.04.08: Project Based (Section 8) Voucher Program	Project base 694 vouchers	2010-2011	As of 2/13, Project based 1,283 units including new allocations of 87 units to serve special needs poplulation.
4.04.09: Conventional Public Housing	Transition remaining projects to project-based units	2009-2014	The HACSC has 20 units of conventional public housing, and hopes to convert them to non-public housing units in the near future.
4.04.10: Section 8 Homeownership Program	Perform Feasibility Study then clarify objectives and direction	2009-2010	Not actively enrolling new participants
4.04.11: Family Self-Sufficiency Program	Recruitment; Implement employment service plan and computerized case management system	2009-2014	As of Feb. 2013, there are 292 families enrolled in the program.
4.04.12: Moving To Work Program	Serve max. # of families based on funding	2009-2014	Also known as Project Based (section 8) Voucher Program. See 4.04.08 above.
4.04.13: Housing Plus Fund	Allocate $1.85M for const./rehab.	2009	The rehab work on 27 Curtner Studios was completed and 19 units are occupied. The construction work on 10 units at Paseo Senter was completed and the units are occupied.
4.04.14: Office of Affordable Housing	Continue wth its mission	2009-2014	Continue with its mission
4.04.15: SCC 40T Downpayment Assistance Program	10-15 loans / year	2009-2014	13 Loans Funded
4.04.16: American Dream Downpayment Initiative	No additional funds	2009-2010	No additional funds will be distributed, program ended.
4.05.01: Community Development Block Grant Program	Objectives per 2005-2010 Consolidated Plan	2009-2014	Ongoing. $1,633,031 in CDBG Projects Committed.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
4.05.02: Affordable Housing Fund	423 units already funded will be constructed	2009-2014	Expended 1,00,000 in FY 2012
4.05.03: Stanford Affordable Housing Fund	None Stated	2009-2014	Expended 2,626,080 in FY2012
4.05.04: Home Investment Partnership Act (HOME)	Objectives per 2005-2010 Consolidated Plan	2009-2014	Expended $1,516,213 in FY 2012
4.05.05: Housing Trust of Santa Clara County	Expend funds, assist 1000 households by 2011	2009-2014	Spending in FY 12 totaled $7,025,646 and provided assistance to 858 households through homebuyer assistance, developer loans, the creation of new rental housing and homeless assistance
4.05.06: Housing Authority of the County of Santa Clara	Convert public housing to private owner partnerships, develop additional units of affordable housing.	2009-2014	Currently assisting approximately 19,000 families throughout all programs. Conversion of the last 20 units of public housing is pending approval from HUD for disposition.
4.05.07: County Surplus Land Program	Complete 660 South Fair Oaks Avenue project; Sale of 2500 Senter Rd	2009-2014	No changes in 2012. (Status from 2011 for 2500 Senter Rd: Purchase and Sale Agreement amended July 28, 2011 and provides that buyer may extend escrow closing until Dec 31, 2014, pending financing)
4.05.08: Mental Health Services Act Housing Program	Apply for uncommitted MHSA funds; Pursue proposed and anticipated projects.	2009-2014	Of the $19,249,300, $19,277,225 for projects have been disbursed, approved by the State, or committed by the Board of Supervisors. $1,144,000 is being reassigned from one project to the County's Discretionary Fund--to be used on projects to be proposed. This total is greater than the original amount because of interest that has been accrued.
4.05.09: Department of Alcohol and Drug Services	193 beds for eligible clients	2009-2010	251 beds for eligible clients in FY 12/13
4.06.02: Santa Clara County Fair Housing Consortium	Continue to provide resources	2009-2014	$80,794 received and allocated in FY 12/13
4.07.01: Housing Action Coalition	Continue to facilitate and advocate for affordable housing	2009-2014	Since 2009, 14,191 housing units have been endorsed. 980 are affordable.
4.07.04: Mental Health Services Act Community Services and Support Plan	Access addt'l $4.6M for CSS programs	2009-2014	The Mental Health Department's CSS plan is ully implemented. Currently the FY13 CSS HO01 budget plan includes $4.1 million.
4.07.07: Secondary Dwelling & Manufactured Home Informational Program	Create and disseminate information	2009-2014	Implemented January 2012
4.08.01: Homeless Census and Surveys	Conduct 2009 and subsequent census/surveys	2009-2014	2009 and 2011 census/surveys conducted. The 2013 homeless census was done on January 29-30, 2013. The survey will be done in February 2013. The report for both is due in May 2013.
4.08.03: Destination: Home	Launch "Coming Home" program; Promote "Housing First" strategy	2009-2014	To date, the Housing 1000 campaign has housed 333 chronically homeless households

