

RESOLUTION NO. 20-02

A RESOLUTION OF THE HOUSING COMMISSION OF THE CITY OF CUPERTINO RECOMMENDING APPROVAL OF THE 2020-25 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED PLAN AND FY 2020-21 ANNUAL ACTION PLAN TO CITY COUNCIL FOR FINAL ADOPTION

WHEREAS, the Housing and Community Development Act of 1974 provides that funds be made available for the CDBG Program; and

WHEREAS, the City of Cupertino wishes to apply for funds as an Entitlement Jurisdiction under said Act; and

WHEREAS, the City of Cupertino estimates receiving a \$389,308 CDBG entitlement grant from the United States Department of Housing and Urban Development (HUD) to be allocated for FY 2020-21; and

WHEREAS, the City of Cupertino estimates allocating \$7,944 in CDBG program income for FY 2020-21; and

WHEREAS, the City of Cupertino is required to submit a FY 2020-21 CDBG Annual Action Plan to HUD for review and approval prior to being allowed to expend CDBG funds for FY 2020-21; and

NOW, THEREFORE BE IT RESOLVED that the City of Cupertino makes the certifications required by 24 CFR Sections 91.225 and 570.303 as contained in the CDBG Annual Action Plan for FY 2020-21; and

BE IT FURTHER RESOLVED that the Housing Commission of the City of Cupertino hereby recommends approval of the 2020-25 CDBG Consolidated Plan and FY 2020-21 CDBG Annual Action Plan to City Council for final adoption; and

PASSED AND ADOPTED at a regular meeting of the Housing Commission of the City of Cupertino this 14th day of May, 2020 by the following vote:

<u>Vote</u>	<u>Members of the Housing Commission</u>
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AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Kerri Heusler
Housing Manager

APPROVED:

Sue Bose
Chair, Housing Commission

DRAFT



**CITY OF
CUPERTINO**

2020 – 2025

Consolidated Plan

January 2020



**PREPARED
BY:**

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Executive Summary

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

1. Introduction

The City of Cupertino is one of eight of the San Francisco Bay Area cities that make up California's high-tech Silicon Valley. The City has a population of 60,170 and consists of 11.26 square miles. Cupertino is known as the home of Apple Inc.'s corporate headquarters and portions of the Santa Cruz Mountains.

Local jurisdictions that receive Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding are required by the US Department of Housing and Urban Development (HUD) to complete a Consolidated Plan once every five years, to assess the jurisdiction's affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The Consolidated Plan requires a community-wide conversation about goals and priorities in the community that align with eligible funding activities. Attached to end of this Consolidated Plan is the 2020-2021 Annual Action Plan (AAP) which is the City's one-year plan of projects and programs that further the goals of this plan.

The City of Cupertino's Consolidated Plan period is from July 2020 to June 2025, during which the City anticipates approximately \$370,000 annually in CDBG funds, for a total of approximately \$1,850,000 over five years. The CDBG Entitlement Program provides formula funding to cities and counties to address community development needs. Seventy percent of gross funding must be used to serve low- to moderate-income households. Eligible activities must meet one of the national objectives for the program:

- Benefit low- and moderate-income persons.
- Prevention or elimination of slums or blight.
- 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.

The City participates in the Santa Clara County HOME Consortium and does not receive funds directly. If a developer applies and is awarded HOME funds, the City will provide the match for the project, using its Below Market Rate (BMR) Affordable Housing Fund (AHF). The HOME Entitlement Program provides formula grant funding for a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership and providing direct rental assistance to low-income households. The

program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancements, or rental assistance or security deposits.

The Consolidated Plan serves the following three functions:

- Be a planning document for the City of Cupertino which builds on a participatory process.
- Serve as the application for federal funds under HUD's CDBG formula grant program.
- Offer a strategy in carrying out CDBG programs.

The Consolidated Plan consists of three primary sections:

- Community engagement process and feedback.
- Community needs assessment and market analysis.
- Strategic plan.

The Consolidated Plan also includes required HUD and Census data, which are provided in the tables. The community engagement section describes how the City of Cupertino complies with HUD's requirements for public involvement in the process that determines how federal funds will be used.

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

The purpose of the Consolidated Plan Needs Assessment is to identify the needs of the residents in the realm of housing and community development. These needs, along with the market assessment, will be used to determine the goals of the City for the next five years.

The Needs Assessment identified the following needs:

- Rehabilitation programs to address lack of kitchen and/or plumbing facilities, particularly in Asian, Hispanic, extremely low-income, and low-income households.
- Additional affordable housing available to address overcrowded, cost burdened, and severely cost burdened households, particularly with Asian, Hispanic, extremely low-income, and low-income households.

- Insufficient amount of supportive/social services to serve special needs populations, particularly elderly, persons with disabilities, and homeless populations.
- Fair housing services.

3. Evaluation of past performance

The City has been successful in meeting all goals from the 2015-2020 Consolidated Plan with the exception of creating new affordable housing units. The goals and accomplishments from the last Consolidated Plan period are as follows:

Affordable Housing

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

- CDBG funds were provided to Cupertino Community Housing for the Disabled for the rehabilitation of Le Beaulieu Apartments, which serve very low-income elderly and disabled households. A total of 12 units were completely rehabilitated, and 27 units received partial rehabilitation. This project increased resident quality of life by protecting resident health and decreasing operating expenses.
- CDBG funds were used to fund the Rebuilding Together program, which offers income-eligible owner-occupied properties help with critical home repairs, which, if not corrected, would make the home uninhabitable. During the Consolidated Plan period, 62 households were served.
- CDBG funds were provided to rehabilitate 12 units of affordable housing at Vista Village. Vista Village is owned by West Valley Community Services (WVCS) and is part of the City's BMR Housing Program.
- HOME funds were used for the development of The Veranda, a 19-unit affordable housing property for seniors, which also has six units set aside for the disabled homeless with the help of County Measure A funding.

The goal of producing new units of affordable housing has not been met due to the major barriers of high cost of land, lack of affordable housing funding, and low supply of land in the City.

Homelessness

Goal 2: Support activities to prevent and end homelessness.

- Nonprofit WVCS administered the Community Access to Resources and Education (CARE) program. The CARE program is designed to support the most vulnerable and high-risk residents of Cupertino and surrounding Cupertino Hills through case management and supportive services. CARE is intended to help improve self-sufficiency of families and individuals by connecting them to community resources, making services easily available and accessible, and working with them on capacity building. The main objectives of CARE are to encourage more stable and sustainable solutions that foster self-sufficiency instead of dependency. The program offers short-term rental assistance to homeless families transitioning to permanent housing. CDBG funds were allocated to the supportive services portion of the program.

Strengthen Neighborhoods

Goal 3: Support activities that strengthen neighborhoods through the provision of community services and public improvements to benefit low-income and special needs households.

- CDBG funds were granted to WVCS for the CARE program to provide households living below the poverty line with food, clothing and emergency rental assistance. WVCS also offered supportive services such as financial counseling, tools to maintain stability, and coordination applications for mainstream resources to at-risk populations.
- CDBG funds were provided to Live Oak Adult Day Care Services, a senior adult day care program, for services to frail elderly persons. Live Oak provides specialized programs, such as recreation, mental stimulation, companionship and nutritious meals, for seniors at risk of being institutionalized.

Fair Housing

Goal 4: Promote fair housing choice.

- During fiscal year (FY) 15-16 and FY16-17, CDBG funds were provided to Eden Council for Hope and Opportunity (ECHO) to provide fair housing counseling, case investigation, services and outreach, and educational activities to increase community awareness of fair housing.
- Beginning in FY18, the City ceased using CDBG funds to promote fair housing and began using the City's BMR AHF. Additionally, the City expanded an existing contract with Project Sentinel to provide fair housing services. Project Sentinel

provided fair housing, landlord/tenant counseling, and dispute resolution services activities.

Non-Homeless Special Needs

During the FY19-20 Consolidated Plan year, the City added the goal of supporting special needs populations.

- CDBG funds were provided to Maitri-Anjali Transitional House to preserve emergency housing for survivors of domestic violence and their children. Funds were used to repair the roof.

4. Summary of citizen participation process and consultation process

Community engagement feedback was the result of a collaborative, countywide public outreach effort guided by the County of Santa Clara Community Engagement Plan. Extensive community engagement was achieved through engaging a diverse group of stakeholders to identify priorities, concerns, and values. The feedback from the community engagement process supported the development of this Consolidated Plan, including the development of housing and community development needs, priorities, goals, and strategies for funding allocation.

For the purposes of this Consolidated Plan, the stakeholders include residents, business owners, and interest groups. Outreach was targeted to youth, elderly, racial and ethnic minorities, residents and property owners, and business owners across the County. Leveraging existing stakeholder contacts, recognizing underrepresented stakeholders, and identifying new stakeholders was integral to the process of reaching the greater Santa Clara County community and ensuring a broad depth of participation.

Opportunities for community outreach were tailored to stakeholder groups (residents and property owners, business owners, community groups, and public agencies and officials) to allow efficient and effective engagement, including offering digital (e.g., online survey) and in-person formats (e.g., community meetings). In-person meetings, ranging from intimate focus groups to regional public meetings, were held at a variety of locations and times to increase opportunities for participation. The City of Cupertino hosted two CDBG regional forums on November 12, 2020, and December 10, 2020.

The County and participating cities announced the various community engagement opportunities through a social media campaign strategy and schedule, including announcements, project updates, and educational content for Twitter, Facebook, and Instagram posts. Announcements for the online survey and public comment periods were also promoted over email, where key stakeholder contacts were leveraged as

liaisons to access larger stakeholder groups. The County and participating cities worked directly with stakeholder contacts to set up focus groups and interviews.

The County of Santa Clara Community Engagement Plan identified the following opportunities for participation and comment, all of which were offered throughout Santa Clara County through the Consolidated Plan process:

Regional Community Engagement Public Meetings	Regional walk-in meetings were held at three different locations across the County (Cupertino, Palo Alto, and San Jose). Interactive engagement stations created opportunities to share personal stories, suggest ideas for strengthening neighborhoods and prioritizing community needs, and review Consolidated Plan data and maps.
City-hosted Community Meetings	Similar in format to the regional meetings, these meetings were hosted by some cities to receive feedback specific to the City.
Stakeholder Focus Groups	Focus groups included six to ten attendees from target populations, including persons with disabilities, racial and ethnic minorities, elderly persons, low-income families, and other targeted populations as discovered through preliminary data research.
Pop-Up Events	Structured for short interactions, the pop-up took the form of a booth set up at an event to allow access to a specific stakeholder group. Feedback provided at pop-up events was collected through interactive exercises (dot votes, etc.) or verbal responses to big picture questions.
City Council and Board of Supervisor Meetings	Announcements or workshops were added to the agenda of regularly scheduled public meetings and hearings, including Commissions, City Council, and Board of Supervisors meetings.
Online Feedback Collection (Survey and Form)	To efficiently and broadly access a large number of stakeholders that are geographically distributed, an online survey was prepared. The survey included specific and open-ended questions about the public review draft and provided an opportunity to leave additional, relevant comments. The survey was announced through City media outlets and was disseminated through key community liaisons or stakeholders with access to resident and community groups, business owners, and interest groups.

A detailed summary of community engagement, including participation, methods, and feedback, can be found in sections PR-10 (Consultation) and PR-15 (Citizen Participation) of this Consolidated Plan.

5. Summary of public comments

The regional meetings yielded numerous public comments that identified priorities for residents of the City. High priorities identified during the meetings included:

- transportation and accessibility;
- housing rehabilitation and maintenance;
- services for elderly persons and persons with mental health needs;
- workforce development;
- sustainable affordable housing solutions;
- affordable housing; and
- provision of more emergency assistance including transitional housing.

The most pressing housing problems identified during these meetings included:

- housing affordability;
- diversity of housing types;
- lack of support for transitioning homeless populations;
- private sector funding for service programs;
- affordable housing zoning;
- amenities for concentrated areas of affordability;
- lack of monitored portable bathroom sites for unsheltered homeless; and
- subsidized auto repair and medical services, that could ultimately prevent an episode of homelessness.

Stakeholders provided a plethora of feedback acknowledging, from an agency's perspective, the priority needs in the City. Priority needs for the City related to housing, services, and public facilities were summarized into several overarching themes:

- affordable housing;
- vital services for homelessness prevention;
- assistance for families and individuals in transition;
- increasing family income;
- assisting special needs populations;

- emergency relief for vulnerable populations;
- improving aging community facilities and public infrastructure; and
- fair housing.

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

The City did not receive any public comments that were not accepted. The City attempted to incorporate all feedback received through outreach efforts into the Consolidated Plan.

7. Summary

The City of Cupertino, along with the other participating cities and the County of Santa Clara, performed extensive community outreach to determine the needs of residents in the community. These needs include additional affordable housing and public services for special needs populations and homeless individuals. The City will address these needs with the 2020-2025 Consolidated Plan goals, which will improve upon affordable housing, fair housing, and homelessness issues.

The Process

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

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

The Housing Division of the Community Development Department is the agency responsible for preparing the Consolidated Plan and administering the City of Cupertino's CDBG program, as shown in **Table 1**.

Agency Role	Name	Department/Agency
CDBG Administrator	Cupertino	City of Cupertino Community Development Department
HOME Administrator	County of Santa Clara	County of Santa Clara

Table 1 – Responsible Agencies

Narrative

Lead and Responsible Agency

The City of Cupertino (City) is the Lead and Responsible Agency for the HUD entitlement programs in Cupertino. The Housing Division, part of the City's Community Development Department, is responsible for administering the City's CDBG program. The City joined the Santa Clara County's HOME Consortium in 2014 and receives funds through the County, as lead agency.

Entitlement jurisdictions receive entitlement funding (i.e., non-competitive, formula funds) from HUD. By federal law, the City is required to submit a five-year Consolidated Plan and Annual Action Plan to HUD listing priorities and strategies for the use of its federal funds.

The Consolidated Plan helps local jurisdictions to assess their affordable housing and community development needs and market conditions to meet the housing and community development needs of its populations. As a part of the Consolidated Plan process for 2020-2025, the City collaborated with the County of Santa Clara as the Urban County representing the Cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga; seven entitlement jurisdictions, i.e., the Cities of Gilroy, Mountain View, Palo Alto, Sunnyvale, San Jose, Cupertino, and Santa Clara; and the Santa Clara County Housing Authority (SCCHA) to identify and prioritize housing



and community development needs across the region, and to develop strategies to meet those needs.

Consolidated Plan Public Contact Information

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

2. Introduction

The Consolidated Plan outreach effort is a regional collaborative effort between the County of Santa Clara and seven entitlement jurisdiction cities. The County hired Michael Baker International, in partnership with Circlepoint, to assist in the community engagement efforts. Community engagement is key for helping the County and cities to identify needs, priorities, goals, strategies, and activities for future housing and community development activities over the period of the five-year regional plan. Engagement activities included a community survey, regional forums, stakeholder consultations (or meetings), focus groups, and pop-up events.

As a part of the stakeholder consultation process, the City consulted with a variety of stakeholders, including City departments, human service agencies, local and regional community-based organizations, housing providers and advocates, and the local housing authority. Social service providers were also consulted, including those that provide services to elderly persons, persons with disabilities, homeless persons, and other lower-income individuals and at-risk populations.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

During the development of its Consolidated and Annual Action Plans and as a general practice, the City coordinates with a variety of housing, public, and mental health agencies and service providers to discuss community needs. These discussions allow entities to network and learn more about one another's services and programs. Moreover, their collective feedback is especially valuable in gathering information and shaping priorities for this Consolidated Plan as it relates to special needs populations, general health, and mental health services in the City and County.

In addition, the City participates in the County's quarterly CDBG Coordinator's Group meetings, in which entitlement jurisdictions throughout the region gather to discuss existing CDBG needs and proposed use of federal funds for the upcoming year.

The City also participates in the County's Regional Housing Working Group, which is a forum for entitlement and non-entitlement jurisdictions to develop coordinated responses to regional housing challenges. The City's Housing Manager regularly monitors monthly Continuum of Care (CoC) meetings. The CoC is a broad group of stakeholders dedicated to ending and preventing homelessness in Santa Clara County.

The key CoC responsibilities are ensuring community-wide implementation of efforts to end homelessness and ensuring programmatic and systemic effectiveness.

City staff collaborates on project management coordination for projects funded by multiple jurisdictions.

The City coordinates with public agencies that offer job training, life skills training, lead poisoning prevention and remediation, and other education programs.

The City attends HOME Consortium meetings between member jurisdictions for affordable housing projects.

In addition to the actions listed above, the City will continue to participate in the annual Affordable Housing Week (May) activities such as partnering with nonprofit agencies to host a housing fair to provide residents with access to developers, BMR managers, and housing agencies and programs. The City will also continue to leverage its BMR AHF to assist nonprofit affordable housing developers.

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

The Santa Clara County Office of Supportive Housing (OSH) is the administrator of the regional CoC. The City continuously coordinates with the Santa Clara County CoC to end and prevent homelessness in the County. The CoC is a group comprising stakeholders throughout the County, including governmental agencies, homeless service and shelter providers, homeless persons, housing advocates, affordable housing developers, and various private parties, including businesses and foundations.

The City participates in the CoC, and the City's Housing Manager regularly monitors the CoC meetings. Members of the CoC meet monthly to plan CoC programs, identify gaps in homeless services, establish funding priorities, and pursue a systematic approach to addressing homelessness. City staff, as well as staff of other cities, meet and consult with the County's CoC staff during the quarterly countywide CDBG Coordinator's Group meetings, and communicate more frequently via email and/or phone on joint efforts.

The CoC is governed by the CoC Board, which takes a systems-change approach to preventing and ending homelessness. Destination: Home, a public-private partnership that is committed to collective impact strategies to end chronic homelessness, is the

leadership board of the CoC. Destination: Home is the governing body for the CoC and is responsible for implementing by-laws and operational protocols of the CoC.

Regional efforts of the CoC include the development of The Community Plan to End Homelessness, which identifies strategies to address the needs of homeless persons in the County, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. The plan also addresses the needs of persons at imminent risk of homelessness. The CoC is now in the process of updating a new plan for the next five years and the City has been actively participating in these efforts.

The CoC and multiple service providers and organizations that provide services to homeless persons and persons at imminent risk of homelessness were contacted by the City to attend the Consolidated and Annual Action Plan engagement meetings. Agencies included Abode Services, which administers Tenant-Based Rental Assistance; Destination: Home; and Life Moves, a shelter and homeless provider in San Jose, Sunnyvale, and Palo Alto.

