

FY 2019-20 Housing Commission Work Program Item: Report on Homelessness

January 9, 2019



CUPERTINO

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Homelessness – Work Program Item

FY 2019-20 Housing Commission Work Program Item Objectives:

1. Conduct audit of services
2. Confirm homelessness estimates
3. Explore solutions for students

1. Audit of Services

- City Housing and Human Services Grant
- County Office of Supportive Housing
- Community Plan to End Homelessness
- West Valley Community Services
- Dignity on Wheels
- Rotating Safe Car Park

2. Estimates of Homelessness

2019 Santa Clara County Point-in-Time Census

JURISDICTION	UNSHelterED		SHelterED		TOTAL		'17-'19 % CHANGE
	2017	2019	2017	2019	2017	2019	
City of Cupertino	127	159	0	0	127	159	25%
Total	5,448	7,922	1,946	1,784	7,394	9,706	31%

- County: 9,706 homeless individuals
- Cupertino: 159 homeless individuals

3. Solutions for Homeless Students

- Example Initiatives:
 - UC Berkeley Home Match Program
 - Homeless Student Parking (AB 302)

Additional Strategies & Resources

- State Legislation:
 - SB 744
- Private Partnerships:
 - Google, Facebook, Apple donations
- Local Initiatives:
 - SAFE Navigation Centers
 - Tiny Houses

Next Steps

- Presentations from the County, WVCS, & De Anza College
- Housing Commission to provide input for City Council consideration
- City Council Study Session: January 21, 2020

Haven to Home



Highlights from the Point In Time Survey 2019

9,706 homeless in Santa Clara County. Seven cities showed an increase in their count- Cupertino saw a 25% increase.

More than 1/3 of survey respondents indicated they were experiencing homelessness for the first time, and 67% had been homeless for a year or longer.

The number of people living unsheltered in vehicles increased nearly threefold from 591 in 2017 to 1,747 in this count.

81% were residing in Santa Clara County

70% respondent said they received supportive services and benefit assistance

73% accessed meal services

36% received bus passes

25% accessed drop in services

FY 1819

- 87 new households served
- 141 individuals received laundry assistance in the amount of \$3,700
- 134 clients accessed the food pantry (Cupertino and RV locations)
- 17 homeless individuals were housed

Q1&Q2 19-20

- 38 new households served
- 103 individuals received laundry assistance in the amount of \$3,500
- 104 clients accessing the food pantry
- Currently 10 high risk homeless individuals and families are enrolled in Rapid Re-housing, and 7 are housed

What is different in the last 5 years with regard to supportive services for individuals and families experiencing homelessness?