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Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
4.08.04: Keys to Housing	Reach targets as outlined in 2005 Keys to Housing document	2009-2014	2012: The Collaborative will focus on HEARTH implementation and county-wide planning to support the new HEARTH legislation, including establishing a new Continuum of Care board, coordinated assessment, and revised data standards (2) continue its work refining reporting mechanisms to track and monitor the Collaborative's collective progress on meeting the proposed objectives. 3) The County continues its participation in Housing 1000 and has a goal of housing 1,000 most vulnerable chronically homeless individuals by 2013. To date, the campaign has housed 275 chronically homeless and vulnerable residents.
4.08.06: Shelter Plus Care	Provide subsidies for 200 families	2009-2014	247 Shelter Plus Care participant head of households were served.
4.08.07: Collaborative on Affordable Housing and Homeless Issues	Apply for McKinney-Vento funds in 2009-2010	2009-2014	FY12-13, the Collaborative applied for and awaiting approval for 37 projects, including two new projects and one application for planning. The applications total $11,379,432.
4.08.08: McKinney-Vento Act Homeless Program	Apply for McKinney-Vento funding annually.	2009-2014	We are awaiting word from HUD for the funding for FY13/14. The Collaborative applied for $11,379,432 for renewal and new grants.
4.08.09: Community Technology Alliance	Provide technology support for housing programs	2009-2014	In 2012, implemented new Eligibility Module to help case managers connect clients to mainstream benefits and a Quarterly Community Wide Report to ensure consistent information is always available to the community about the volume of homeless services provided. Continued support for CVM, Shelter bed hotline and VTA bus pass program. Playing leaderhip role in Housing 1000 project, evaluating project data and monitoring project outcomes. In the next 12 months will participate in efforts to establish a coordinated assessment system and community-wide performance standards and develop the necessary technologies to support both of these ventures.
4.08.11: Arturo Ochoa Migrant Center	Preservation of 100 units of seasonal housing	2009-2014	Ongoing, 100 units of seasonal housing. Transferred to control of the Housing Authority of Santa Cruz County in 2011.
4.08.16: Consideration of Zoning Changes Related to Limited Emergency Shelters	Request Board of Supervisors to consider specified amendments	by August 2012	Not yet implemented.
4.09.01: Consideration of Zoning Changes Related to Employee Housing	Request Board of Supervisors to consider specified amendments	by August 2012	Implemented December 2012
4.09.02: Consideration of Zoning Changes Related to Building Site Approval	Explore options as specified	2009-2014	Not yet implemented.

General Comments:

Tables A & A3: Count is of Permits Issued for housing during the calendar year 2011.

Table A: No permits for Very Low, Low, or Mixed-Income Multifamily Projects were issued in calendar year 2011.

Table A2: Although the County has housing rehabilitation programs and has rehabilitated housing in calendar year 2011, only those programs identified in the Housing Element's Adequate Sites inventory should be listed in Table A2. The currently-in-force 2009-2014 Housing Element did not include rehabilitation programs in its Adequate Sites inventory, therefore no rehabalitation program activity is listed in Table A2.