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

The City is not an ESG entitlement jurisdiction and therefore does not receive ESG funds. However, the City does administer federal grant programs that assist homeless and low-income families within Santa Clara County. The City helps fund and conduct the Point-in-Time (PIT) count, the biennial regional collaborative effort to count and survey homeless persons. The latest count and survey were conducted in January 2019. The data from the PIT count is used to plan, fund, and implement actions for reducing chronic homelessness and circumstances that bring about homelessness. City staff from the Community Development Department participated in the 2019 PIT count.

The Santa Clara County CoC takes the role of Homeless Management Information System (HMIS) administration. The CoC and its consultant Bitfocus work jointly to operate and oversee HMIS. Both software and the HMIS system administration are now provided by Bitfocus. Funding for HMIS in Santa Clara County comes from HUD CoC funds, the County of Santa Clara, and the City of San Jose. HMIS is used by many cities and service providers across the region to record information and report outcomes.

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

1	Agency/Group/Organization	Boys & Girls Club
	Agency/Group/Organization Type	Children and Youth Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended the Santa Clara focus group meeting on 11/7/19. The agency's top priority is improved coordination of youth and education programs.
2	Agency/Group/Organization	Healthier Kids Foundation
	Agency/Group/Organization Type	Children and Youth Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended the Santa Clara focus group meeting on 11/7/19. The agency identified that the lack of financial support efforts is the most pressing housing problem.
3	Agency/Group/Organization	Bill Wilson Center
	Agency/Group/Organization Type	Children, Youth, and Family Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended the Santa Clara focus group meeting on 11/7/19, in Morgan Hill, community meeting on 11/4/19 and the San Jose community meeting on 11/20/19. The agency identified mental health services for low-income communities as a high priority.
4	Agency/Group/Organization	Community Services Agency
	Agency/Group/Organization Type	Senior Services Community / Family Services and Organizations Cultural Organizations
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation conference call meeting on 11/15/19. The agency identified a need for diverse types of affordable housing and improved transportation.

5	Agency/Group/Organization	San Jose Conservation Corps Charter
	Agency/Group/Organization Type	Education Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended the Gilroy focus group meeting on 11/18/19. The agency provided insight into solutions for homelessness, such as transitional housing, zoning changes, and tiny homes.
6	Agency/Group/Organization	CommUniverCity San Jose
	Agency/Group/Organization Type	Education Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation conference call meeting on 11/25/19. Agency attended regional forum meeting in San Jose on 11/20/19. The agency identified children's education and care as a priority need.
7	Agency/Group/Organization	Health Trust
	Agency/Group/Organization Type	Health Services, HIV/AIDs Services, Disabled Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation meeting on 11/21/19. The agency identified flexibility in funding mechanisms as a need in order to make affordable housing more attractive to developers.
8	Agency/Group/Organization	Rebuilding Together (Silicon Valley)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended the Cupertino Regional Forum on 11/12/19, the regional forum meeting in San Jose on 11/20/19, and the stakeholder consultation conference call meeting on 11/21/19. The agency identified funding for home rehabilitations as a high priority over the next five years.
9	Agency/Group/Organization	Servant Partners
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended community meeting on 11/13/19 in San Jose.

10	Agency/Group/Organization	Senior Adults Legal Assistance (SALA)
	Agency/Group/Organization Type	Fair Housing and Legal Assistance
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Cupertino Regional Forum on 12/10/19, Palo Alto public engagement meeting on 11/17/19, and San Jose public engagement meeting on 11/19/19, as well as regional forum meeting on 11/4/19 in Morgan Hill and 11/7/19 in Palo Alto. The agency identified funding for legal services for seniors as a high priority over the next five years.
11	Agency/Group/Organization	HomeFirst
	Agency/Group/Organization Type	Homeless Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended regional forum meeting in Morgan Hill on 11/4/19.
12	Agency/Group/Organization	Heart of the Valley
	Agency/Group/Organization Type	Senior Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through interview questions covering issues such as community needs, areas in need of neighborhood revitalization, housing needs, low-moderate income vulnerabilities, and CDBG and HOME funding priorities. Agency provided emailed feedback.
13	Agency/Group/Organization	Santa Clara County Office of Supportive Housing
	Agency/Group/Organization Type	County Government and Continuum of Care
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended regional forum meeting in Cupertino on 11/12/19 and Morgan Hill on 11/4/19. The City will continue to consider the Santa Clara Office of Supportive Housing as a resource in addressing homeless needs.
14	Agency/Group/Organization	Santa Clara County, Department of Planning
	Agency/Group/Organization Type	County Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the	Agency attended regional forum meeting in Morgan Hill on 11/4/19.

	consultation or areas for improved coordination?	The City will continue to consider the Santa Clara County Department of Planning as a partner in addressing the needs of the County.
15	Agency/Group/Organization	City of Sunnyvale
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended regional forum meeting in Palo Alto on 11/7/19 and provided emailed feedback. The City will continue to consider the City of Sunnyvale as a partner in addressing the needs of the County.
16	Agency/Group/Organization	City of Mountain View
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended regional forum meeting in Palo Alto on 11/7/19. The City will continue to consider the City of Mountain View as a partner in addressing the needs of the County.
17	Agency/Group/Organization	City of Palo Alto
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended regional forum meeting in Palo Alto on 11/7/19 and provided emailed feedback. The City will continue to consider the City of Palo Alto as a partner in addressing the needs of the County.
18	Agency/Group/Organization	City of Gilroy, Recreation Department
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted and provided emailed feedback. The agency provided feedback into problems faced by the residents of the City of Gilroy.
19	Agency/Group/Organization	City of San Jose
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of San Jose was contacted for consultation. The City will continue to consider the City of San Jose as a partner in addressing the needs of the County.

20	Agency/Group/Organization	City of Santa Clara
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Santa Clara attended the Cupertino regional forum on 11/12/19. The City will continue to consider the City of Santa Clara as a partner in addressing the needs of the County.
21	Agency/Group/Organization	City of Morgan Hill
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended regional forum meeting in Morgan Hill on 11/4/19. The City will continue to consider the City of Morgan Hill as a partner in addressing the needs of the County.
22	Agency/Group/Organization	Vista Center for the Blind and Visually Impaired
	Agency/Group/Organization Type	Disabled
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation via audio meeting on 12/9/19. The agency identified accessibility to city services and clearer grant application measures as priority needs.
23	Agency/Group/Organization	Destination: Home
	Agency/Group/Organization Type	Homeless Services (strategic initiatives)
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation via telephone meeting on 11/11/19. The agency identified that building more housing for the extremely low-income population and homelessness prevention are priority needs.
24	Agency/Group/Organization	Community Solutions
	Agency/Group/Organization Type	Domestic Violence
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended the AFH and Consolidated Plan joint meeting on 12/11/19 at the Gilroy Council Chambers.
25	Agency/Group/Organization	St Mary's Parish
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted	Agency attended the AFH and

	and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consolidated Plan joint meeting on 12/11/19 at the Gilroy Council Chambers.
26	Agency/Group/Organization	Housing Authority Committee- Gilroy
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency co-hosted the AFH and Consolidated Plan joint meeting on 12/11/19 at the Gilroy Council Chambers.
27	Agency/Group/Organization	Community and Neighborhood Revitalization Committee
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency co-hosted the AFH and Consolidated Plan joint meeting on 12/11/19 at the Gilroy Council Chambers.

Table 2 – Agencies, Groups, Organizations Who Participated through the Regional Forums, Community Meetings, and Consultation Meetings.

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

Not applicable. No agency types were intentionally left out of the consultation process. Over 20 agency types were contacted during the consultation process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care (Community Plan to End Homelessness in Santa Clara County 2015-2020)	Santa Clara County Continuum of Care	Addresses issues pertaining to homelessness through provision of social services such as food-related assistance, legal services, and employment training opportunities.
City of Cupertino General Plan Housing Element	City of Cupertino	Serves as a policy guide to evaluate existing and future housing needs, i.e., determines whether housing availability meets the needs of the population.
Regional Housing Needs Assessment (RHNA) for the Santa Clara County	Association of Bay Area Governments (ABAG)	Analyzes total regional housing needs, i.e., determines number of units needed to be built per income category.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Community Plan to End Homelessness in Santa Clara County	Destination: Home	Creates a community-wide road map that identifies specific homeless populations in the County and strategies to address the needs of these populations.
Santa Clara County Housing Authority (SCCHA) Moving to Work Annual Plan	Santa Clara County Housing Authority	Addresses housing authority updates and strategies pertaining to public housing and vouchers.
Comprehensive Economic Development Strategy for the San Francisco Bay Area, 2018	Association of Bay Area Governments	Addresses issues relating to the job and labor issues, and economic development issues in the area.

Table 3 – Other Local / Regional / Federal Planning Efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The collaborative implementation of this Consolidated Plan over the course of the next five years begins with the coordinated efforts of multiple public agencies working together to gather feedback and information for both regional and local community needs and priorities. Once needs and priorities are identified, they are incorporated into County and City level Consolidated Plans that include both regional and local strategies for addressing those needs and priorities. The seven entitlement grantee jurisdictions involved in the collaborative outreach efforts are the Cities of Cupertino, Gilroy, Mountain View, Palo Alto, San Jose, Santa Clara, and Sunnyvale. Several other government stakeholder agencies were contacted and assisted the City in its efforts to gather feedback.

Furthermore, community outreach to local leaders, stakeholders, and residents is a critical first step in implementing this Consolidated Plan's desired community changes. By successfully establishing relationships and trust among the groups listed above, the City and community can better move toward a joint vision for what and how to make community improvements. The City along with the County and six other entitlement jurisdictions developed a robust community engagement process that involved an online and paper community survey, stakeholder consultations, focus groups, and pop-up events. The agencies, groups, and organizations who participated are listed in **Table 2**. Other local/regional/federal planning efforts can be found in **Table 3**. The City of Cupertino hosted two CDBG regional forums on November 12, 2020 and December 10, 2020.

In addition, the City attends the Santa Clara County quarterly informational sharing meetings on CDBG program implementation, which discuss best practices, new developments, and local and federal legislative changes. A HUD representative is included as needed to provide brief federal grants management technical information.

Narrative (optional):

The City along with the other entitlement jurisdictions and the County participated in a joint regional effort to conduct consultations and public outreach. City and County staff, with assistance from consultants, worked to involve housing, social service, and other agencies in the community engagement process, including direct solicitation for these agencies to participate in the community survey, stakeholder meetings, and focus groups.

Stakeholder participants were asked questions and provided feedback on priorities, issues, and solutions in relation to CDBG and HOME eligible activities including housing, neighborhood revitalization, and low- to moderate-income household issues. They were asked about their top priorities, neighborhood revitalization, housing problems and their solutions, local organization support, families vulnerable to crisis, broadband internet issues, hazard mitigation, and how the jurisdiction should spend CDBG and HOME funding. **Appendix Community Engagement Summary** contains a sample of the consultation questions.

The responses were very helpful for the Needs Assessment and Strategic Plan, especially for topics pertaining to housing needs, homeless needs assessment, non-homeless special needs and services, and non-housing community development needs, as some data is not available from the US Census or HUD.

For a more extensive list of agencies and other public entities consulted during the Consolidated Plan process, please see **Table 2**.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Outreach is essential to the City's ability to create an accurate and effective plan, and to allocate resources appropriately. The City outreached to residents using all forms of electronic communication: the City website, electronic notifications, and social media accounts (Twitter, NextDoor, Facebook). First, the City attempted to reach as many residents as possible within the CDBG target areas and within specific demographics, such as low-income families, persons with disabilities, elderly and frail elderly households, and parents/guardians of children. Receiving feedback directly from local residents who may potentially receive assistance from grant funds is crucial for the CDBG and HOME programs' effectiveness. Second, the City reached out to practitioners, agencies, leaders, organizations, and companies who may have the specialized knowledge, experience, resources, and capacity to discuss needs, opportunities, solutions, investments, and how community improvements can be made. Third, the City encouraged all residents to weigh in on community needs and opportunities for improvements through citizen participation.

The City offered several opportunities and various methods for participation and public comment throughout the development of the Consolidated Plan. The following summarizes the efforts made to broaden citizen participation throughout the process. **Table 4**, Citizen Participation Outreach, provides additional detail on the types of outreach conducted and, where applicable, a summary of the comments received.

Regional Needs Survey

This community survey was noticed in the *Mercury News* newspaper on October 29, 2019. The online and paper survey was made available to the public between October 29, 2019, and December 20, 2019. The online survey was provided in English and three other languages: Spanish, Vietnamese, and Chinese. The survey was useful in obtaining data on housing and community needs from local community feedback. A copy of the survey, along with the final results, can be found at the end of the document under **Appendix Community Engagement Summary**.

Pop-Up Events

Pop-up events are temporary events held in public areas. Pop-up events are useful in providing the public with general information and awareness of the Consolidated Plan

process and engaging them with the community survey. Short dialogue and feedback were also obtained from community members. Four pop-up/tabling events were held throughout the County. Three were held at farmer's market locations in Santa Clara, Sunnyvale, and Palo Alto, and one was held at the Sunnyvale Community Center. Residents were polled on what is most needed in their community. The dates, times, and locations are listed in more detail in **Table 4**. Flyers announcing community engagement meeting dates and locations were distributed.

Regional Forums

Four regional forums were held in different cities in Santa Clara County. Flyers were posted beforehand to inform the public of the meetings. They were also advertised in the local *Mercury News* newspaper. To maximize the attendance, they were offered at different locations and times of the day. One meeting was held during the day and the rest were held in the evening, and all were accessible by public transit. They were held in the Cities of Cupertino, Morgan Hill, Palo Alto, and San Jose. Additional information on the locations, and results are listed in more detail in **Table 4. Appendix Community Engagement Summary** includes a flyer of the public meetings listed.

A total of 37 people attended these forums. Those in attendance included local residents, service providers, and members of the business community. The notes and feedback were helpful in identifying priorities, creating a dialogue with the attendees, and gaining input from stakeholders and the public.

Focus Groups

Two focus groups were held with social service agencies to identify the most pressing community problems, priorities for their clients, and problem areas around the County. These meetings were held in Santa Clara and Gilroy. A total of seven agencies participated. Results of their feedback are provided in more detail in the **Appendix Community Engagement Summary**.

Joint Community Meetings on Consolidated Plan Process and Assessment of Fair Housing

Two community meetings that sought combined input on the Consolidated Plan and an Assessment of Fair Housing were held at the San Jose Hillview Library and the other at the Gilroy Council Chambers. They were both hosted in the evening and accessible by public transit. Additional information on the results is listed in more detail in **Table 4**.

Stakeholder Consultations

A combination of in-person meetings, one-on-one phone conversations, and emails were held as consultations with various service providers to obtain feedback. The feedback was especially helpful in identifying gaps in services, trends in the local community, and needs relating to specific services and populations. **Table 2** lists the agencies that provided feedback. A sample list of questions that were asked during the stakeholder interviews can be found in **Appendix Community Engagement Summary**.

Public Hearings and 30-Day Public Review Period of Draft Consolidated Plan

The City will hold a Housing Commission public hearing on **May 14, 2020** to review the draft Consolidated Plan, and a City Council public hearing on **June 2, 2020** to review and approve the final plan. The City posted notice of the public hearings and draft Consolidated Plan on **May 1, 2020**. The 30-day public review period began on **May 5, 2020** and ended on **June 5, 2020**.

Citizen Participation Process Impact on Goal Setting

Comments and feedback obtained from the citizen participation process are very useful in goal setting and strategic planning as they relate to the Consolidated Plan. For example, comments received from stakeholders helped inform the Needs Assessment, especially in sections concerning special needs populations and non-housing community development. The results from the survey and comments from the public also identified high areas of concern among the community especially as they relate to local data, housing, public services, and community development needs. The feedback was especially helpful in assessing the priority needs and goal setting for the Strategic Plan section of the Consolidated Plan. The responses obtained from community engagement also gave more insight into barriers to affordable housing, priority needs, and areas needing the most neighborhood revitalization.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Regional Forums	Non-targeted/ Broad community residents, service providers, business owners or housing professionals	A total of 37 people attended four forums held on the following dates: 11/4/19, 11/7/19, 11/12/19, and 11/20/19.	Participants of the regional forums identified the County's top priorities over the next five years, including transit accessibility, housing maintenance, and services for elderly households. They also identified the most common housing problems, including housing affordability and homelessness. For additional details see Appendix Community Engagement Summary.	All comments were accepted.	See Appendix Community Engagement Summary
2	Survey	Broad community outreach to members of the public and interested stakeholders	<p>A total of 1,950 Regional Needs Surveys were collected during the open period.</p> <p>A total of 16 surveys were collected from Cupertino residents, specifically—one in Spanish and 15 in English.</p> <p>The online survey was available in English, Spanish, Vietnamese, and Chinese.</p>	The survey results identified that the creation of affordable housing, jobs, and community services were the County's greatest needs. Results also identified increased housing affordability, housing for special needs individuals, and healthy homes as the most pressing housing needs.	All comments were accepted.	See Appendix Community Engagement Summary
3	Focus Groups	Service providers, business owners or housing professionals	A total of 7 agencies attended two meetings held on the following dates: 11/07/19 and 11/18/19.	Participants identified the most pressing community problems to be lack of housing types, transitional housing, zoning regulations friendly to affordable housing, mental health services, career development training for youth, and gentrification. They also	All comments were accepted.	See Appendix Community Engagement Summary

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				identified the high cost of housing, lack of coordination between resource agencies, and unclear fair housing rules as a concern. Participants stated that the following areas should be targeted for improvement: Downtown Gilroy, El Camino Real, Morgan Hills, and transit hubs all around the County.		
4	Community Meetings (joint Consolidated Plan and Affirmative Fair Housing)	Non-targeted/ Broad community residents, service providers, business owners or housing professionals	<p>A total of 53 people attended the two joint meetings.</p> <p>They were held on these dates: 11/13/19 and 12/11/19.</p>	See final Analysis of Impediments report.	All comments were accepted.	https://www.sccgov.org/sites/osh/HousingandCommunityDevelopment/UrbanCountyProgram/Pages/home.aspx
5	Pop-Up Events	Non-targeted/ Broad community	<p>Four pop-up events were held on these dates: 10/19/2019, 10/26/2019, 11/3/2019, and 11/21/2019.</p> <p>A total of 108 flyers were distributed.</p> <p>A total of 220 attendees were approached for feedback.</p> <p>A total of 3 surveys were completed at the event.</p>	See Appendix Community Engagement Summary	All comments were accepted.	https://www.sccgov.org/sites/osh/HousingandCommunityDevelopment/UrbanCountyProgram/Pages/home.aspx

