County of Santa Clara

Department of Planning and Development
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Policy Department
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March 28, 2014

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 2013

Dear Ms. Coy:

Enclosed please find the County of Santa Clara Annual Housing Element Progress Report for the 2013 reporting period (2013 Annual Report), as required by Government Code Section 65400. This 2013 Annual Report was considered at a public meeting by the County of Santa Clara's Board of Supervisors on March 25, 2014.

The data on permits issued for housing cover the period from 2007 through 2013. 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

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Ken Yeager, S. Joseph Simitian
County Executive: Jeffrey V. Smith

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

Jurisdiction County of Santa Clara (Unincorporated)

Reporting Period 1/1/2013 - 12/31/2013

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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development 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.
Attached 2nd Unit /1			6			2	8				
Detached 2nd Units /1			5			2	7				
Agricultural Worker Unit /1						1	1				
Stanford					108	162	270				
(9) Total of Moderate and Above Moderate from Table A3 ► ► ► ► ►					0	53	53				
(10) Total by income Table A/A3 ► ►			11		108	220	339				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

Note: The affordability of secondary units is based on a survey of secondary unit rents done for the County's 2015-2022 Housing Element Update. A survey of affordability of Agricultural Worker Units is likely to be included

Attachment A

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Reporting Period 1/1/2013 - 12/31/2013

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 2013, 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**						0	
No. of Units Permitted for **Above Moderate**	53					53	

* 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
1
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[1]	Deed Restricted	253											211
	Non-deed restricted[2]		5	3		8	7	7	12			42	
Low	Deed Restricted	192											-204
	Non-deed restricted		176	112				0	108			396	
Moderate	Deed Restricted	232											66
	Non-deed restricted							4	162			166	
Above Moderate		413	99	40	61	47	33	38	57			375	38
Total RHNA by COG. Enter allocation number:		1,090	280	155	61	55	40	49	339			979	111
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note 1: units serving extremly low-income households are included in the very low-income permitted units totals.

Note 2: Secondary units permitted in years 2007-2012 have had their income level recategorized to reflect results of secondary unit cost survey of 2013.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Santa Clara (Unincorporated)

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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 2013, 11 Loans in Cambell, 2 in Uninc County. 4 Rehab Grants made.
4.03.02: Low Income Housing Tax Credit Program	Rehabilitate 9 add'l projects	2009-2014	HACSC has approximately 2200 LIHTC units. One 100 unit project was converted to tax credits in 2013.
4.03.03: Retrofit Fund	Expend anticipated balance of $80,000	2009-2014	FY 13: $980 disbursed.
4.04.02: Mortgage Credit Certificate Program	Issue approximately 55 MCCs annually	2009-2014	128 MCCs issued
4.04.04: County Housing Bond Fund	Continue to provide grants/loans	2009-2014	300k transferred to Mental Health Dept to fund homeless Rental assistance and
4.04.06: Section 8 Housing Choice Voucher Program	Maintain full lease-up	2009-2014	As of 2/2014, increased baseline allocation to 16,664 vouchers, including project based vouchers, with 100% lease up
4.04.07: Moderate Rehabilitation Program	Manage existing 17 contracts	2009-2014	As of February 2014, currently administering 39 contracts with 75 units authorized under the ACC
4.04.08: Project Based (Section 8) Voucher Program	Project base 694 vouchers	2010-2011	As of 2/14, Project based 1,283 units
4.04.09: Conventional Public Housing	Transition remaining projects to project-based units	2009-2014	The HACSC has 20 units of conventional public housing, 16 of these units will be converted to Project Based in FY2014, leaving 4 units of public housing.
4.04.10: Section 8 Homeownership Program	Perform Feasibility Study then clarify objectives and direction	2009-2010	10 current participants, 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. 2014, there are 217 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	26 of 27 Curtner Studios units are occupied, and all 10 units at Paseo Senter are occupied. The Housing Plus Fund is expended, and there are no plans to expand it.
4.04.14: Office of Affordable Housing	Continue wth its mission	2009-2014	In 2013, OAH was merged with the Mental Health Department's Office of Housing and Homeless Support Services
4.04.15: SCC 40T Downpayment Assistance Program	10-15 loans / year	2009-2014	Seven Down Payment Assistance loans made.
4.04.16: American Dream Downpayment Initiative	No additional funds	2009-2010	No additional funds.
4.05.01: Community Development Block Grant Program	Objectives per 2005-2010 Consolidated Plan	2009-2014	Ongoing. $1,561,165 expended in FY13.