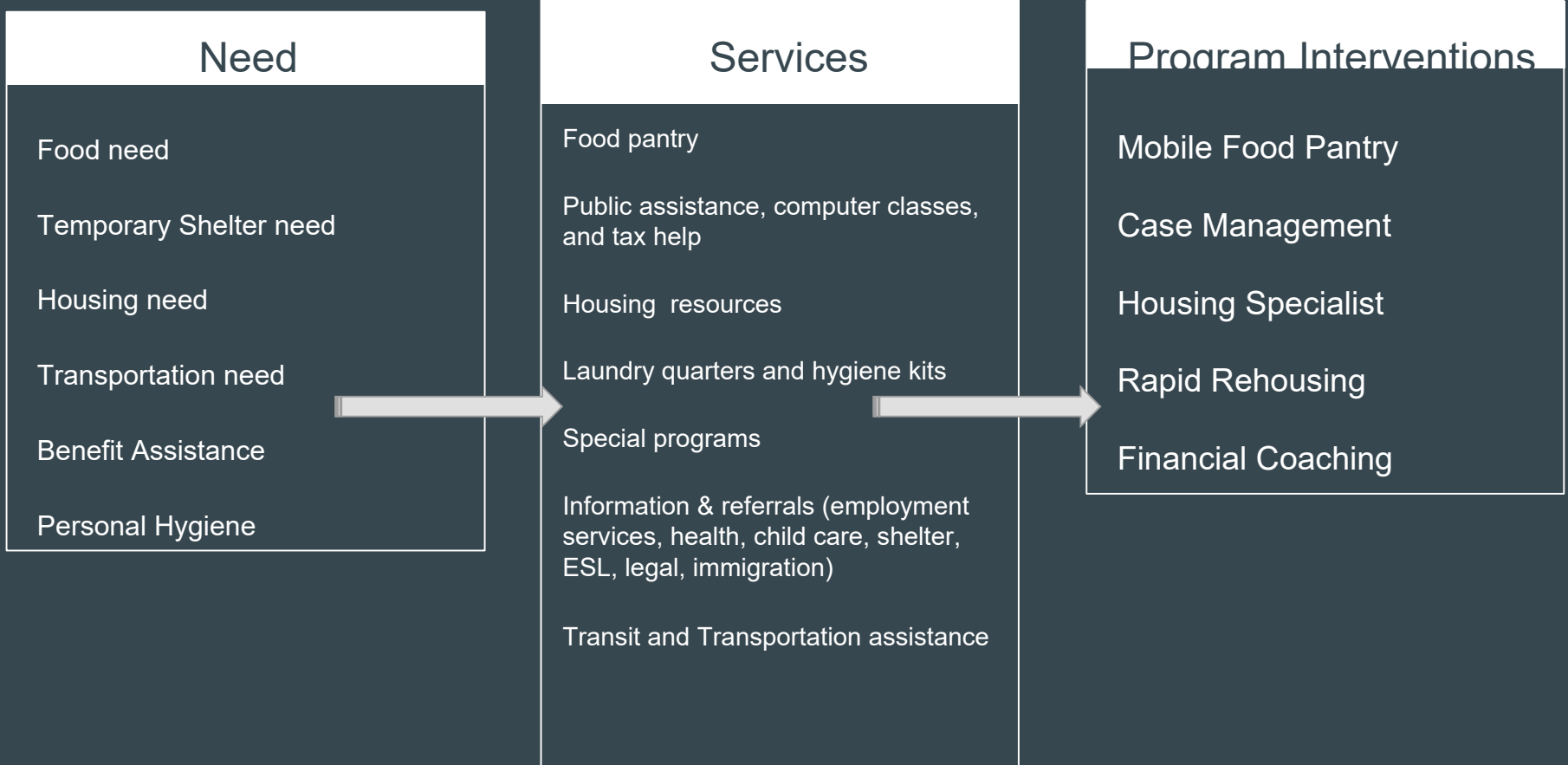
Community Queue- A centralized system for intake and assessment. This system helps to give clients a score on the VI-SPDAT (Vulnerability Index) and refers clients to housing options- Permanent Supportive, Permanent Housing and Rapid Rehousing.

Motel assistance for families with children, motel leasing and shared housing

Year-round shelter instead of the cold weather shelter

Safe Parking- Rotating Safe Parking Program in the west valley

Programs and Services



Continuum Of Care

Short-term intervention

- Helping navigate social services system and providing one stop assistance
- Safe Parking
- Food Pantry
- Shelter Referral and Safe Parking Referral