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Website	Broad Santa Clara County residents, and workers with computer and internet access	Announcements posted to the websites of the entitlement jurisdictions to promote regional survey links (English and Spanish) and regional/ community forums.	See Appendix Community Engagement Summary	All comments were accepted.	City of Cupertino: http://www.cupertino.org/housing
7	Local Advertisement (Print Media)	Non-targeted/ Broad community; minority population CDBG target area recipients	Notice of public meetings and survey availability was posted in <i>Bay Area News Group</i> and the <i>Mercury News</i> on 10/29/19.	See Appendix Community Engagement Summary	All comments were accepted.	
8	Social Media	Broad Santa Clara County community with computer access	Announcements posted to Facebook, NextDoor, and Twitter accounts of entitlement jurisdictions and community partners.	See Appendix Community Engagement Summary	All comments were accepted.	
9	Printed Flyers	Non-targeted/ Broad community; minority population CDBG target area recipients	Over 1,225 print flyers were printed and distributed at community hubs across the County.	See Appendix Community Engagement Summary	All comments were accepted.	See Appendix Community Engagement Summary
10	Stakeholder Interviews	Non-targeted/ Broad community residents, service providers, business owners or housing	22 stakeholder interviews were conducted.	Stakeholders prioritized the following needs: provide more affordable housing; vital services and homelessness prevention; assist families and individuals in transition;	All comments were accepted.	See Appendix Community Engagement Summary

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		professionals		increase family income; assist special needs populations; emergency relief for vulnerable populations; improve aging community facilities and public infrastructure; and fair housing.		
11	Public Review Period	Non targeted/broad community	May 5 – June 5, 2020	TBD	TBD	TBD
12	Public Meeting(s)	Non-targeted/broad community	On May 14, 2020 a Housing Commission public hearing was held to review the draft Consolidated Plan. Approximately xx people attended.	TBD	TBD	TBD
13	Public Hearing(s)	Non-targeted/broad community	On June 2, 2020 a City Council public hearing will be held to review the final Consolidated Plan. Approximately xx people attended.	TBD	TBD	TBD

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

1. Needs Assessment Overview

This Needs Assessment will look at housing and income related data to assess the City's needs pertaining to affordable housing, disproportionately greater needs, homeless needs, non-homeless special needs, public housing, and non-housing community development. The following is a summary of the key points:

NA-10 Housing Needs Assessment

- Those at risk of homelessness are severely cost burdened (paying more than 50 percent of their income toward housing costs).
- Cost burden is the most common housing problem for LMI households 0-80% AMI; 64 percent of households (2,934) are paying more than 30 percent of their income toward housing costs.
- Six percent of homeless individuals experience domestic violence.

NA-15 Disproportionately Greater Need: Housing Problems

The groups disproportionately affected by housing problems include:

- Hispanic households earning between 0-30% AMI;
- Asian households earning between >30-50% AMI; and
- Hispanic households earning between >50-80% AMI.

NA-20 Disproportionately Greater Need: Severe Housing Problems

The groups disproportionately affected by severe housing problems include:

- Asian households earning >30-50% AMI.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

- Twenty eight percent of households are cost burdened.
- Twelve percent are *severely* cost burdened.
- Hispanic households are disproportionately cost burdened (34 percent).

NA-35 Public Housing

- The most immediate need for Housing Choice Voucher (HCV) holders is units that will accept HCV.

NA-40 Homeless Needs Assessment

- There are an estimated 159 persons experiencing homelessness in the City, of which none are sheltered. There are 9,706 persons countywide experiencing homelessness.
- The 2019 County PIT count identified 269 families experiencing homelessness, which encompasses a total of 921 individuals experiencing homelessness countywide. Twenty-four percent of those families are unsheltered.
- The count also identified 653 homeless veterans, of which 68 percent were unsheltered.

NA-45 Non-Homeless Special Needs Assessment

- Thirteen percent of City residents (8,229 residents) are 65 years of age or older.
- Six percent of City residents have a disability. Sixteen percent of those 65 years and older have a disability.
- 3,361 people in the County are living with HIV.

NA-50 Non-Housing Community Development Needs

- The top non-housing public service need is transportation.
- The top non-housing public improvement need is water/wastewater improvements.
- The top non-housing public facilities need is for facilities for abused, abandoned, or neglected children.

Definitions:

The following are definitions of housing problems and family type that will be further analyzed in the sections below.

Income:

- Low- to Moderate-Income (LMI) – HUD classifies LMI individuals and households as those whose incomes are at or below 80% of the area median family income (AMI).
- Extremely low-income – Households earning 0-30 % AMI
- Low-income – Households earning >30-50 % AMI
- Moderate-income – Households earning >50-80 % AMI.

Housing Problem(s) or Condition(s):

- Substandard Housing – Lacking complete plumbing or kitchen facilities. This includes households without hot and cold piped water, a flush toilet and a bathtub or shower; or kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator.
- Overcrowded – Households having complete kitchens and bathrooms but housing 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Severely Overcrowded – Households having complete kitchens and bathrooms but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Housing Cost Burden – This is represented by 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.
- A household is considered to be cost burdened if the household is spending more than 30 percent of its monthly income on housing costs.
- A household is considered severely cost burdened if the household is spending more than 50 percent of its monthly income on housing costs.

Family Type(s):

- Small Related – The number of family households with two to four related members.



- Large Related – The number of family households with five or more related members.
- Elderly – A household whose head, spouse, or sole member is a person who is at least 62 years of age.

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

The Comprehensive Housing Affordability Strategy (CHAS) data below is a special tabulation of American Community Survey (ACS) data derived from the U.S. Census Bureau and is provided by HUD to be used by the City in its Consolidated Plan. For the 2015 -2020 City of Cupertino Consolidated Plan, HUD provided 2005 – 2009 data, and for this 2020 – 2025 Consolidated Plan period, HUD provided 2011 – 2015 data. When HUD provided data is not required, more current data (such as ACS 2013-2017 5-Year Estimates data) is used as available.

Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	58,302	60,170	3%
Households	17,934	20,420	14%
Median Income	\$119,398.00	\$141,953.00	19%

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Table 5 - Housing Needs Assessment Demographics

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,785	1,190	1,625	1,680	14,140
Small Family Households	460	390	600	640	9,825
Large Family Households	55	115	145	160	1,240
Household contains at least one person 62-74 years of age	390	335	420	505	2,110
Household contains at least one person age 75 or older	655	335	355	235	1,015
Households with one or more children 6 years old or younger	59	170	290	200	2,245

Data Source: 2011-2015 CHAS

Table 6 - Total Households Table

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Number of Households										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	15	25	15	100	30	0	0	0	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	15	4	19	10	0	0	25	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	20	105	4	159	0	20	0	20	40
Housing cost burden greater than 50% of income (and none of the above problems)	575	260	130	4	969	420	195	285	205	1,105
Housing cost burden greater than 30% of income (and none of the above problems)	20	165	230	370	785	85	70	260	350	765
Zero/negative Income (and none of the above problems)	155	0	0	0	155	155	0	0	0	155

Data Source: 2011-2015 CHAS

Table 7 – Housing Problems Table

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Number of Households										
Having 1 or more of four housing problems	650	295	270	35	1,250	465	215	285	245	1,210
Having none of four housing problems	110	200	335	505	1,150	250	480	740	900	2,370
Household has negative income, but none of the other housing problems	155	0	0	0	155	155	0	0	0	155

Data Source: 2011-2015 CHAS

Table 8 – Housing Problems 2

4. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Number of Households								
Small Related	205	170	270	645	130	80	215	425
Large Related	20	50	65	135	25	30	70	125
Elderly	375	75	60	510	300	159	230	689
Other	70	150	60	280	90	0	35	125
Total need by income	670	445	455	1,570	545	269	550	1,364

Data Source: 2011-2015 CHAS

Table 9 – Cost Burden > 30%

5. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Number of Households								
Small Related	180	90	80	350	130	60	95	285
Large Related	20	50	15	85	25	30	30	85
Elderly	355	65	60	480	210	105	145	460
Other	70	65	10	145	90	0	15	105
Total need by income	625	270	165	1,060	455	195	285	935

Data Source: 2011-2015 CHAS

Table 10 – Cost Burden > 50%

6. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Number of Households										
Single family households	30	20	120	8	178	0	10	0	45	55
Multiple, unrelated family households	0	0	0	0	0	10	10	0	0	20
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	30	20	120	8	178	10	20	0	45	75

Data Source: 2011-2015 CHAS

Table 11 – Crowding Information – 1/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	-	-	-	-	-	-	-	-

Table 12 – Crowding Information – 2/2

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

The ACS 2013-2017 5-Year Estimates show that 3,805 Cupertino households (18 percent) are single-person households. Of these single-person households, 1,894 (50 percent) are elderly (65 years or older). Elderly households tend to be on a fixed income and therefore have a need for affordable housing. There is a need for additional affordable housing for the elderly and frail elderly population of the City.

The Santa Clara County 2019 PIT count counted 9,706 homeless individuals (total sheltered and unsheltered) in the County, which included 2,470 chronically homeless individuals, 653 homeless veterans, and 1,456 transition age youth.¹ The PIT count identified 159 homeless individuals in the City.

Many programs target special needs populations (e.g., chronically homeless, veterans, transition age youth); however, 67 percent of single homeless adults nationwide do not belong to a special needs population.² All single homeless individuals (regardless of whether they belong to a special needs population) need housing that is affordable with low or no barriers. Many homeless individuals have no income, a criminal background, and/or pets when coming in from the streets; the latter can act as a barrier to housing, as most homeless shelters do not allow pets.

Homeless individuals also need supportive services, which may differ by special needs group. Supportive services may include case management; childcare; education services; employment assistance and job training; food; housing search and counseling services; mental health services; and substance abuse treatment services.³

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

Persons with Disabilities

At least 3,580 Cupertino residents living with a disability (hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, or independent

¹ Santa Clara Office of Supportive Housing. 2019 Santa Clara County Point in Time Count (PIT) & Survey. <https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Documents/2015%20Santa%20Clara%20County%20Homeless%20Census%20and%20Survey/2019%20SCC%20Homeless%20Census%20and%20Survey%20Report.pdf>

² <https://endhomelessness.org/homelessness-in-america/homelessness-statistics/state-of-homelessness-report/>

³ 24 CFR 578.53

living difficulty), according to the ACS 2013-2017 5-Year Estimates. Elderly individuals make up the most significant portion of Cupertino's disabled population, with 57 percent of persons living with disabilities being aged 65 years and older.

Living with disabilities can pose additional hardships for housing choice, especially for affordable housing options. This population may be living on a fixed income and need a housing unit that is ADA-compliant, and/or offers enough space for medical equipment and possibly a live-in aid, and be near transportation, grocery stores, mainstream services, and supportive services. When the many needs of a disabled household are taken into consideration, household choice is often limited and families must take any available housing unit, regardless of whether it is near their support system.

Stakeholder subject matter experts who engaged in the community outreach interviews see a need for a variety of options of housing (size and income levels) for the disabled and elderly and would like to see CDBG funds used to seek out available housing that would be appropriate for this population.

Domestic Violence

During stakeholder interviews, it was reported that the County has seen an increase in the number of victims of domestic violence and that there is a need for additional services.

The City does not have the exact count of people facing domestic violence in the City. However, the 2019 County PIT count identified 6 percent of homeless individuals in the County as currently experiencing domestic/partner violence or abuse.

The CoC partners with local victim service providers to train staff on trauma-informed, victim-centered, best practices on safety and planning protocols for serving survivors of domestic violence, dating violence, human trafficking, sexual assault, and stalking, as well as the Violence Against Women Act (VAWA) requirements. Survivors of domestic violence may have the need to be outside of the City or jurisdiction, in an undisclosed location, or must move one or more times in order to stay in safe housing.

What are the most common housing problems?

Of the total LMI households in the City, 2,180 (47 percent) experience one or more severe housing problem. Households in the extremely low-income (0-30% AMI) category experience the most severe housing problems in the City at 24 percent (1,115 renters and owners) of all LMI households.

Cost Burden

Cost burden is the most common housing problem in the City; 64 percent (2,934) of LMI households in the City pay more than 30 percent of their income toward housing costs. The extremely low-income (0-30% AMI) category includes the most households that experience cost burden, at 26 percent (1,215).

Severe Cost Burden

The second most common housing problem in the City is severe cost burden; 43 percent (1,995) of LMI households in the City are paying more than 50 percent of their income toward housing costs. The extremely low-income (0-30% AMI) category includes the most households that experience severe cost burden, at 23 percent (1,080).

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

The households most affected by severe cost burden in the City fall in the 0-30% AMI range, but make up several different populations, as shown below:

- 59 percent (575) of 0-30% AMI renters
- 38 percent (420) of 0-30% AMI owners
- 51 percent (180) of small related 0-30% AMI renters
- 46 percent (130) of small related 0-30% AMI owners
- 58 percent (50) of large related >30-50% AMI renters
- 74 percent (375) of elderly 0-30% AMI renters
- 44 percent (300) of elderly 0-30% AMI owners
- 48 percent (70) of other 0-30% AMI renters
- 86 percent (90) of other 0-30% AMI owners

The households that are most affected by cost burden in the City fall in the >50-80% AMI range and elderly population, but also include other populations, as shown below:

- 42 percent (270) of small related >50-80% AMI renters
- 48 percent (65) of large related >50-80% AMI renters
- 74 percent (375) of elderly 0-30% AMI renters

- 44 percent (300) of elderly 0-30% AMI owners
- 33 percent (230) of elderly >50-80% AMI owners
- 53 percent (150) of other >30-50% AMI renters

Although substandard housing, overcrowding, and severe overcrowding are not common problems in the City, it is worth noting that when these housing problems exist, certain populations/household types are more likely to be affected than others.

- 45 percent (45) of 0-30% AMI renters are impacted by substandard housing.
- 100 percent (30) of 0-30% AMI owners are impacted by substandard housing.
- 79 percent (15) of >50-80% AMI renters experience severe overcrowding.
- 66 percent (105) of >50-80% AMI renters experience overcrowding.
- 50 percent (20) of >50-80% AMI owners experience overcrowding.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals, families with children who are at imminent risk of homelessness, and households that are eligible for rapid re-housing (RRH) have similar characteristics and can be discussed together. In all cases, the primary focus is helping the household solve their immediate crisis so that they stay housed or find and secure housing. Subject matter experts believe these populations can be successful without long-term supportive services. RRH rapidly connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services.⁴ The three components include: a. housing identification, b. rent and move-in assistance, and c. RRH case management and supportive services. Providing financial assistance and services for a shorter period allows for flexibility and a far less costly program overall.

Compared to permanent supportive housing (PSH), RRH programs need only provide one, two, or three of the available components and it may be as short as a one-time move-

⁴ <https://www.hudexchange.info/resource/3891/rapid-re-housing-brief/>

in payment of help with a deposit, or as long as two years of rental assistance or 36 months of supportive services. The program is based on a client's particular needs and does not provide services that are not needed.

Since an RRH program only provides the minimum of needs, costs are kept to a minimum, which allows a program to serve a greater number of participants than a PSH program. RRH programs are also extremely flexible in that not only are they tailored to the client's particular needs, but a client that needs additional assistance can return and obtain that assistance later. RRH programs allow for a one-time rental deposit, 24 months of rental assistance, and six additional months of supportive services after the completion of rental assistance.

The Santa Clara County 2019 PIT count found that the primary cause of first-time homelessness was job loss. When asked what may have prevented homelessness, the answer was rent or mortgage assistance, and then employment assistance.

The CoC's RRH programs offer housing-focused case management from program entry. RRH is a Housing First program with a goal of helping households obtain permanent housing as quickly as possible, with "just enough" financial assistance to help the household become stable (based on their needs). Housing may be in an apartment, shared housing/room rental, subsidized housing, or living with friends or family members. RRH programs build a client-centered plan that prioritizes employment, builds sustainable support systems, and encourages case management. RRH participants are eligible for continued case management, even after rental assistance is complete.

The CoC connects clients with:

- Employment Services – The gap between high rents and low wages is the primary barrier for retention of housing for RRH participants. Increasing income is the central focus if a client cannot remain housed with their current income.
 - The **Living Wage Employment Initiative (LWEI)** is a program that engages previously homeless program participants in job training and connects them with living-wage employment, leading to careers in high growth industries such as healthcare, technology, advanced manufacturing, and construction.
 - In 2017 and 2018, 30 percent of participants reached the County's living wage threshold, and 91 percent of those who obtained full-time employment remained employed for at least one year.

- LWEI secured 285 employment and job training slots prioritized for people experiencing homelessness or in a housing program.
- In 2017 and 2018, 61 percent of LWEI participants obtained full-time employment.⁵
- Affordable Housing – Some households will be unable to increase their income to pay market rate rent, even at a cost-burdened rate. Therefore, some households will need to seek out subsidized housing options.
- Housing Units – Developed with the County Housing Bond and other funds, 125 units are set aside for RRH clients with 1,475 additional RRH units planned throughout the County over the next 10 years.
- Housing Education – Program providers support tenants through educating them about landlord/tenant laws, to ensure lease compliance and continued housing. The City provides BMR AHF funds to Project Sentinel for tenant/landlord services that are available to residents at no cost.
- Mainstream Services and Systems – Complementary supportive services available to qualifying households in the jurisdiction.
 - School districts, child welfare agencies, the justice system, and victim service providers help clients address root causes of housing instability.
 - Clients are connected with mainstream benefits to help cover household expenses such as food, utilities, and healthcare.
- Landlord Incentive Program – Dedicated funding is used to recruit and retain owners/landlords.
- The All the Way Home Veterans program has engaged 791 new landlords since 2015.

As households near the end of the RRH program, providers work with clients on housing stability. This is accomplished through:

- Identifying potential challenges that may arise and troubleshooting them in advance;

⁵ San Jose/Santa Clara City & County CoC FY2019 CoC Application

- Scheduling follow-up visits – case management may continue for six months after the completion of rental assistance;
- Ensuring there is a crisis plan in place; and
- If the household has greater financial barriers or extraordinary housing challenges, there may be a need for additional intervention or longer-term assistance. This can be done through a:
 - Transfer to a PSH program
 - Referral to HCV with the SCCHA
 - Move to more affordable housing

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

The HUD definition of imminent risk of homelessness is someone who will lose their primary nighttime residence in 14 days provided that no subsequent residence has been identified and the person/family lacks the resources or support networks needed to obtain other permanent housing.