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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 $300,000 on administration for OAH
4.05.03: Stanford Affordable Housing Fund	None Stated	2009-2014	Expended $6,207,811 in FY 2013
4.05.04: Home Investment Partnership Act (HOME)	Objectives per 2005-2010 Consolidated Plan	2009-2014	Ongoing. $1,561,165 expended in FY13
4.05.05: Housing Trust of Santa Clara County	Expend funds, assist 1000 households by 2011	2009-2014	Spending in FY 13 totaled $6,117,620 and provided assistance to 756 households through homebuyer assistance loans, loans to developers for the creation of new rental housing and security deposits to homeless individuals and households
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 16 of the remaining 20 public housing units should occur in FY2014.
4.05.07: County Surplus Land Program	Complete 660 South Fair Oaks Avenue project; Sale of 2500 Senter Rd	2009-2014	2500 Senter Road purchase and Sale Agreement amended to extend escrow closing until Dec 31, 2015, pending financing.
4.05.08: Mental Health Services Act Housing Program	Apply for uncommitted MHSA funds; Pursue proposed and anticipated projects.	2009-2014	Total funding for MHSA the housing programs is $22,099,225 (more than the initial allocation because of interest accrued and loans paid back and reused), plus an additional $1,850,000 of MHSA CSS funds spent on other housing projects.
4.05.09: Department of Alcohol and Drug Services	193 beds for eligible clients	2009-2010	282 beds for eligible clients in FY 13/14
4.06.02: Santa Clara County Fair Housing Consortium	Continue to provide resources	2009-2014	$110,794 allocated in FY 13/14
4.07.01: Housing Action Coalition	Continue to facilitate and advocate for affordable housing	2009-2014	Since inception of the HAC, advocated for 67,067 new homes, of which 13,853 were affordable.
4.07.04: Mental Health Services Act Community Services and Support Plan	Access addt'l $4.6M for CSS programs	2009-2014	Total funding for the MHSA housing programs is $22,099,225 (more than the initial allocation because of interest accrued and loans paid back and reused), plus an additional $1,850,000 of MHSA CSS funds spent on other housing projects.
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	2009-2014	2009, 2011, and 2013 census/surveys conducted.
4.08.03: Destination: Home	Launch "Coming Home" program; Promote "Housing First" strategy	2009-2014	To date, the Housing 1000 campaign has housed 620 households, and Destination: Home worked with our partners to implement the new federal HEARTH legislation as well as leading strategic planning efforts to address the spectrum of homelessness in our community.

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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	Continued participation in Housing First, with 517 vulnerable chronically homeless housed.
4.08.06: Shelter Plus Care	Provide subsidies for 200 families	2009-2014	208 Shelter Plus Care participant households were served.
4.08.07: Collaborative on Affordable Housing and Homeless Issues	Apply for McKinney-Vento funds in 2009-2010	2009-2014	implemented a significant change to its governance structure. The Santa Clara County Collaborative on Affordable Housing and Homeless Issues (the Collaborative) – an unincorporated association – recommended that the
4.08.08: McKinney-Vento Act Homeless Program	Apply for McKinney-Vento funding annually.	2009-2014	The Collaborative was awarded $10,449,684 for renewal and new projects for FY13/14 2012., and applied for $12,919,749 for renewal and new grants for FY
4.08.09: Community Technology Alliance	Provide technology support for housing programs	2009-2014	develop data-driven solutions to poverty and homelessness. CTA managed HMIS to ensure that un-housed and at-risk individuals receive more holistic and coordinated care, including producing a Quarterly Community Wide Report to ensure consistent information about homeless services is always available to the community. CTA continued our support for the Community Voice Mail, Shelter Bed Hotline and VTA bus pass programs and played a leadership role in the Housing 1000 project. CTA also worked with our local partners to lay the foundation for HEARTH compliance with regards to coordinated assessment, performance measurement, and HMIS regulations, efforts that will continue in
4.08.11: Arturo Ochoa Migrant Center	Preservation of 100 units of seasonal housing	2009-2014	Ongoing operation of 100 units of seasonal migrant worker housing. Management by EAH since 2012.
4.08.16: Consideration of Zoning Changes Related to Limited Emergency Shelters	Request Board of Supervisors to consider specified amendments	by August 2012	Substantial progress: Alternatives developed, outreach underway.
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	Reduction in Building Site Approval requirements for some Urban Sites adopted by the Board Feb 25, 2014.

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.