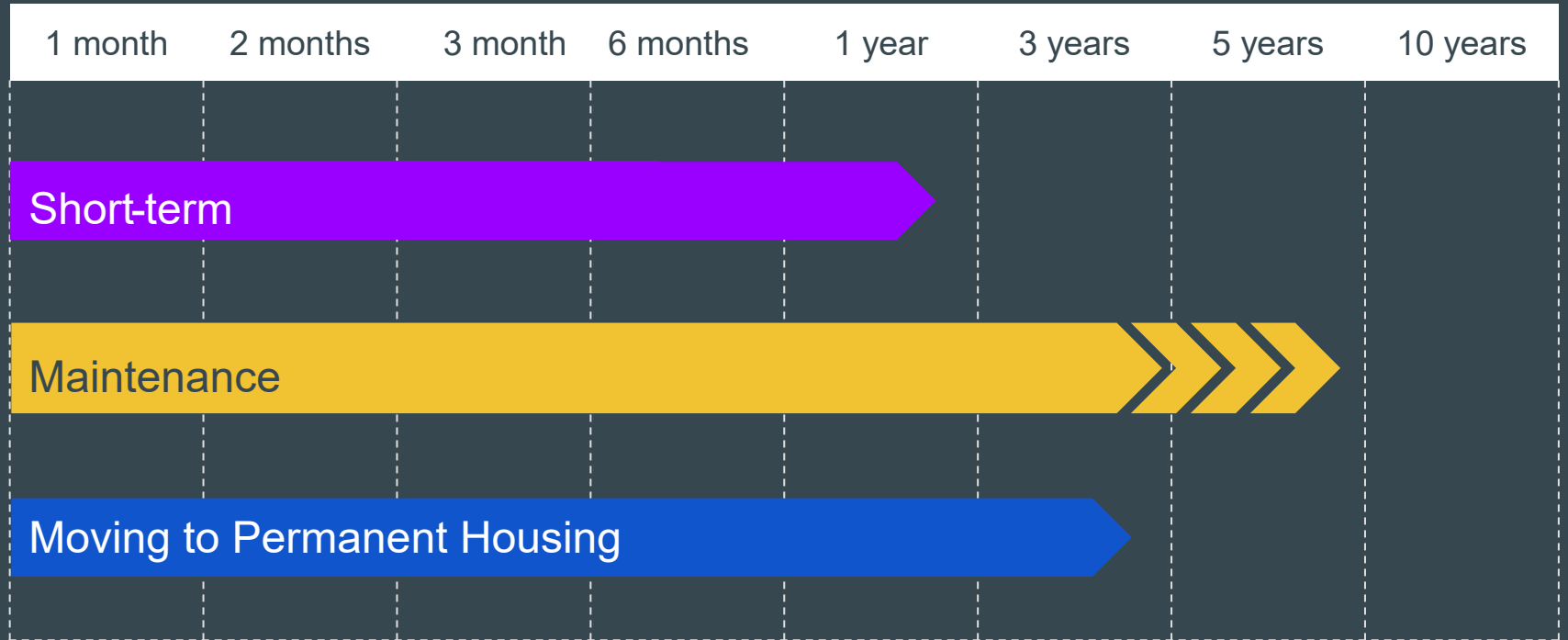
Maintenance

- Increasing income and employment opportunities
- Keeping kids in school
- Improving health outcomes
- Laundry and personal hygiene support

Moving to Permanent Housing

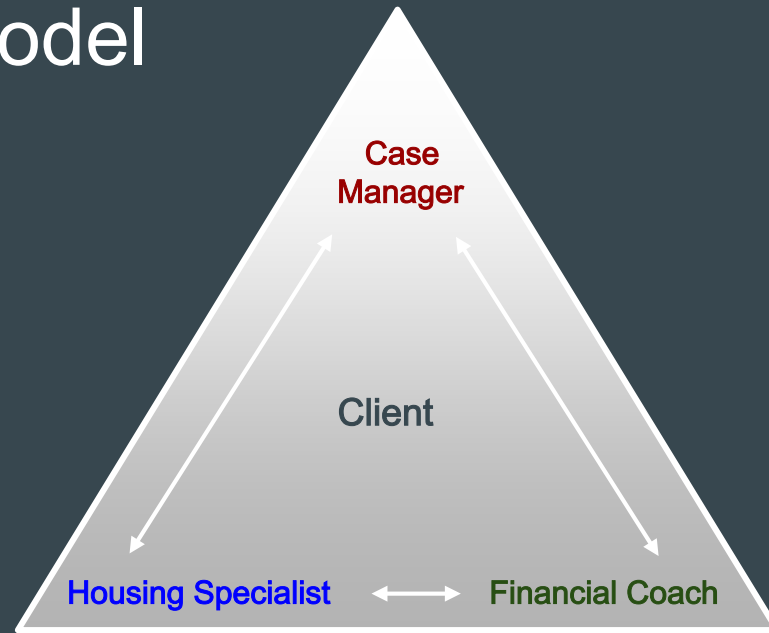
- Landlord engagement
- Housing Specialist support
- Deposit and move-in cost assistance

Intervention time



Case Management Model

Case management is a triad model



In order to develop case plans and match clients with services, the case managers work to assess a client's needs by using a self-sufficiency matrix. Based on this assessment and the families' Self-Sufficiency Matrix (SSM) score, the case manager will develop a case plan with goals to address critical needs and improve self-sufficiency. The case manager will make the referral to the housing specialist and financial coach based on the clients SSM score in housing, income, credit score and/or debt. The case manager follows up with other interventions and updates the case plan as needed.