The County of Santa Clara CoC reviewed local data and national trends regarding imminent risk of homelessness.

The CoC cites national research indicating factors including low or no income, mental illness, abuse, and criminal justice involvement. Locally, ongoing PIT data shows eviction, lack of employment, and low or no income as primary causes of homelessness. Nationally, people living in poverty who struggle to afford necessities are at the greatest risk of homelessness, which include severe cost burden and living doubled up. *“In 2017, 6.7 million households spent more than 50 percent of their income on rent. They were experiencing a “severe cost burden...4.4 million people in poor households were “doubled up”, which means they were living with family and friends.”* (National Alliance to End Homelessness, 2019)⁶

The CoC then used these risk factors along with the Prevention Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT), to assess a household's

⁶ National Alliance to End Homelessness (2019) *State of Homelessness*
<https://endhomelessness.org/homelessness-in-america/homelessness-statistics/state-of-homelessness-report/>

eligibility for the County's Homelessness Prevention System (HPS).⁷ The VI-SPDAT is a survey administered to homeless and at imminent risk of homelessness persons to prioritize for services.

Based on the data listed above, the following eligibility criteria was created for HPS: low income; self-report of imminent risk of homelessness OR unsafe housing situation; AND a Prevention VI-SPDAT score of 8 or greater. The Prevention VI-SPDAT is for those at imminent risk of homelessness and scores the following factors: income and financial health, history of homelessness, eviction risk, abuse and/or trafficking, interaction with emergency services including criminal justice, and acuity of mental and physical needs.

HPS includes 13 agencies that offer financial assistance and supportive services that are targeted to client's needs. Supportive services may include working with a housing specialist to retain housing or possibly relocate.

The County Office of Supportive Housing is the HPS Program Manager. Other partner agencies include five local victim service providers to assist families fleeing unsafe housing; the Law Foundation of Silicon Valley for eviction prevention services; CalWorks and Supportive Services for Veteran Families (SSVF) to provide financial assistance, case management, connections to benefits and job training; and the Bill Wilson Center, which works with school district homeless liaisons and trains school staff on identifying at-risk families to refer to HPS.

The County and the City of San Jose allocated \$10 million in new state funding over two years to fund the HPS program, which allows for an annual capacity of 900 households, countywide. HPS tracks data and outcomes in order to continually evaluate system outcomes. In the first two years of the program, 92 percent of participants remained housed one year after assistance.

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

Ongoing PIT count data show eviction, lack of employment, and low or no income as primary causes of homelessness. The National Alliance to End Homelessness cites overcrowding or "doubling up" as a housing characteristic that can lead to homelessness. The CoC also cites national research indicating additional risk factors such as low or no income, mental illness, abuse, and criminal justice involvement. Throughout the County, 22 stakeholders, including nonprofit homeless providers, were interviewed as part of this

⁷ San Jose/Santa Clara City & County CoC FY2019 CoC Application

plan's community engagement. When asked how CDBG funds should be spent regarding homeless services, stakeholders stated that there is a need for homelessness prevention programs, which may include employment assistance, rental or utility assistance, or legal advocacy.

Providers also identified a need for the County to continue to update resource guides and websites that point to correct agencies, and work with service agencies for quicker response rates to help people in crisis.

Last, stakeholders see a need for an increase in fair housing efforts to decrease evictions that lead to homelessness. This would include education for tenant rights regarding housing conditions and creating engagement activities and programs. Many of these activities need to be provided in Vietnamese, and held within non-English speaking communities, as well as in LMI communities that typically do not engage in services. Additionally, there is a need to increase local housing advocacy for households with disabilities and those with disabilities that are seeking housing.

When asked about the primary cause of homelessness for homeless individuals, 30 percent of survey respondents reported job loss as the primary cause of their homelessness, 22 percent cited alcohol or drug use, 15 percent cited a divorce/separation, 14 percent cited eviction, and 13 percent cited an argument with—or being asked to leave by—a family member or friend.

When asked what might have prevented their homelessness, survey respondents most commonly reported rent or mortgage assistance (42 percent, which is an increase from 30 percent in 2017) followed by employment assistance (37 percent).

For homeless families, the top three primary causes of homelessness, were job loss (32 percent), eviction (25 percent), and a divorce or separation (19 percent).

Discussion

Overall, the City needs to continue to invest in job training programs and affordable housing to prevent homelessness and quickly re-house those that are recently homeless. In addition, there is a need to expand outreach to LMI households with housing problems that are at imminent risk of homelessness to make them aware of community resources available.

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

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

Introduction

According to HUD, a disproportionately greater need exists when the members of a racial/ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the jurisdiction as a whole at that income level. Housing problems are: lacks complete kitchen facilities; lacks complete plumbing facilities; more than one person per room; or cost burden greater than 30 percent.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,220	255	310
White	560	160	95
Black / African American	0	0	35
Asian	575	90	175
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	60	4	10

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

Table 13 - Disproportionally Greater Need 0 - 30% AMI

>30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	745	445	0
White	350	285	0
Black / African American	0	0	0
Asian	365	129	0
American Indian, Alaska Native	0	10	0
Pacific Islander	10	0	0
Hispanic	20	25	0

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

Table 14 - Disproportionally Greater Need 30 - 50% AMI

>50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,045	580	0
White	430	345	0
Black / African American	0	0	0
Asian	515	215	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	100	25	0

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

Table 15 - Disproportionally Greater Need >50 - 80% AMI

>80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	995	680	0
White	355	350	0
Black / African American	10	15	0
Asian	565	255	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	45	0
Hispanic	50	10	0

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

Table 16 - Disproportionally Greater Need >80 - 100% AMI

Discussion

Alternative Data Table: Disproportionately Greater Need Households with One or More Housing Problems (Jurisdiction)

	0-30% AMI Extremely Low-income		>30-50% AMI Low-income		>50-80% AMI Moderate-income		>80-100% AMI Above Moderate-income	
	#	%	#	%	#	%	#	%
Jurisdiction as a Whole	1,220	68%	745	63%	1,045	64%	995	59%
White	560	69%	350	55%	430	55%	355	50%
Black / African American	0	0%	0	-	0	-	10	40%
Asian	575	68%	365	74%	515	71%	565	69%
American Indian, Alaska Native	0	-	0	0	0	-	0	-
Pacific Islander	0	-	10	100%	0	-	0	0%
Hispanic	60	81%	20	44%	100	80%	50	83%

Table 16A – Disproportionally Greater Need Alternative Data

Below is a summary of the disproportionate needs faced by specific populations in comparison to the jurisdiction as a whole, based on the tables above:

- Eighty-one percent of extremely low-income (0-30% AMI) Hispanic households experience one or more housing problems, compared to 68 percent of all extremely low-income households.
- Seventy-four percent of low-income (>30-50% AMI) Asian households experience one or more housing problems, compared to 63 percent of all low-income households.
- One hundred percent of low-income (>30-50% AMI) Pacific Islander households experience one or more housing problems, compared to 63 percent of all low-income households.
- Eighty percent of moderate-income (>50-80% AMI) Hispanic households experience one or more housing problems, compared to 64 percent of all moderate-income households.

In summary, Hispanic, Asian, and Pacific Islander households are disproportionately affected by housing problems in the City. Overall, 73 percent of LMI Hispanic households, 70 percent of LMI Asian households, and 100 percent of LMI Pacific Islander households have at least one housing problem.

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

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

Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience severe housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

Severe housing problems include:

- Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms.
- Households with cost burdens of more than 50 percent of income. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,115	360	310
White	520	200	95
Black / African American	0	0	35
Asian	520	140	175
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	44	20	10

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

Table 17 – Severe Housing Problems 0 - 30% AMI

>30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	510	680	0
White	210	420	0
Black / African American	0	0	0
Asian	280	210	0
American Indian, Alaska Native	0	10	0
Pacific Islander	10	0	0
Hispanic	10	35	0

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

Table 18 – Severe Housing Problems >30 - 50% AMI

>50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	555	1,075	0
White	220	550	0
Black / African American	0	0	0
Asian	295	435	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	85	0

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

Table 19 – Severe Housing Problems >50 - 80% AMI

>80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	280	1,405	0
White	100	610	0
Black / African American	0	25	0
Asian	180	640	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	45	0
Hispanic	0	60	0

Data Source: 2011-2015 CHAS

Table 20 – Severe Housing Problems >80 - 100% AMI

Discussion

Disproportionately Greater Need (Jurisdiction) for Households Experiencing Severe Housing Cost Problems (Jurisdiction)

	0-30% AMI Extremely low-income		>30-50% AMI Low-income		>50-80% AMI Moderate-income		>80-100% AMI Above Moderate income	
	#	%	#	%	#	%	#	%
Jurisdiction as a Whole	1,115	62%	510	43%	555	34%	280	17%
White	520	64%	210	33%	220	29%	100	14%
Black / African American	0	0%	0	-	0	-	0	0%
Asian	520	62%	280	57%	295	40%	180	22%
American Indian, Alaska Native	0	-	0	0	0	-	0	-
Pacific Islander	0	-	10	100%	0	-	0	0%
Hispanic	44	59%	10	22%	40	32%	0	0%

Table 20a - Severe Housing Problems Alternative Data

Below is a summary of the disproportionate needs in comparison to the jurisdiction as a whole:

- Fifty-seven percent of low-income (>30-50% AMI) Asian households experience one or more severe housing problems, compared to 43 percent of all low-income households.
- One hundred percent of low-income (>30-50% AMI) Pacific Islander households experience one or more severe housing problems, compared to 43 percent of all low-income households.
- Forty percent of moderate-income Asian households experience one or more severe housing problems compared to 34 percent of the jurisdiction as a whole for that same income group. Although this percentage difference does not meet HUD's definition of disproportionate need, it is nonetheless notable.

In summary, Asian households and Pacific Islander households are disproportionately affected by severe housing problems. Overall, 53 percent of LMI Asian households and 100 percent of LMI Pacific Islander households have at least one severe housing problem.

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

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

Introduction:

According to HUD, a disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing cost burden problems at a greater rate (10 percentage points or more) than the income level as a whole.

Housing cost burden is represented by the percentage 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.

- A household is considered to be cost burdened if the household is spending more than 30 percent of its monthly income on housing costs.
- A household is considered severely cost burdened if the household is spending more than 50 percent of its monthly income on housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	>30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,390	3,320	2,400	310
White	4,985	1,090	1,030	95
Black / African American	50	10	0	35
Asian	8,680	1,925	1,285	175
American Indian, Alaska Native	35	0	0	0
Pacific Islander	55	0	0	0
Hispanic	415	245	55	10

Data Source: 2011-2015 CHAS

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternative Data Table: Disproportionately Greater Cost Burden (Jurisdiction)

	<30% of Income		>30-50% of Income Cost Burdened		>50% of Income Severely Cost Burdened	
	#	%	#	%	#	%
All Jurisdiction Households	14,390	70%	3,320	16%	2,400	12%
White	4,985	69%	1,090	15%	1,030	14%
Black/African American	50	53%	10	11%	0	0%
Asian	8,680	72%	1,925	16%	1,285	11%
American Indian, Alaska Native	35	100%	0	0%	0	0%
Pacific Islander	55	100%	0	0%	0	0%
Hispanic	415	57%	245	34%	55	8%

Table 21a - Greater Need: Housing Cost Burdens AMI Alternative Data

Discussion:

Sixteen percent of all households in the jurisdiction are cost burdened and paying more than 30 percent of their income toward housing expenses. Twelve percent of households in the jurisdiction are severely cost burdened.

Among cost-burdened households, the Hispanic population is disproportionately cost burdened with 34 percent of Hispanic households experiencing cost burden, compared to 16 percent of the jurisdiction as a whole.

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

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

Hispanic households have a disproportionately greater need compared to the City's extremely low-income population as a whole. Both the Asian population and Hispanic population have a disproportionately greater need compared to the City's extremely-low income population as a whole.

- Extremely Low-Income Households: 81 percent of Hispanic households experience housing problems, compared to 68 percent of all households.
- Low-Income Households: 74 percent of Asian and 100 percent of Pacific Islander households experience housing problems, compared to 63 percent of all households. About 57 percent of Asian and 100 percent of Pacific Islander households experience severe housing problems, compared to 43 percent of all households.
- Low-income Hispanic Households: 34 percent of Hispanic households experience cost burden, compared to 16 percent of the jurisdiction as a whole.
- Moderate-Income Households: 80 percent of Hispanic households experience housing problems, compared to 64 percent of all households.
- Above Moderate-Income Households: 69 percent of Asian households and 83 percent of Hispanic households experience housing problems, compared to 59 percent of all households.

See Sections NA-15, NA-20, and NA-25 for more details.

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

Regional public forums identified five-year community priorities that would attempt to address the area's high cost burden. Cost burden impacts the greatest number of racial/ethnic groups in Cupertino. The increase in rent, lack of affordable housing in all sizes, and a gap in wages generally lead to cost burden. Community priorities include maintenance and rehabilitation of existing housing; workforce development; continued funding of sustainable housing solutions; new construction of affordable housing; new emergency assistance including transitional housing; increased services for special needs

populations; and continued improvements to homelessness prevention programs, homeless shelters, and education and job/housing placement.

Similarly, when interviewing community stakeholders, many of the same solutions were identified to help close the gap between wages and rent. These solutions included affordable housing of all sizes; first-time homebuyer programs for low-income homebuyers; increased funding for rental subsidies; new programs to help LMI households keep up with cost of living; increased transitional housing and rapid re-housing; and workforce training and employment assistance.

Homeownership has seen a decrease in the City since the mid-2000s and community stakeholders argue that the City could help turn it around by creating programs or processes, such as those listed below:

- First-time home buyer programs that include down payment assistance.
- Additional funding assistance through a grant or loan program for costs associated with housing needs after move-in occurs, such as HVAC systems, plumbing emergencies, mold, roofing issues, electrical, and pest control issues.
- Review and fill the gaps that exist in mortgage affordability after up-front costs are fulfilled.
- Incentives for property owners to sell to a buyer from a preestablished list of low- and moderate-income families.

There has been a national decrease in homeownership, which is seen across all racial/ethnic groups; however, certain racial/ethnic groups have been far less likely to become homeowners compared to the jurisdiction as a whole. In 2015, 27 percent of Black/African American applicants and 19 percent of Hispanic applicants were denied mortgages, compared to about 11 percent of White and Asian applicants, according to data from the federal Home Mortgage Disclosure Act.⁸ Lenders cite different reasons for denials, but reasons for denial appear to be common across racial/ethnic group. Among Black/African American applicants, poor credit history was cited, and among Whites, Hispanics, and Asians, denials were based on too high of a debt to income ratio. Community stakeholders emphasized financial literacy classes for families, such as those

⁸ <https://www.pewresearch.org/fact-tank/2017/01/10/blacks-and-hispanics-face-extra-challenges-in-getting-home-loans/>

available at Project Sentinel, to help resolve some of their debt issues, in order to make them more attractive loan candidates.

In addition to denial rates, racial/ethnic groups tend to have less of a down payment, thereby qualifying for a higher loan rate which causes a more expensive monthly payment. Black/African American and Hispanic households reported putting down 10 percent or less, versus Whites and Asians.⁹ Also, when households are approved for loans, racial/ethnic groups are more likely to pay a higher interest rate. In 2015, less than 66 percent of Black/African American and Hispanic loan holders had mortgage rates below 5 percent, compared to 73 percent of White applicants and 83 percent of Asian applicants. Conversely, a larger percentage of Black/African American (23 percent) and Hispanic (18 percent) loan holders were paying 6 percent mortgage rates (a higher rate), compared to White (13 percent) and Asian (6 percent) loan holders.

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

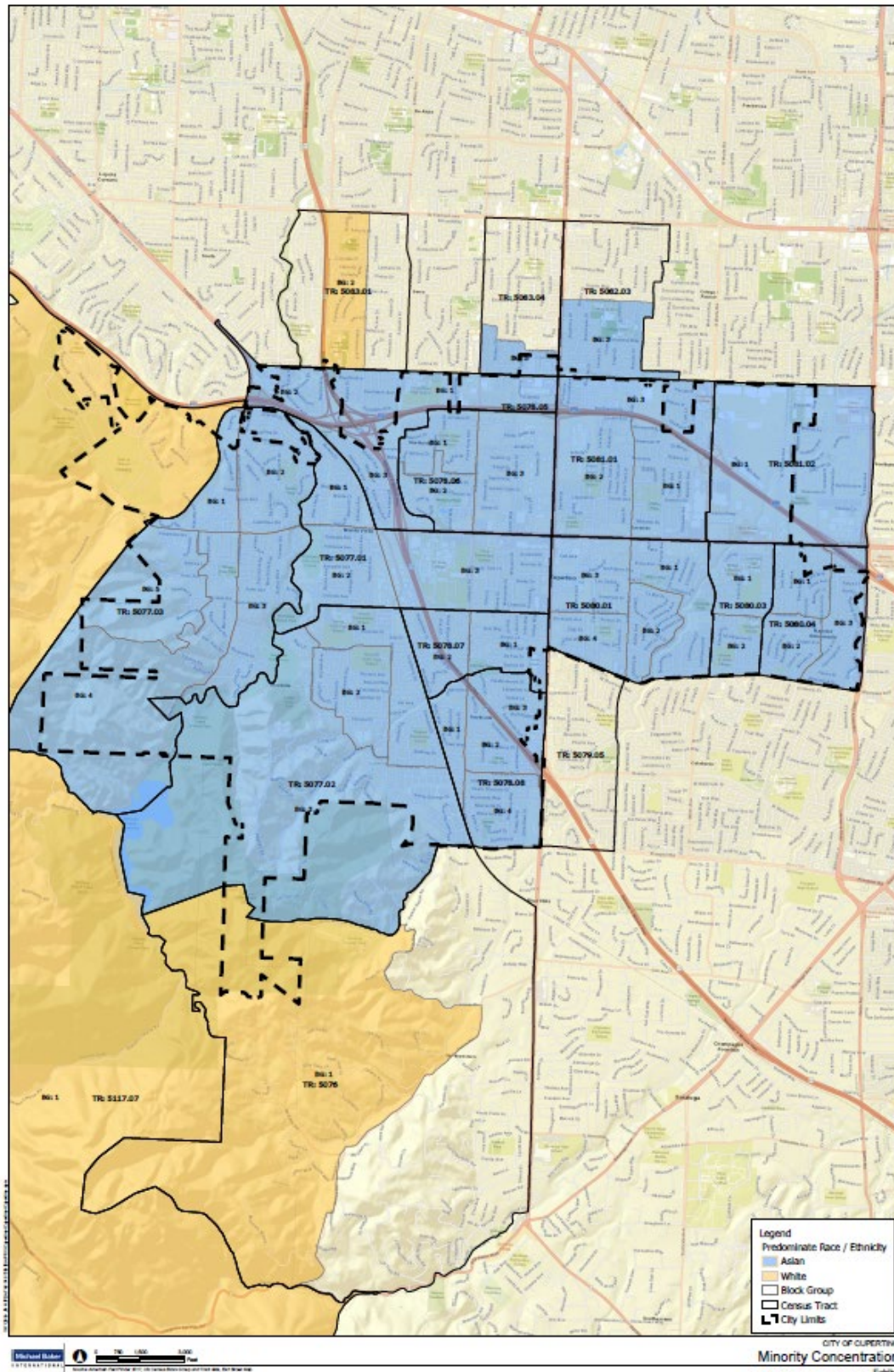
Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. Minority refers to all ethnic groups other than non-Hispanic white.

The City is a minority-majority City with 28 percent White residents, less than 1 percent Black/African American, 66.5 percent Asian, and 3.9 percent Hispanic. As displayed in Map 1, the following census tracts include a minority Asian concentration:

- Census tracts - 5083.04, 5082.03, 5078.06, 5081.01, 5081.02, 5077.01, 5080.01, 5080.03, 5080.04, 5078.07, 5078.07, 5078.08, 5077.03, 5077.02

⁹ <https://www.pewresearch.org/fact-tank/2017/01/10/blacks-and-hispanics-face-extra-challenges-in-getting-home-loans/>

Map 1 – Areas of Minority Concentration



NA-35 Public Housing – 91.205(b)

1. Introduction

The Santa Clara County Housing Authority (SCCHA) is the regional public housing authority for the City of Cupertino.

The SCCHA assists approximately 11,000 households through the HCV program, along with four public housing units, and owns and controls more than 2,700 affordable housing units. The affordable housing units include single, family, and senior/elderly housing units and are found throughout the County of Santa Clara.

Participants of the HCV program may choose to live in any City throughout the County; there are 28 participants in the City of Cupertino. Data for characteristics of participants was not available at the time of final draft of this Consolidated Plan.

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	28	0	25	1	1	1

Data Source: PIC (PIH Information Center)

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

Table 22 - Public Housing by Program Type

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	\$17,784	\$13,474	\$22,093	\$3,232	\$51,382
Average length of stay	0	0	0	16.3	0	17.7	1.0	2.0
Average Household size	0	0	0	3.1	3.3	1.0	1.0	3.0
# Homeless at admission	0	0	0	54	5	49	1	3
# of Elderly Program Participants (>62)	0	0	0	27	5	22	0	0
# of Disabled Families	0	0	0	25	5	20	0	0
# of Families requesting accessibility features	0	0	0	5	0	5	0	0
# of HIV/AIDS program participants	0	0	0	N/A	N/A	N/A	N/A	N/A
# of DV victims	0	0	0	N/A	N/A	N/A	N/A	N/A

Data Source: PIC (PIH Information Center)

Table 23 – Characteristics of Public Housing Residents by Program Type

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	38	4	34	1	3	19
Black/African American	0	0	0	11	1	10	0	0	4
Asian	0	0	0	16	0	16	0	0	8
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

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

Table 24 – Race of Public Housing Residents by Program Type

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	20	1	19	0	2	6
Not Hispanic	0	0	0	45	4	41	1	1	25

Data Source: PIC (PIH Information Center)

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

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

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in programs and activities conducted by HUD, or that receive financial assistance from HUD.

The SCCHA Administrative Plan (Admin Plan) Section 1.8 defines a disability as “A physical or mental impairment that substantially limits one or more of the major life activities of an individual.”¹⁰ The applicant or participant must have a record of such impairment or being regarded as having such impairment.

Section 1.8 also discusses the SCCHA’s policy on reasonable accommodations, which is discussed below:

- Designed so that persons with disabilities may fully access and use the housing program and related services.
- Reasonable accommodations can be requested beginning when a family applies to a waiting list.
- Applicants and participants are notified of their right to apply for a reasonable accommodation, in certain SCCHA forms and letters.
- An applicant or participant with a disability must meet the essential obligations of the Assisted Housing Program and the lease with the owner. This requirement can be met independently or with assistance from another person or agency.
- An applicant or participant, or a person on their behalf, must first request in writing or verbally, the reasonable accommodation, before the SCCHA will provide an accommodation.

Currently, 17 percent of HCV participant families report a disability. Additional data on the needs of those in units or on the waitlist is unavailable.

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

For HCV holders, the greatest needs include locating a housing unit that will accept a voucher. Voucher holders have a limited amount of time to find a housing unit that accepts a voucher, is at the Fair Market Rent, and meets the Housing Quality Standards required by HUD.

¹⁰ [https://www.scchousingauthority.org/assets/1/6/Chapter 1 - Policies and Objectives rev. 03-22-18.pdf](https://www.scchousingauthority.org/assets/1/6/Chapter_1_-_Policies_and_Objectives_rev._03-22-18.pdf)

Often, voucher holders are forced to transfer their voucher to another location outside of the jurisdiction (Port-Out), accept a unit that is smaller than desirable for their family size, or move farther away from public transportation, a job, or support system, or otherwise risk the possibility of losing a voucher.

In an attempt to lessen the stress of finding housing units that accept HCVs, the SCCHA created an initiative under the Moving to Work (MTW) program. In 2017, the SCCHA piloted a landlord initiative to provide vacancy payments to HCV landlords who re-rent their units to SCCHA program participants. In the 2020 SCCHA MTW Annual Plan, the SCCHA made a request to HUD to expand upon this initiative and create an incentive program to attract new owners and landlords to rent to HCV participants. Owners and landlords that rent to voucher holders for the first time, will receive a one-time bonus payment. This program was created to maintain and increase the number of housing units and choices available to HCV participant households.

In 2019, SB 329 passed to no longer allow landlords/owners to refuse to rent to HCV participants. By advertising that the housing unit is not available to a voucher holder, this is a form of discrimination, and the voucher holder now has the right to apply like everyone else. The voucher holder does have to pass the same requirements as any non-voucher holder such as credit or past rental history. This law was created to make more units available to voucher holders and make it more of a fair process.

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

Although HCVs are available to low-income households, the HCV program is unable to accommodate all low-income households. As discussed in MA-15, there is a gap of 795 units for households earning 0-50% AMI. Moderate-income households are more likely to be able to secure affordable housing in the City.

Discussion

The SCCHA is the regional public housing authority for the City of Cupertino. The City works collaboratively with the SCCHA to continue to serve LMI families and find affordable housing options and solutions in the community.

NA-40 Homeless Needs Assessment – 91.205(c)

1. Introduction:

The majority of the information available on the homeless population in Cupertino is sourced from County PIT count, which is conducted every two years, 2019 being the most recent year. The PIT count is a tally of people experiencing homelessness on a given night across the County. The count is conducted during the last 10 days of January and includes both sheltered homeless (those living in emergency shelters or transitional housing) and unsheltered homeless (those living on the streets, in cars, or abandoned properties).

Homeless Needs Assessment

On a single night and throughout the early morning of January 29-30, 2019, the County of Santa Clara CoC performed the biannual PIT count. The 2019 count found that there was a staggering increase in homeless persons living in the County, since the last PIT count in 2017. In 2017, approximately 7,394 people experienced homelessness; in 2019, the number had increased to 9,706 people, a 31 percent increase. Of the individuals counted in 2019, 1,784 were sheltered and 7,922 were unsheltered. The individual homeless persons make up many population types: it is estimated that 2,470 are chronically homeless, with 85 percent unsheltered; 653 are veterans, with 68 percent unsheltered; 269 are families (with 921 individuals making up those families), with 26 percent unsheltered; and 1,876 are unaccompanied youth, with 95 percent unsheltered. It is also estimated that 2 percent of homeless individuals are living with HIV/AIDS.

The number of homeless people living in the City increased between 2017 and 2019 by approximately 25 percent. In 2017, a total of 127 people experienced homelessness compared to 159 people in 2019. All homeless people counted were unsheltered.

The City supports efforts to end homelessness. The City funds programs that provide case management and short-term rental assistance to support homeless families transitioning to permanent housing, such as the WVCS Community Access to Resources and Education (CARE) program. The City recognizes the need for additional policies and programs to address the growing needs of homeless individuals and families within the City. In FY19-20, the City work program addressed homelessness as a priority setting item. In addition, the City's FY20-21 work program includes seven homelessness items.

The following table provides the characteristics of the homeless population at the County level. Approximately 9,706 individuals are experiencing homelessness within the County on any given night, and only 18 percent of those (1,784) will be sheltered. The primary subpopulation of those experiencing homelessness are households with only adults, as



compared to households of adults with children. The survey also found that 276 unaccompanied youth are experiencing homelessness.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	700	221	921	*See discussion of available data in narrative below	*	*
Persons in Households with Only Children	N/A	N/A	N/A	N/A	N/A	N/A
Persons in Households with Only Adults	1,532	6,977	8,509	*	*	*
Chronically Homeless Individuals	371	2,099	2,470	*	*	*
Chronically Homeless Families	N/A	N/A	N/A	N/A	N/A	N/A
Veterans	209	444	653	*	*	*
Unaccompanied Youth	14	262	276	*	*	*
Persons with HIV	29	165	194	*	*	*

Data Source: Santa Clara County 2017 and 2019 Point in Time Count (PIT) and Survey Report, County-wide numbers

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

The following estimates were obtained using data from the 2017 and 2019 Santa Clara Point in Time Count (Homeless Census & Survey)

Estimate the # Becoming Homeless Each Year

- An average of 1,420 persons in households with **only adults** become homeless in the County each year. From 2017 to 2019, the number of adult homeless individuals increased from 5,670 to 8,509.
- An average of 74 **persons with HIV** become homeless in the County each year. From 2017 to 2019, the homeless persons with HIV stayed at 2 percent of the

homeless population; however, the homeless population as a whole increased from 7,394 to 9,706 persons.

- An average of 187 homeless persons become **chronically homeless** persons in the County each year. From 2017 to 2019, the chronically homeless count increased from 2,097 to 2,470 persons.
- Overall, 36 percent or approximately one-third of those surveyed indicated that their current episode of homelessness was their first incidence of homelessness.

Estimate the # Exiting Homelessness Each Year

- An average of 77 persons in households with adults and children exit homelessness in the County each year. From 2017 to 2019, the number of homeless individuals in families decreased from 1,075 to 921.
- An average of 187 unaccompanied youth exit homelessness in the County each year. From 2017 to 2019, the number of unaccompanied youth decreased from 649 to 276.
- An average of 4 veterans exit homelessness in the County each year. From 2017 to 2019, the number of homeless veterans decreased from 660 to 653.
- Approximately two-thirds of those surveyed said they had experienced homelessness previously and that this was not their first incidence of homelessness. Moreover, 35 percent experienced homelessness for the first time between the ages of 0 to 24.

Estimate the # of Days Persons Experience Homelessness

During the 2019 PIT count, 1,335 homeless persons were asked about the length of their current episode of homelessness. Overall, only a small percentage (6 percent) had been homeless 30 days or less, while most (94 percent) had experienced homeless for more than a month, and of those, 67 percent had experienced homelessness for one year or more.

- 2 percent reported they had been homeless seven days or less.
- 4 percent reported they had been homeless 8-30 days.
- 6 percent reported they had been homeless 1-3 months.
- 12 percent reported they had been homeless 4-6 months.

- 9 percent reported they had been homeless 7-11 months.
- 67 percent reported they had been homeless one year or more.

There is no data available on chronically homeless families or households with only children.

Nature and Extent of Homelessness: (Optional)

Jurisdiction	Unsheltered		Sheltered		Total		2017-2019 % Change
	2017	2019	2017	2019	2017	2019	
Total Incorporated	5,259	7,652	1,775	1,594	7,034	9,246	31%
City of Campbell	94	74	0	0	94	74	-21%
City of Cupertino	127	159	0	0	127	159	25%
City of Gilroy	295	345	427	359	722	704	-2%
City of Los Altos	6	76	0	0	6	76	*
City of Los Altos Hills	0	2	0	0	0	2	*
Town of Los Gatos	52	16	0	0	52	16	*
City of Milpitas	66	125	0	0	66	125	89%
City of Monte Sereno	0	0	0	0	0	0	*
City of Morgan Hill	388	114	0	0	388	114	-71%
City of Mountain View	411	574	5	32	416	606	46%
City of Palo Alto	256	299	20	14	276	313	13%
City of San Jose	3,231	5,117	1,119	980	4,350	6,097	41%
City of Santa Clara	199	264	73	62	272	326	20%
City of Saratoga	12	10	0	0	12	10	*
City of Sunnyvale	122	477	131	147	253	624	147%
Total Unincorporated	189	270	113	89	302	359	19%
Confidential Locations	NA	NA	58	101	58	101	74%
Total	5,448	7,922	1,946	1,784	7,394	9,706	31%

Data Source: County of Santa Clara Continuum of Care (Santa Clara County 2019 Homeless Census and Survey Report)

There are an estimated 159 persons experiencing homelessness in the City of Cupertino and 9,706 countywide.

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

The 2019 County PIT count identified 269 homeless families countywide, a total of 921 household members make up those families. Twenty-four percent of families are unsheltered. The total number of families in the County make up 9.5 percent of all homeless individuals counted. The count also identified 653 homeless veterans, of which 68 percent were unsheltered. The City does not have an estimate of the number and type of families or veterans experiencing homelessness in the area.

As discussed in NA-35, LMI households are more likely to become homeless than the general population due to housing problems and special needs. Although there is no data regarding the number of homeless families with children in the City, NA-10 discusses the number of households that identify as families, which are also extremely low-, very low-, low, and moderate-income households (HAFMI). The comparisons below are based on the total number of households in the jurisdiction.

- Small families are defined as having 2-4 household members. There are currently 8,515 LMI (15.5 percent) small family households in the City.
- Large families are defined as having 4 or 5 or more members. There are currently 2,045 LMI (3.7 percent) large family households in the City.
- 4,089 LMI (7.4 percent) households in the City report having one or more children aged 6 or younger in the household. *This number is duplicative of the numbers above.

The count also identified 653 homeless veterans, of which 68 percent were unsheltered. Veterans make up 6.7 percent of all homeless, countywide.

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

There is no data on the City level for the number of homeless by race for the City. However, there are PIT count numbers for Santa Clara County. The racial breakout is as follows:

- 44% White
- 24% Multi-racial/ other
- 19% Black
- 8% American Indian/ Alaskan Native
- 3% Asian
- 2% Native Hawaiian or Pacific Islander

In comparison with the general population for the County, the proportion of homelessness for the Black/African American population was higher at 18 percent of the homeless population compared to 3 percent of the general population. Also, the Hispanic homeless population was 41 percent while the general population was 26 percent.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

There are approximately 159 unsheltered homeless individuals living in the City, with the majority of unsheltered homeless persons living underneath multiple overpasses along Highway 280. The City does not have any emergency housing, including transitional housing; therefore, all homeless persons in the City are unsheltered.

Discussion:

As discussed above, there are approximately 9,700 homeless individuals in the County; however, as identified in MA-30, there are not enough emergency shelter, transitional, rapid rehousing, or PSH beds to accommodate them. The CoC's service capacities have increased within the previous five years; however, there is still a severe need for beds and additional supportive services.

The 2019 County PIT count provided subpopulation estimates for chronic homeless, veterans, families, and unaccompanied youth and young adults. Based on the data from the count, approximately 85 percent of chronic homeless persons are unsheltered, 68 percent of the veteran population is unsheltered, and 95 percent of unaccompanied youth and young adults are unsheltered. Homeless families, however, are sheltered at a higher percentage: only 24 percent are unsheltered while 76 percent are sheltered. The majority of the County's homeless population, 67 percent, experienced homelessness for a year or longer.

The top six responses for the primary event or condition that led to homelessness were as follows: 30 percent job loss, 22 percent alcohol/drug use, 15 percent divorce/separation/break-up, 14 percent eviction, 13 percent argument with family/friend, and 11 percent incarceration.

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

1. Introduction:

This section addresses the needs of persons who are not homeless but require supportive housing. The special needs populations considered in this section are the following:

- Elderly households (defined as 62 and older)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, or performing light housework)
- Persons with disabilities (mental, physical, and/or developmental disabilities)
- Persons with alcohol or other drug addiction
- Persons living with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly households

Elderly households are not tracked by HUD per individual, but per household. CHAS 2011-2015 5-Year Estimates, show 18 percent of households in the City contain at least one person ages 62-74 years of age, and 13 percent of households in the City contain at least one person ages 75 or older. The Elderly and Frail Elderly population in the City are highly educated; of those in the City that hold degrees of higher education, persons 65+ make up 11 percent of those holding a Master's Degree, 17 percent of those hold at Bachelor's Degree, and 25 percent of those that hold an Associate's Degree.

Persons with disabilities

Federal nondiscrimination laws define a person with a disability as any (1) individual with a physical or mental impairment that substantially limits one or more major life activities; (2) individual with a record of such impairment; or (3) individual who is regarded as having such an impairment. In general, a physical or mental impairment includes, but is not limited to, examples of conditions such as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple

sclerosis, cancer, heart disease, diabetes, human immunodeficiency virus (HIV), developmental disabilities, mental illness, drug addiction, and alcoholism.¹¹

Persons with alcohol or other drug addiction

Alcohol and other drug (AOD) addiction is a disability under federal law. The City does not have data on persons or households that experience AOD addiction and narrowing down these numbers in a non-homeless population tends to be a challenge. Even the data that does exist is at the State level and is not of current date. The State of California collected data from all clients at entry and exit of AOD treatment facilities in 58 counties throughout the state. The California Department of Alcohol and Drug Programs developed the California Outcomes Measurement Systems data collection report. Data was collected during the 2006-2007 fiscal year.

Of the clients entering AOD facilities, 64.2 percent were male, compared to 35.8 percent female.

Clients tended to be middle aged with 53.7 percent aged 26 to 45 years old; followed by 24.4 percent aged 46 to 64; then 15.5 percent aged 18 to 25.