Gaps in service deliveries in Cupertino and surrounding area

- ❖ No mobile laundry and shower facilities Clients are using WVCS and library restroom facilities as “shower”
- ❖ No drop in or day shelter services Clients are using WVCS and the library as day shelters
- ❖ No easy transit route to Sunnyvale Shelter
- ❖ Lack of safe park partners in Cupertino
- ❖ Lack of shared housing options
- ❖ Lack of a strong service providers network in Cupertino
- ❖ Lack of affordable housing or landlords willing to take vouchers or subsidy

Accessory Dwelling Units



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Cupertino Housing
Commission
January 9, 2020

What are Accessory Dwelling Units (ADU)

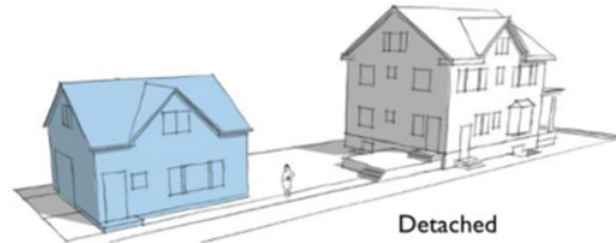
An ADU is a secondary dwelling unit with complete independent living facilities for one or more persons



Internal



Attached



Detached

Benefits of an ADU



- Affordable by design
- Provide income for homeowners
- Share independent living areas with family members

Proposed Changes to CMC (MCA-2018-04)

- 2019-2020 City Work Program
- Community Livability

“Provide incentives to build ADUs (which provide affordable housing opportunities) by reviewing ordinance and reducing fees.”

California Legislation

- AB 68 (Ting) & AB 881 (Bloom)
 - Streamline approval or denial within 60 days.
 - Certain ADUs exempt from zoning standards.
 - Set certain maximum ADU dimensions
- SB 13 (Wieckowski)
 - May not require "owner-resident" of either primary dwelling or ADU.
 - Cannot impose impact fees on ADUs under 750 square feet.
- AB 587 (Friedman)
 - Allow ADUs to be sold or conveyed separately from a primary residence.
- AB 670 (Friedman)
 - Prevents homeowners' associations from barring ADUs.
- AB 671 (Friedman)
 - Requires Housing Elements to incentivize and promote the creation of affordable ADUs.

Proposed Changes to CMC (MCA-2018-04)

19.08.030 Definitions

- Junior accessory dwelling unit
 - Internal conversion.
 - 500sf max.
 - May share bathroom with principle dwelling unit.
 - Deed restricted
- Single family residence
 - Shall mean one dwelling unit located on a separately owned lot only.

Proposed Changes to CMC (MCA-2018-04)

CHAPTER 19.112: ACCESSORY DWELLING UNITS

- No impact fees on any ADU or JADU less than 750 sf.
- ADU approved on or after January 1, 2020, not be used as a short-term rental.

Proposed Changes to CMC (MCA-2018-04) (cont.)

Streamlined ADUs/JADUs in Single Family Development

- Internal Conversions and Detached ADUs <800sf.
- One per lot unless detached ADU and JADU.
- Does not impact FAR, Lot coverage, open space requirements
- Setbacks reduced to four feet for detached structures.
- No parking requirement.

Proposed Changes to CMC (MCA-2018-04) (cont.)

Streamlined ADUs in Multi-family Development

- Internal conversion of non-livable Space
 - Not exceed 25 percent of existing number of primary dwelling units.
- Detached ADUs
 - No more than two detached accessory dwelling units are permitted per lot.
 - 800 sf maximum.
 - Four feet from side and rear lot lines.

Proposed Changes to CMC (MCA-2018-04) (cont.)

Non-Streamlined ADUs in Single Family Development

- Attached and Detached
 - Not exceed 850 s.f. (studios or one bedroom) or 1,000 s.f. (more than one bedroom).
 - Attached to an existing single-family dwelling, shall not exceed 50% of the existing single-family dwelling.
 - For units >800 s.f., limits on lot coverage, floor area ratio, and open space.
 - Setbacks reduced to four feet.
 - Parking requirements.

Public Hearing Dates

- Planning Commission
 - January 28, 2020
- City Council
 - February 18, 2020 (Tentative)