The race/ethnicity of those entering an AOD facility were as follows: 43.4 percent White; 33.9 percent Hispanic/Latino; 15.2 percent Black; 3.5 percent other; 2.4 percent Asian/Pacific Islander; and 1.6 percent American Indian/Alaska Native.

Persons living with AIDS/HIV and their families

AIDS/HIV data is available at a County level and state level. In the County, according to the California Department of Public Health data, Office of AIDS, there were 156 newly diagnosed cases of HIV in 2017 in Santa Clara County. The average rates per year have been 2.9 percent in 2013, 3.2 percent in 2014, 3.1 percent in 2015, 2.7 percent in 2016, and 3.3 percent in 2017.¹²

Countywide, in 2017, males represent 86 percent of people living with HIV. The prevalence of HIV among males was more than six times that among females. Broken down by race, White represented (34 percent), Hispanic/Latino (40 percent), African

¹¹ https://www.hud.gov/program_offices/fair_housing_equal_opp/disability_overview

¹² California HIV Surveillance Survey 2017
<https://www.cdph.ca.gov/Programs/CID/DOA/CDPH%20Document%20Library/California%20HIV%20Surveillance%20Report%20-%202017.pdf>

American (11 percent), and Asian/Pacific Islander (12 percent). Furthermore, as an age group, people aged 45 to 64 had the highest rates.¹³

Victims of domestic violence, dating violence, sexual assault, and stalking

City level data is not available; however, State level data is available through the National Coalition of Domestic Violence. In California, 32.9 percent of women¹⁴ (1 in 3 women)¹⁵ and 27.3 percent of men¹⁶ (1 in 4 men)¹⁷ experience intimate partner physical violence, intimate partner sexual violence, and/or intimate partner stalking in their lifetimes. Domestic violence is most common among women between the ages of 18 and 24.¹⁸

According to the ACS 2013-2017 5-Year Estimates, about 5.9 percent (3,580) of the population has a disability. Within the elderly population (65 years and older), 16.5 percent have a disability. This proportion increases for the population aged 75 years and over, where 28.7 percent have a disability. There are 2,195 people who are disabled with a self-care disability, or 1.5 percent of the City's population. A total of 792 people, or 1.4 percent, have an independent living difficulty.

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

Elderly and frail elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. Unit sizes and access to transit, health care, and other services are important housing concerns for this population. Housing affordability represents a key issue for the elderly, many of whom are living on fixed incomes. The demand for elderly housing serving various income levels is expected to increase as the baby boom age cohorts further age.

¹³ HIV Epidemiology Annual Report County of Santa Clara 2017.

<https://www.sccgov.org/sites/phd/hi/hd/Documents/hiv-report-2017.pdf>

¹⁴ Centers for Disease Control and Prevention (2014). Lifetime prevalence of rape, physical violence, and/or stalking by an intimate partner by state of residence—U.S. women, NISVS 2010. Retrieved from http://www.cdc.gov/violenceprevention/nisvs/state_tables_74.html.

¹⁵ Black, M.C., Basile, K.C., Breiding, M.J., Smith, S.G., Walters, M.L., Merrick, M.T., Chen, J., & Stevens, M. (2011). The national intimate partner and sexual violence survey: 2010 summary report. Retrieved from http://www.cdc.gov/violenceprevention/pdf/nisvs_report2010-a.pdf.

¹⁶ Centers for Disease Control and Prevention (2014). Lifetime prevalence of rape, physical violence, and/or stalking by an intimate partner by state of residence—U.S. women, NISVS 2010. Retrieved from http://www.cdc.gov/violenceprevention/nisvs/state_tables_74.html.

¹⁷ Black, M.C., Basile, K.C., Breiding, M.J., Smith, S.G., Walters, M.L., Merrick, M.T., Chen, J., & Stevens, M. (2011). The national intimate partner and sexual violence survey: 2010 summary report. Retrieved from http://www.cdc.gov/violenceprevention/pdf/nisvs_report2010-a.pdf.

¹⁸ Truman, J. L. & Morgan, R. E. (2014). Nonfatal domestic violence, 2003-2012. Retrieved from <http://www.bjs.gov/content/pub/pdf/ndv0312.pdf>.

Community stakeholders see a very important need for the aging population of the City and made many suggestions to help elderly households stay housed or find affordable housing. These suggestions include: classes to teach technology (transportation to the classes included); access to nutrition information and healthy food for homebound households; retrofitting current housing and building affordable housing that is ADA accessible, including bedrooms, kitchens and bathrooms; and partnerships/oversight of senior care facilities in the area.

Households with disabilities may need affordable housing, particularly if they receive federal Social Security benefits or have additional medical costs. Disabled households may also need a housing unit with accessible amenities due to a physical disability, which may include being on the first floor or in a complex that has an elevator; accessible bathroom and kitchen facilities; or accessible units for the deaf or hard of hearing that include special doorbells, intercoms, and smoke alarms. In addition, some households may need supportive services such as transportation, education, life skills, and case management in order to continue to live independently.

Community stakeholders noted the need for more accessibility around town as well. This would include wheelchair ramps, curb cuts, bathrooms, sidewalks, and handrails. Additionally, stakeholders feel there needs to be an increase in advocacy for additional accessible housing units during the planning phase of affordable communities.

Persons with AOD addiction need low or no barrier affordable housing when exiting an AOD facility. They may have lost their housing or job or have a criminal background due to their past addiction, and housing stability is important to continue in their recovery or to a harm reduction model of living. The County of Santa Clara offers substance use treatment services through the MediCal and the County Department of Behavioral Health. Stakeholders see a gap in services for this population and feel that additional supportive services are necessary. Living with a disability or chronic health condition, there is a need for nutrition and food subsidies, particularly for those under 60 who do not already qualify for additional help. This may mean collaborating with other service entities to provide routine nutrition and food delivery services or creating and expanding food storage areas, particularly to food desert areas.

Stable and affordable housing available to persons living with **HIV/AIDS** and their families helps provide a more consistent level of access to medical care and supportive services that are necessary for the well-being of these households. Stable and affordable housing can also result in fewer hospitalizations and decreased emergency room care. Persons living with HIV/AIDS are at a higher risk of losing their housing due to increased

medical costs and limited incomes or reduced ability to keep working due to related illnesses. In addition to affordable housing, housing assistance, such as short-term rental or mortgage payment assistance, may prevent homelessness among persons with HIV/AIDS and their families. Households may also need supportive services such as transportation to medical appointments, and case management particularly for connection to mainstream services and counseling for the family.

Victims of domestic violence, dating violence, sexual assault, and stalking can fall into homelessness if they do not have enough support and financial resources when leaving their abuser. The Santa Clara PIT count indicated that 6 percent of all survey respondents reported currently experiencing domestic/partner violence or abuse, and 27 percent indicated that they had been abused by a relative or someone they stayed with at some point in their lifetime. Community stakeholders reported seeing a recent increase in domestic violence victims and the need for an increase in services. Victims need affordable, safe, and confidential housing which may be a shelter, transitional or rapid re-housing, or permanent housing. Additionally, victims need supportive services such as case management, counseling, transportation, connection to mainstream resources, job training, and life skills.

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

The County of Santa Clara identified a total of 3,502 individuals living with HIV as of 2017. Of those individuals, 2,724 (77.8 percent) are currently in treatment and 2,315 (66.1 percent) are virally suppressed.¹⁹ Statistics break down further to show that 86 percent of people living with AIDS are male, 13 percent are female, and 1 percent are transgender. Furthermore, 34 percent of people living with AIDS are White, 40 percent are Latino, 11 percent are African American, and 12 percent are Asian or Pacific Islander.²⁰

Those with late HIV diagnoses, defined as having an AIDS diagnosis within three months of an HIV diagnosis, are typically older (44 percent are 40 years or older), female (36 percent), and African American (38 percent). The most common transmission modes related to late HIV diagnoses are other/unknown and intravenous drug use.²¹

¹⁹ HIV Epidemiology Annual Report County of Santa Clara 2017 <https://www.sccgov.org/sites/phd/hi/hd/Documents/hiv-report-2017.pdf>

²⁰ California HIV Surveillance Survey 2017 <https://www.cdph.ca.gov/Programs/CID/DOA/CDPH%20Document%20Library/California%20HIV%20Surveillance%20Report%20-%202017.pdf>

²¹ HIV Epidemiology Annual Report County of Santa Clara 2017 <https://www.sccgov.org/sites/phd/hi/hd/Documents/hiv-report-2017.pdf>

Discussion:

Community stakeholders addressed needs and priorities that encompass all special needs populations. This includes using funding for training counselors and referral personnel and creating life skills training in larger, affordable housing buildings.

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

1. Describe the jurisdiction's need for Public Facilities:

Community members were asked what type of public facilities were needed in the community, and whether each public facility was a low, medium or high need. From the community engagement survey, 70 percent of respondents residing in the City answered that facilities for children who are abused, abandoned, or neglected are a high priority need, 55.56 percent answered mental health care facilities are a high priority need, 50 percent answered that homeless facilities (temporary housing and emergency shelters) are a high priority need, and 50 percent answered that drop-in day centers for people who are homeless are a high priority need, and 50 percent answered that healthcare facilities are also a high priority need in the City.

How were these needs determined?

The needs were determined through extensive community engagement efforts including a survey, stakeholder interviews, community forums, and pop-up events. The survey and pop-up events solicited feedback from County and City residents, while stakeholder interviews and community forums focused on community development practitioners and experts. The survey was made available online and in paper version, in four different languages. In total, 1,950 survey responses were received, of which 16 were Cupertino residents, and 22 stakeholder organizations participated in the process. An additional 352 residents participated in community engagement workshops and pop-up events.

Describe the jurisdiction's need for Public Improvements:

On the County level, the community engagement process identified several target areas for neighborhood revitalization efforts, which included old shopping centers and VTA/Caltrain corridors.

Community members reported high priority needs for public improvements to be cleanup of contaminated sites (70 percent), acquisition and clearance of vacant lots (60 percent), sidewalk improvements (60 percent), lighting improvements (50 percent), and water/sewer improvements (50 percent).

How were these needs determined?

See the description of community engagement above.

Describe the jurisdiction's need for Public Services:

Through the community meetings, several public service needs were identified. They included the provision of first-time homebuyer loans, housing assistance for transitional aged youth, financial literacy, and job training. Subsidies for homelessness prevention programs, housing rehabilitation, and services for elderly were also identified as needs.

Through stakeholder interview meetings, many public service needs were identified including increasing affordable housing options, funding for home rehabilitation, and expanding voucher programs to be more flexible. The increased provision of homelessness services was also very important, including increased hiring of homelessness navigators, creation of nutrition services, and development of wrap-around services. The creation of an anti-homeless strategy was also suggested.

Disaster planning assistance was suggested for LMI households, including rapid rehousing emergency programs, rehabilitation and rebuilding programs, and provision of basic necessities after disaster.

From the community engagement survey, 80 percent of respondents residing in the City answered that transportation services are a high priority need, 67 percent answered that emergency housing assistance to prevent homelessness (such as utility and rental assistance) is a high priority need, 60 percent answered that homeless services, employment training services, crime awareness/prevention services, mental health services, and access to fresh and nutritious foods are high priority needs, and 50 percent answered food banks are a high priority need in the City.

How were these needs determined?

See the description of community engagement above.

Housing Market Analysis

MA-05 Overview

1. Housing Market Analysis Overview:

MA-10 Number of Housing Units

- Fifty-six percent of the City's housing stock is single family, detached.
- The City's RHNA number is 1,064 new units.

MA-15 Housing Market Analysis: Cost of Housings

- Median home value has risen by approximately \$163,300 from 2009 (\$976,000) to 2015 (\$1,140,200), a 17 percent increase.
- A gap of 730 affordable units exists for renter households earning 0-30% AMI.
- The Fair Market Rent is comparable to the area median rent, which is ideal because HCV holders have more of a choice available for housing.

MA-20 Housing Market Analysis: Condition of Housing

- Twenty-nine percent of owner-occupied units and 42 percent of renter-occupied units have at least one selected housing conditions (lack of plumbing/kitchen facilities, overcrowding, and cost burden).
- Forty rental housing units are in need of rehabilitation.

MA-25 Public and Assisted Housing

- Countywide, 10,635 housing vouchers are in use.
- The SCCHA operates as a Moving to Work (MTW) agency and has adopted approximately 45 activities aimed at increasing cost effectiveness in housing program operations.

MA-30 Homeless Facilities and Services

There are over 7,000 beds in Santa Clara County for homeless programs, which include emergency housing programs and permanent supportive housing (PSH).

MA-35 Special Needs Facilities and Services

- The City has residential care facilities to assist elderly residents as well as locally funded services for very low-income and homeless persons.

MA-40 Barriers to Affordable Housing

- The City's General Plan, Zoning Ordinance, parking requirements, and site improvement requirements may constrain the development of affordable housing.
- The County's Assessment of Fair Housing identified contributing factors to fair housing issues, such as affordable housing, through analysis of data and community engagement feedback.

MA-45 Non-Housing Community Development Assets

- Residents of Cupertino are highly educated, with 76 percent of the labor force having a bachelor's degree or higher.
- The City has two main workforce development programs: De Anza Community College and the North Valley Job Training Consortium.

MA-50 Needs and Market Analysis Discussion

- There is no concentration of LMI households or racial or ethnic minority households within the City.

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

1. Introduction

From 2009 to 2015, the number of households in the City has increased from 17,937 to 20,420, a 13.8 percent increase, according to the 2009 and 2015 ACS Five-Year estimates.

Fifty-six percent of the City's housing stock is of single-family housing units (1-unit detached structures). Households are also more likely to own than rent their homes as approximately 63 percent of households own their home.

While the majority of the housing stock is single-family detached homes, multi-unit home properties with 2 units or more make up approximately 32 percent of the housing stock. Housing units with 5 or more units make up 24 percent of the housing stock.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,955	56%
1-unit, attached structure	2,625	12%
2-4 units	1,735	8%
5-19 units	2,440	11%
20 or more units	2,690	13%
Mobile Home, boat, RV, van, etc.	25	0%
Total	21,470	100%

Data Source: 2011-2015 ACS

Table 26 – Residential Properties by Unit Number

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	50	0%	175	2%
1 bedroom	440	3%	1,640	22%
2 bedrooms	1,670	13%	3,545	47%
3 or more bedrooms	10,750	83%	2,145	29%
Total	12,910	99%	7,505	100%

Data Source: 2011-2015 ACS

Table 27 – Unit Size by Tenure

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

The SCCHA HCV program and other voucher programs provide housing for low-income families in the County. The SCCHA serves households 0-80% AMI.

Through the assistance of the Santa Clara County Measure A funds, six units at The Veranda apartments are reserved for PSH for homeless elderly persons who have a disabling condition.

Project-based vouchers are provided by the SCCHA and used at Le Beaulieu to aid 27 households with either one- or two-bedroom apartments.

Section 202 funds are used to subsidize the Sunny View West apartment complex, a 100-unit supportive housing apartment complex for elderly persons.

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

Affordable housing subject to expiring subsidy contracts or use restrictions would be at risk of conversion to market rate housing. One property with eight affordable HOME units could potentially convert in this Consolidated Planning period (2020-2025). Strategy 2.6 of the City's Housing Element identifies the eight-unit Beardon Drive project as units at risk of conversion. The City will proactively contact the property owner regarding its intent to remain or opt out of the affordable program.

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

As discussed in MA-15, there is a gap of 795 affordable units for renter households earning between 0-50% AMI.

Describe the need for specific types of housing:

As discussed in the Needs Assessment, those in need of affordable housing include people at risk of homelessness, homeless individuals, elderly persons, frail elderly persons, people living with HIV/AIDS, persons with disabilities, persons with AOD addictions, and victims of domestic violence, dating violence, sexual assault, and stalking.

As identified during the community engagement process, there is a need for various types of affordable housing options near employment and transit centers as well as temporary housing for homeless persons.

Discussion

There is a significant need for affordable housing units in the City especially for special needs populations, such as elderly persons, disabled persons, and people living with HIV/AIDS. Several past CDBG- and HOME-funded projects have addressed these needs, such as the RTSV Housing Repair and Rehabilitation Program, Vista Village Rehabilitation Project, and Maitri-Anjali Transitional House Renovation Project. The City will consider continuing these or similar programs to address its affordable housing needs.

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

1. Introduction

The median home value in 2009 was \$976,900 and was \$1,140,200 in 2015, a 17 percent increase. The median home value continues to rise and makes buying a home unaffordable to low-income households.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	976,900	1,140,200	17%
Median Contract Rent	1,764	2,350	33%

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Table 28 – Cost of Housing

Rent Paid	Number	%
Less than \$500	339	4.5%
\$500-999	165	2.2%
\$1,000-1,499	545	7.3%
\$1,500-1,999	1,370	18.3%
\$2,000 or more	5,090	67.8%
Total	7,509	100.1%

Data Source: 2011-2015 ACS

Table 29 - Rent Paid

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	185	No Data
50% HAMFI	430	129
80% HAMFI	960	214
100% HAMFI	No Data	319
Total	1,575	662

Data Source: 2011-2015 CHAS

Table 302 – Housing Affordability

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,610	1,880	2,400	3,380	4,130
High HOME Rent	1,165	1,250	1,502	1,727	1,906
Low HOME Rent	931	997	1,196	1,382	1,542

Data Source: HUD FMR and HOME Rents (2015)

Table 31 – Monthly Rent

Household Income Range	# Renter Households	Affordable Units	Gap
30% HAMFI	915	185	-730
50% HAMFI	495	430	-65
80% HAMFI	625	960	335
Total	2,035	1,575	-460

Data Source: 2011-2015 CHAS

Is there sufficient housing for households at all income levels?

There is a gap of 795 affordable units for renter households earning between 0-50% AMI. Those earning between >50-80% HUD Area Median Income (HAMFI) generally have a surplus of units available.

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

The City's median home value has risen from approximately \$900,000 to \$1 million between 2009 and 2015, a 17 percent increase. Median contract rents have also risen from \$1,764 to \$2,350, a 33 percent increase. Income is not raising at the same rate and if this trend continues, more people will be either unable to buy or rent a home or become cost burdened.

To combat rent gouging and the lack of supply and affordability of housing, and to slow the increase of rent in all areas of California, on October 8, 2019, the California governor signed into law AB 1482 Tenant Protection Act of 2019. AB 1482 states: "[Subject to division b] an owner of residential real property shall not, over the course of any 12-month period, increase the gross rental rate for a dwelling or a unit more than 5 percent plus the percentage change in the

cost of living, or 10 percent, whichever is lower, of the lowest gross rental rate charged for that dwelling or unit at any time during the 12 months prior to the effective date of the increase.” Although the state has passed a law to protect tenants in regard to rent increases, stakeholders would like to see the City create local policies and advocate for rent and housing value stabilization.

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

FMRs are used to determine payment standard amounts for the HCV program, and rent ceilings for rental units in the HOME program. FMRs are rent amounts calculated by the size of the unit and both the metropolitan area and the small area (zip code). These amounts are calculated annually by HUD’s Office of Policy Development and Research. FMRs are established based on the 40th percentile of rents charged for standard rental housing in the area.

In 2016, HUD expanded the FMRs from metropolitan area neighborhood levels known as small area fair market rents (SAFMRs); this allows vouchers to pay more in high-rent neighborhoods. The SAFMR has been helpful to increase the FMR in Cupertino to keep up with the median rent to aid voucher holders in their search for housing.

The FMRs in the City are comparable to the area median rent, which is ideal because HCV holders have more of a choice available for housing. Voucher holders have a limited amount of time to use their voucher, and with more units in their price range, it is generally easier to quickly find available housing in the area. Additionally, owners and landlords are equally likely to rent to HCV participants if they can receive the same amount of rent as they could from a non-voucher holder.

HOME-assisted housing units are subject to rent limits designed to make rents affordable to low-income households. Annually, HUD determines a high HOME rent and a low HOME rent; these amounts are then assigned to a certain percentage of housing units on the property, based on previous restrictions placed on the property through covenant, deed, or other HUD-approved mechanisms. HOME rents are effective for keeping housing affordable for low-income renters; however, there is a limit to how long the property owner must keep the property affordable. The property may have a 5-, 10-, 15-, or 20-year affordability period, after which the owner chooses whether to renew the affordability period. If the HOME rents do not keep up with the median area rents, this may impact the owner’s decision as to whether they will renew their contact, which could mean a loss of affordable housing stock for the area.

Discussion

The City's current affordable rental and ownership opportunity housing serves 77 percent of the very low- and low-income population in the City. Although several affordable housing properties are available, there are not enough units to meet the need of LMI households. Affordable housing properties create waitlists for households hoping to move in and get a reprieve from high rents. The City still needs 730 housing units for households in the 0-30% HAFMI and 65 housing units for households in the >30-50% HAFMI.

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

1. Introduction

This section analyzes and includes information on the condition of housing, the age of housing units, lead-based risk hazards, and vacancy rates.

Definitions

As discussed in the Needs Assessment, HUD defines selected conditions to include the following: (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

For the City, housing that is in standard condition is housing that is in compliance with the California Building Code and Health and Safety Code.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,670	28%	2,840	38%
With two selected Conditions	90	1%	280	4%
With three selected Conditions	20	0%	15	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,135	71%	4,370	58%
Total	12,915	100%	7,505	100%

Data Source: 2011-2015 ACS

Table 32 - Condition of Units

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,235	10%	850	11%
1980-1999	2,665	21%	2,295	31%
1950-1979	8,525	66%	4,075	54%
Before 1950	479	4%	290	4%
Total	12,904	101%	7,510	100%

Data Source: 2011-2015 CHAS

Table 33 – Year Unit Built

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,004	70%	4,365	58%
Housing Units Built before 1980 with children present	1,510	12%	605	8%

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Table 34 – Risk of Lead-Based Paint

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,397	0	1,397
Abandoned Vacant Units	0	0	0
REO Properties	1	0	1
Abandoned REO Properties	0	0	0

Table 35- Vacant Units

Need for Owner and Rental Rehabilitation

The City's 2015-2023 Housing Element identified that 40 rental units were in need of rehabilitation within the eight-year Housing Element period.²² Additionally, 29 percent of owner-occupied units and 42 percent of renter-occupied units have at least one selected housing conditions (lack of plumbing/kitchen facilities, overcrowding, and cost burden).

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

Housing built in 1978 or earlier may have been painted with lead-based paint. The use of lead-based paint in housing was banned in 1978; therefore, for the purposes of this plan, the number of units built before 1980 which have children present serves as a default baseline of units that contain lead-based paint hazards. People can be exposed to lead through chipping paint or paint dust in the air or soil, both inside and outside. **Table 33** shows the number of renter and owner housing units that were built prior to 1980 that are at risk of lead-based paint hazard, and also those that having children living in the

²² City of Cupertino 2015-2023 Housing Element Update.
<https://www.cupertino.org/home/showdocument?id=12736>

housing unit, under the age of 6. Children under the age of 6 and pregnant women exposed to lead-based paint are at risk of damage to the brain and other vital organs such as the kidneys, nerves, and blood.

Discussion

As discussed above, there are approximately 2,115 households with children that could be living in housing with lead-based paint hazards. Community engagement efforts identified that having a healthy home (e.g., free of mold and lead-based paint) is a top priority for County residents. Furthermore, housing rehabilitation was a top priority identified by participants of the regional community meetings.

City staff has a policy to test any property being assisted with CDBG funds for the presence of lead-based paint if the property was constructed prior to 1978. If the property tests positive for the presence of lead-based paint, the City assists with abatement.

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

1. Introduction

The table below displays the total number of public housing units and housing vouchers available through the SCCHA. The SCCHA does not operate public housing units in the City. It is unknown how many tenant-based voucher holders live in the City of Cupertino; however, there are 9,820 throughout the County. The City has one apartment complex, Le Beaulieu, with 27 units (one- and two-bedroom apartments) that have project-based vouchers.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	0	*	27	*	0	0	0
# of accessible units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Data Source: PIC (PIH Information Center)

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

Table 36 – Total Number of Units by Program Type

Describe the supply of public housing developments:

There is no public housing in the City.

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

There is no public housing in the City.

Public Housing Condition

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

Table 37 - Public Housing Condition

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

No traditional public housing units exist in the City.

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

In 2008, the SCCHA was selected by HUD to participate in the MTW demonstration program. The program's goal is to promote self-sufficiency and expand housing choices for participants. In the last 10 years, HUD has approved 45 activities within the program. Many community stakeholders spoke of the need to streamline the complex intake processes, which is an ongoing goal of the MTW program. Below is a summarized list of activities implemented by the SCCHA that directly impact the positive living environment of low- and moderate-income families who are HCV participants.²³

- Expedite the initial income verification process – extends the time period that initial documents are valid, from 60 days to 120 days, to provide relief to applicants.
- Explore new housing opportunities for the chronically homeless – identifies chronically homeless families outside of the HCV waitlist and connects them with case management services and referrals to project-based housing assistance.
- Utilization of LIHTC Tenant Income Certification Income and Asset Verification – allows tenants to only have to turn in documents once.
- Provide project-based vouchers to 100 percent of units in family projects – complexes with supportive services available, instead of the 25 percent of the units in any one complex that would be allowed should there not be supportive services offered on site. This gives low-income families more choices.
- Payment standard changes between regular reexaminations – if the FMR has increased, the tenant will be able to take advantage of the new payment standard

²³ SCCHA Moving to Work (MTW) Annual Plan FY2020

during an interim (if needed) reexamination, instead of having to wait until the annual.

- Exclude asset income from calculations for families with assets under \$50,000.
- Streamlined approval process for exception payment standard for reasonable accommodation – HCV.
- Project-Based Voucher Inspection Self-Certification – allows project-based voucher owners and tenants to self-certify the correction of reported Housing Quality Standards (HQS) deficiencies within a 30-day period after the initial HQS inspection. This activity only applies to the HQS deficiencies which are not life threatening.
- Modified Elderly Definition for project-based voucher – modified the age of elderly identified by HUD (62 or older) to age 55 or older to align with the definition used by several affordable housing developments in the area.
- Special needs population direct referral program – creates an exception to HCV waiting list regulations to create a direct referral program for certain special needs populations who are not best served through a waiting list, such as disabled individuals at risk of institutionalization or transition-aged youth.
- Family Self-Sufficiency (FSS) Program – Waive Contract of Participation Requirements – eliminates the requirement to participate in a reexamination within 120 days of enrollment, and instead uses the family income as determined at the last regular reexamination, which may be up to two years before enrollment for families which are not on fixed incomes. Second, allows the successful maintained employment of any adult member of the enrolled family – rather than just the head of household – to count toward the family’s FSS goals.

Discussion:

As discussed above there are no public housing units in the City. However, the SCCHA continues to adopt activities that increase cost effectiveness in housing programs and expand housing choices for participants. Community engagement identified that increasing the stock of high-quality affordable housing is a top priority.

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

1. Introduction

Multiple organizations in the County provide homeless housing opportunities, including emergency shelters, transitional housing, and PSH.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds	Transitional Housing Beds		Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households (Santa Clara County)

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

Mainstream services are public benefits that all households may be eligible for, regardless of whether they are homeless. The most challenging part is connecting homeless persons to mainstream services, in order to complement the housing and services offered through federally funded programs.

Each year, housing providers are offered a 12-hour mainstream services training, hosted by the CoC, as well as local benefit offices, advocates and legal services partners, to address eligibility, the application process and best practices.

Mainstream services that complement services targeted to homeless persons:

- The County's Office of Supportive Housing's (OSH) mission is to increase the supply of housing and supportive housing that is affordable and available to extremely low income and /or special needs households. OSH supports the County mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.
- Non-Employment Income – Social Security/Social Security Disability, General Assistance/Cash Aid, CALWORKS, Veterans Benefits, Tribal TANF, CAPI.
- Food Related Assistance – CalFresh/SNAP, WIC.
- Legal Services – Bay Area Legal Aid/Law Foundation of Silicon Valley.
- Medical – Medicaid/Medicare/Covered California/Valley Homeless Healthcare Program (VHHP).
- Employment Training Opportunities – Living Wage Employment Initiative – Provided by the Continuum of Care, the Living Wage Employment Initiative is a program that engages previously homeless program participants in job training, holds jobs fairs, and connects them with living-wage employment leading to careers in high growth industries.²⁴
- Transportation – CalWorks
- Childcare – CalWorks, early childhood providers.

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

The City does not have any emergency housing, including transitional housing.

Organization Name	Project Name	Target Population	Total Beds
N/A			

²⁴ FY2019 CoC Application

West Valley Community Services (WVCS) administers the Community Access to Resources and Education (CARE) program. The CARE program is designed to support the most vulnerable and high-risk residents of Cupertino and surrounding areas through case management and supportive services. CARE is intended to help improve self-sufficiency of families and individuals by connecting them to community resources, making services easily available and accessible, and working with them on capacity building. The main objectives of CARE are to encourage more stable and sustainable solutions that foster self-sufficiency instead of dependency. The program offers short-term rental assistance to homeless families transitioning to permanent housing.

Additionally, the following are the number of beds allocated to homeless programs within specific demographic categories in the County, which includes emergency housing programs and permanent supportive housing:

- Households with children: 2,907
- Single adults: 4,260
- Children only: 12
- Youth, 18-24 with children: 77
- Youth, 18-24 without children: 62
- Chronically homeless: 1,614
- Veterans: 1,086
- Domestic violence: 308

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

1. Introduction

The City funds care facilities for elderly residents, and funds services for very low-income households and persons experiencing homelessness.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly Households

Elderly households have a range of housing needs, including the retrofitting of existing housing for aging in place, downsizing to increase access to health care and transit, and residential care, such as assisted living. During stakeholder interviews, it was identified that elderly persons are in need of additional nutrition programs and food delivery assistance as well as more accessible units at grade front or on the first floor of buildings.

The City allocates funds to Live Oak Adult Day Care Services, a senior adult daycare program, to provide services to frail elderly persons. Live Oak provides specialized programs such as recreation, mental stimulation, companionship, and nutritious meals to seniors at risk of being institutionalized.

Persons with mental, physical, and/or developmental disabilities

Persons with a disability may require affordable housing near transit services, wheelchair accessible units, and/or assistance with living independently. Stakeholders identified that more affordable housing for persons with disabilities is needed.

HIV/AIDS

Those living with HIV/AIDS may require longer term services in order to ensure adherence to their medical plans. Stable and affordable housing can result in fewer hospitalizations and decreased emergency room care, which is why finding and keeping housing for this population is so important. Persons living with HIV/AIDS are at a higher risk of losing their housing due to increased medical costs and limited incomes or reduced ability to keep working due to related illnesses. In addition to affordable housing, housing assistance, such as short-term rental or mortgage payment assistance, may prevent homelessness among persons with HIV/AIDS and their families. In addition to housing, households may need supportive services such as transportation to medical

appointments, and case management, particularly for connection to mainstream services and counseling for the family.

Persons with Alcohol or Drug Addictions

Persons with alcohol or drug addictions may require short-term in- or out-patient rehabilitation and long-term supportive services to attain housing stability. They may also require sober housing or recovery homes to stay drug or alcohol free.

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

Residential care facilities for the elderly (RCFE) are non-medical facilities that provide a level of care that includes assistance with activities of daily living, such as bathing and grooming. These facilities serve persons 60 and older and those under 60, under certain circumstances. The City has 943 RCFE beds available for elderly persons.

Part of the City's local funds go toward funding public services to address the supportive housing needs of very low-income and homeless individuals.

Valley Homeless Healthcare Program (VHHP) manages a medical respite program for homeless individuals discharged from hospitals. The CoC also works with hospitals closely to make sure homeless individuals are assessed on-site to obtain referrals to medical respite beds.

Peninsula Healthcare Connection provides integrated primary and mental healthcare and intensive case management for homeless individuals or those at risk of becoming homeless in Santa Clara County. New Directions is a community-based case management program for chronically homeless individuals with complex medical and psychosocial needs that aims to decrease the number of emergency room visits and hospital admissions. Community partners include Good Samaritan Hospital, Santa Clara Family Health Plan, Valley Homeless Healthcare Program, El Camino Hospital, Santa Clara County Office of Supportive Housing, and Downtown Streets Team.

The SCCCHA created an HCV waiting list preference for non-elderly, disabled families referred by the Silicon Valley Independent Living Center and who are transitioning out of nursing homes or other health care institutions.

Outreach is done daily at jails and Veterans Affairs (VA) psychiatric facilities throughout the County to ensure that veterans are not discharged to the street.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

In FY20-21, the City will allocate CDBG funding toward housing and supportive services identified for non-homeless persons with special needs, including the following:

Live Oak Adult Day Services – provides specialized programs of adult day care for frail elderly persons. Activities are geared toward socialization and mental stimulation and physical function. These classes increase quality of life and help prevent institutionalization. There are also classes available for caretakers. This program is linked to the City’s goal of providing elderly/frail elderly services.

Rebuilding Together Silicon Valley – preserves affordable housing by providing safety, accessibility, and mobility repairs and critical home repairs for low-income homeowners and nonprofit facilities in Cupertino, at no cost to the recipient. If it were not for this program, homeowners may become homeless and nonprofits may have to shut their doors. This program is linked to the City’s goal of rehabilitation of homeowner housing.

West Valley Community Services (WVCS) – Vista Village Renovation Project – WVCS provides direct and referral services to very low- and low-income residents of Cupertino. WVCS owns Vista Village apartments complex, which consists of 12 one-bedroom units and 12 two-bedroom units. The program is linked to the City’s goal of rehabilitation of affordable rental housing and the units are part of the City’s BMR Housing Program.

WVCS – CARE Program – connects low-income and homeless families with community resources, making services easily available and accessible, and working with them on capacity building. The program is linked to the City’s goal of providing self-sufficiency services.

During the FY20-21 Consolidated Plan year, the City will allocate BMR AFH funding toward Fair Housing services for LMI households:

Project Sentinel provides landlord/tenant counseling and dispute resolution services activities to LMI households. The program is linked to the City’s goal of providing Fair Housing services.

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

Please see discussion above.

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

1. Negative Effects of Public Policies on Affordable Housing and Residential Investment

In addition to the high cost of land and labor, the City identified several potential constraints to the development of affordable housing and residential development in its 2015-2023 Housing Element update:

- General Plan – The General Plan determines the allowable uses and densities of all parcels in the City. Therefore, the City’s General Plan has the potential to constrain development of affordable housing if there are not enough parcels dedicated to residential development.
- Zoning Ordinance – The Zoning Ordinance establishes land uses and development standards for new housing in the City, including minimum lot size, setbacks, and maximum building height. Development standards could have the potential to constrain affordable housing development if they are too restrictive.
- Parking Requirements – Parking requirements can limit the amount of floor space, and considering the high cost of land, could be a potential constraint to affordable housing development.
- Site Improvements – Site improvements, including road, water, sewer, and storm drainage are the responsibility of developers when developing housing. These expenses can increase the sales or rent costs of a development.

Additionally, the County’s Assessment of Fair Housing identified the following contributing factors to fair housing issues, including affordable housing, through analysis of data and community engagement feedback:

- Displacement of residents due to economic pressures
- Land use and zoning laws
- Source of income discrimination
- Community opposition
- Availability, type, frequency, and reliability of public transportation
- Lack of access to opportunity due to high housing costs
- Lack of affordable, accessible housing in a range of unit sizes

- Lack of affordable housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of resources for fair housing agencies and organizations
- Location and type of affordable housing
- Loss of affordable housing
- Private discrimination

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

1. Introduction

The City has a large professional, scientific, and management sector and residents who are highly educated and well equipped to fill positions. Several workforce training opportunities exist to train individuals without immediately applicable skills.

Economic Development Market Analysis

In 2018, a Comprehensive Economic Development Strategy was published by the Association of Bay Area Governments (ABAG), which identified that Bay Area output grew by 37 percent between 2001 and 2015, 14 percent more than the US overall.²⁵ However, it was noted that during economic downturns, the Bay Area's regional output dropped more sharply than the nation's. The San Francisco-Oakland-Redwood City Metropolitan Statistical Area (MSA) and the San Jose-Sunnyvale-Santa Clara MSA produce the bulk of the Bay Area's output.

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	227	0	1	0	-1
Arts, Entertainment, Accommodations	1,758	2,721	7	7	0
Construction	567	252	2	1	-2
Education and Health Care Services	3,346	3,636	14	9	-4
Finance, Insurance, and Real Estate	1,129	1,386	5	4	-1
Information	2,256	664	9	2	-7
Manufacturing	4,939	20,806	20	53	33
Other Services	559	1,019	2	3	0
Professional, Scientific, Mgmt. Services	5,751	5,135	23	13	-10
Public Administration	0	0	0	0	0
Retail Trade	1,473	2,247	6	6	0
Transportation and Warehousing	247	72	1	0	-1
Wholesale Trade	1,263	797	5	2	-3
Total	23,515	38,735	--	--	--

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Table 39 - Business Activity

²⁵ Association of Bay Area Governments. 2018. Comprehensive Economic Development Strategy. https://abag.ca.gov/sites/default/files/complete_ceds_with_all_appendices.pdf

Labor Force

Total Population in the Civilian Labor Force	28,142
Civilian Employed Population 16 years and over	26,185
Unemployment Rate	6.95
Unemployment Rate for Ages 16-24	10.94
Unemployment Rate for Ages 25-65	4.68

Data Source: 2011-2015 ACS

Table 40 - Labor Force

Occupations by Sector	Number of People /
Management, business and financial	15,475
Farming, fisheries and forestry occupations	600
Service	1,013
Sales and office	3,490
Construction, extraction, maintenance and repair	269
Production, transportation and material moving	360

Data Source: 2011-2015 ACS

Table 41 – Occupations by Sector

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,654	60%
30-59 Minutes	8,410	35%
60 or More Minutes	1,180	5%
Total	24,244	100%

Data Source: 2011-2015 ACS

Table 42 – Travel Time

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	230	75	385
High school graduate (includes equivalency)	568	115	405
Some college or Associate degree	3,000	190	1,244
Bachelor's degree or higher	20,280	1,150	5,090

Data Source: 2011-2015 ACS

Table 43 - Educational Attainment by Employment Status

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	35	110	95	420
9th to 12th grade, no diploma	315	75	100	270	250
High school graduate, GED, or alternative	640	225	215	638	1,285
Some college, no degree	1,105	635	815	1,549	1,055
Associate degree	105	195	355	885	540
Bachelor's degree	865	1,925	3,805	5,414	2,465
Graduate or professional degree	30	1,505	5,635	8,230	1,865

Data Source: 2011-2015 ACS

Table 44 - Educational Attainment by Age

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	30,989
High school graduate (includes equivalency)	32,074
Some college or Associate degree	44,526
Bachelor's degree	253,804
Graduate or professional degree	278,731

Data Source: 2011-2015 ACS

Table 45 – Median Earnings in the Past 12 Months

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

The City's major employment sectors are as follows:

1. Professional, Scientific, Management Services (23 percent share of all workers);
2. Manufacturing (20 percent share of workers);
3. Education and Health Care Services (14 percent share of workers); and
4. Information (9 percent share of workers).

Describe the workforce and infrastructure needs of the business community:

In 2016, the Silicon Valley Clean Energy (SVCE) Joint Powers Authority was formed, with Cupertino as a founding member. SVCE started providing electricity to residential and commercial customers in 2017. SVCE provides residents and businesses with new clean energy choices—renewable and carbon-free electricity at competitive rates. Thirteen communities in Santa Clara County govern SVCE, creating a community-owned agency. Net revenues are reinvested to keep rates low, provide energy programs, and, and promote local clean energy infrastructure. SVCE works in partnership with PG&E to buy clean electricity direct from the source. PG&E continues to deliver electricity over existing infrastructure, maintain power lines, and provide customer service and billing services.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City's recent projects have or will create many jobs for the area. These projects include:

Cupertino Village Hotel – 185-room hotel project – approved in the summer of 2019, two industrial buildings will be removed, and the hotel will be built along with meeting rooms, an on-site restaurant, and a rooftop bar. The hotel is expected to require between 40 and 50 employees during operation, as well as the initial construction team to clear the land and build.

The Forum at Rancho San Antonio – a senior community currently in operation—approved in April 2017, renovations and new buildings were approved for the existing

facilities, resulting in 23 new independent living villas, 10 new beds to the skilled nursing facility, 26 new beds in a 39,000-square-foot new memory care building, additions to the common facilities, and removal and replacement of 28 protected trees.

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

The residents of Cupertino are highly educated, with 76 percent of the labor force having a bachelor's degree or higher. As discussed above, a majority of jobs in the City are professional, scientific, management, manufacturing, education, health care, or information related. Overall, the City's workforce is able to adequately fill these positions.

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

De Anza College is a public community college in the City and offers career training in the following fields:²⁶

- Arts, media, and entertainment
- Automotive and manufacturing
- Business and finance
- Education and child development
- Energy, environment, and sustainable buildings
- Health and medical technology
- Information technology

De Anza College also offers job resources and career counseling.

The North Valley Job Training Consortium (NOVA), a local workforce development board, is a nonprofit, federally funded employment and training agency that provides customer-focused workforce development services to San Mateo County and parts of Santa Clara County, including the City. NOVA provides:²⁷

²⁶ De Anza College. <https://www.deanza.edu/career-training/>

²⁷ NOVA. <https://novaworks.org/about/novaworks/overview>

- Digital literacy training
- Career pathway support for youth
- Navigation tools for the job market
- Skill building to match market demand
- Labor market information

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

No.

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

In 2016, the Cupertino City Council adopted the Economic Development Strategic Plan (EDSP) to guide the City's economic development activities. The EDSP provides specific development goals:²⁸

- Invest in infrastructure improvements that support economic development and mitigate the traffic impacts of new growth.
- Provide physical spaces and business support to small and midsize businesses.
- Foster thriving retail destinations that provide goods and services desired by community members.
- Support diversification of the City's General Fund, and provide hotel rooms and event space to meet the needs of visitors, businesses, and civic organizations.
- Maintain and expand Cupertino's reputation as an innovation center.

Also, per the City's Economic Development webpage, the City offers more than 3 million square feet of retail and entertainment space, leaving numerous options for a storefront location in one of its shopping centers or on a major thoroughfare.

²⁸ City of Cupertino Economic Development Strategy.
<http://www.cupertino.org/home/showdocument?id=23809>

Discussion

The City is highly educated with a large professional scientific job sector. Additionally, job training opportunities exist for those without immediately applicable skills. Furthermore, community engagement identified that creating more jobs for low-income residents was one of the County's greatest needs and that job training was the top economic development need.

MA-50 Needs and Market Analysis Discussion

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

A minority concentration is defined as a census tract with a block group with a predominant race or ethnicity other than non-Hispanic white. An LMI concentration is defined as a census tract with a block group in which 51 percent or more of households are low-or moderate income.

As discussed in NA-30, the census tracts below include a minority Asian concentration:

- Census tracts 5083.04, 5082.03, 5078.06, 5081.01, 5081.02, 5077.01, 5080.01, 5080.03, 5080.04, 5078.07, 5078.07, 5078.08, 5077.03, 5077.02

As discussed in sections NA-15 through NA-25, Asian residents are disproportionately affected by housing problems. Given that most census tracts within the City qualify as an Asian minority concentration, it is not likely that housing problems are concentrated for this population.

As displayed in the map below, census tracts 5083.04 and 5079.05 qualify as LMI concentrations. Housing problems may be concentrated in these areas.

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

See discussion above.

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

The majority of the City is comprised of Asian minority concentrations. However, only two census tracts qualify as an LMI concentration. The median incomes for census tracts 5083.04 and 5079.05 are \$100,385 and \$153,806 respectively.

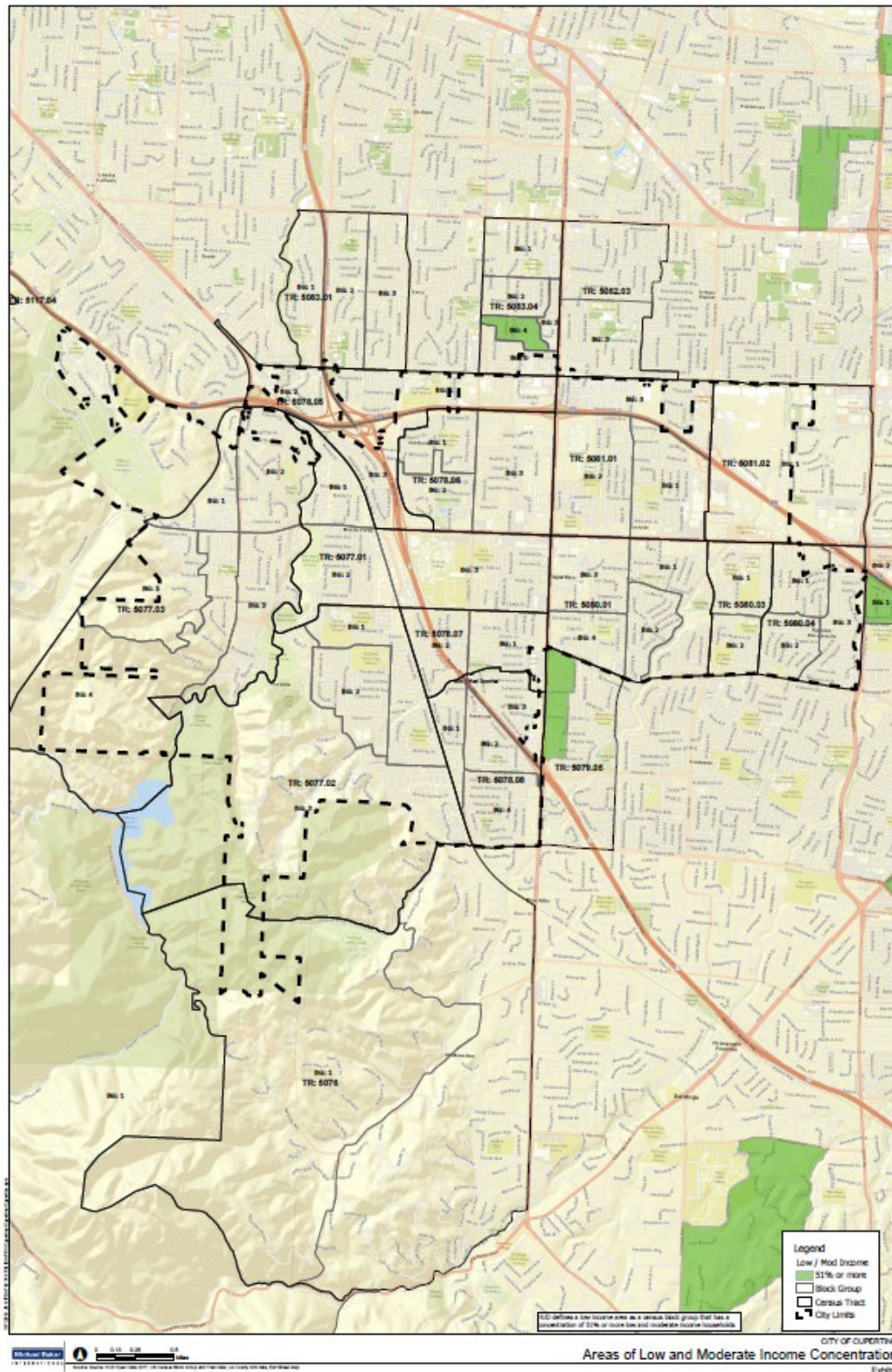
Are there any community assets in these areas/neighborhoods?

The LMI census tracts contain single and multi-family residential; Calabazas Branch Library, Calabazas Park, Ri Meyerholz and Nimitz Elementary Schools, and several people service businesses.

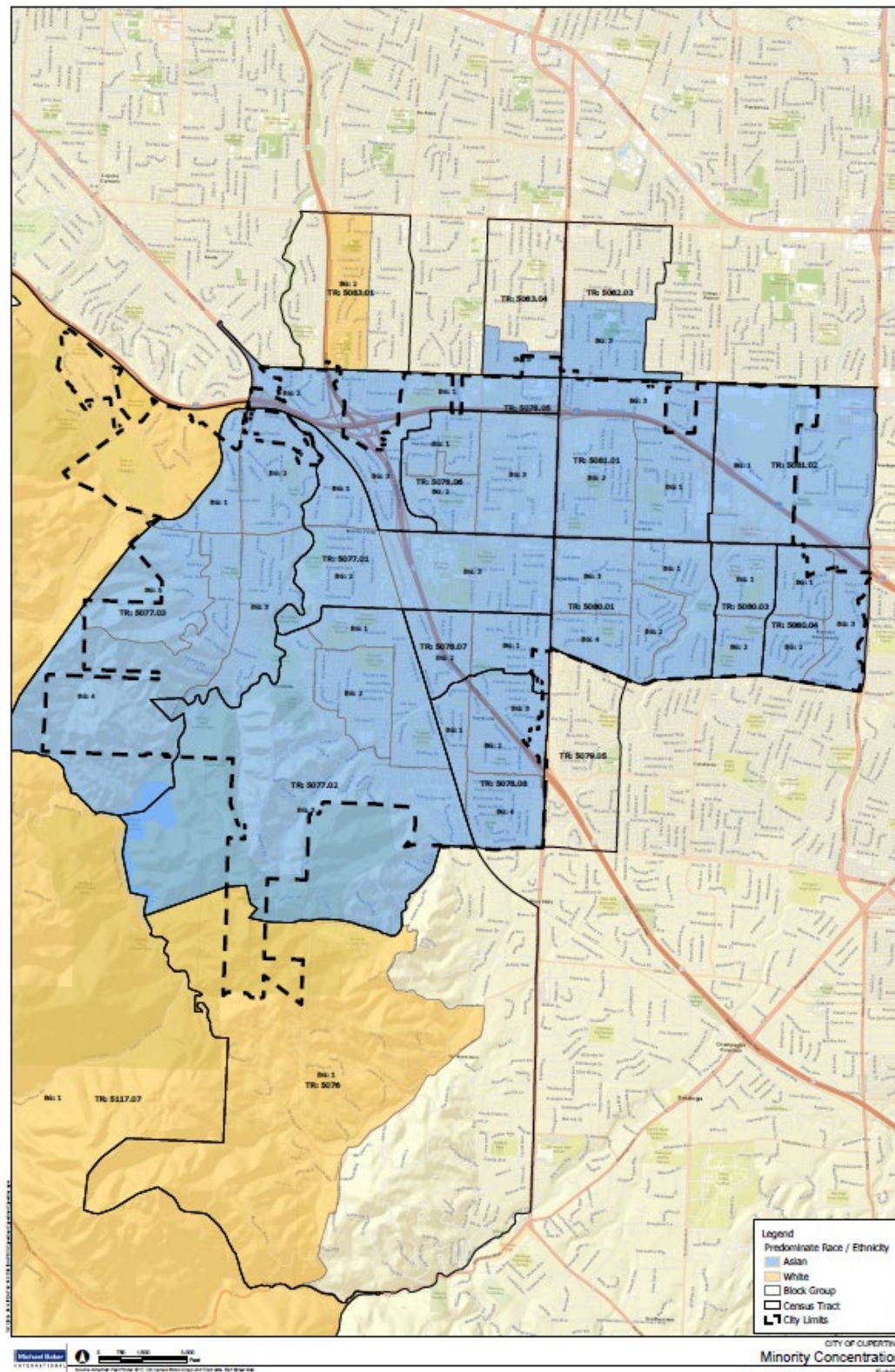
Are there other strategic opportunities in any of these areas?

The City has not set geographic priorities.

Map 2 – Areas of Low- and Moderate-Income Concentration



Map 3 – Population in Poverty



MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

1. Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

There are two wired broadband carrier options in the City, Comcast/Xfinity and AT&T, and no fixed wireless options. Both of the wired options have discounted rates for LMI households.

Xfinity offers the [Internet Essentials](#) program that allows qualifying customers to purchase a plan for just \$9.95/month without a credit check. Internet Essentials is designed to help students, seniors, and low-income families. The program offers 15 Mbps internet and free in-home Wi-Fi.

Xfinity also offers [low-cost computers](#) as part of Internet Essentials. Customers can choose a laptop or desktop computer for \$149, which includes Microsoft Office, Norton Security Suite, and a 90-day warranty.

AT&T's [Access](#) program offers up to 10 Mbps internet to eligible low-income families for \$10.00/month. To qualify for Access, customers must have at least one family member who participates in the SNAP program.

Although there are resources for accessing the internet for low-income households, it may still be a hardship to some. Community stakeholders feel that all centralized facilities, such as libraries and community centers, should provide internet for all to use. To assist with this need, the City's Senior Center offers public Wi-Fi, drop-in and appointment-based technology help through a few programs, a drop-in tech lab use one day a week, and a variety of tech classes on more specialized subjects.

Community stakeholders also discussed that rapid technology updates often make it difficult for communities and families to keep up, and that there may be an opportunity for an affordable collaborative of internet service for qualified areas.

City residents commented that they would like improved wireless options in the City and that the current equipment available in the City is outdated, creating slower service.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Most areas of the City have two options of discounted plans for low-income households; however, many more options are available through federal government discounts. Adding providers to the City would give LMI households, as well as all households, a choice in internet speeds and costs. City residents that responded to the community outreach survey indicated a desire for more options for broadband providers in hopes that options would improve.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

1. Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City is susceptible to earthquakes, floods, wildfires and landslides. The City continues to work together to prepare for natural and human-caused disasters by: staying informed through social media, radio and TV, and Cupertino.org; offering resident trainings to prepare for emergencies; encouraging residents to organize their neighborhoods to be ready and be prepared; and offering training materials.

2. Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

LMI households face many challenges, as discussed above in the Needs Assessment and Market Analysis, yet these challenges are intensified when faced with a natural disaster or other types of emergency. Those that lose their homes will be slower to rebuild, especially with a large insurance deductible. For renters, they may not have renter's insurance. Additionally, LMI households are less likely to have internet or cell phone service or may lack proper English skills to be notified or have proper information of what to do or where to go. Second, LMI households may lack transportation to quickly leave their home in the case of an emergency. Lastly, LMI households with disabilities may not be able to leave their home due to improper ADA access to their home.

Strategic Plan

SP-05 Overview

1. Strategic Plan Overview

The Strategic Plan identifies the Five-Year goals that the City expects to achieve during the 2020–2025 Consolidated Plan Cycle. These goals are aligned with HUD’s objectives and outcomes and are achieved through the Annual Action Plan, which divides the five-year goals into annual targets. The Strategic Plan identifies goals that are aligned to address most of those needs. Not every need identified in the plan can be met and sufficiently addressed in the next five years. Some of the needs are not feasible, some require much more funding than the City currently receives, and some are simply too large to be addressed in just five years.

The Strategic Plan includes goals to address affordable housing, homelessness, providing services for elderly and frail elderly persons, and fair housing. The City currently uses an alternative funding source, the BMR Affordable Housing Fund, for its fair housing activities.

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

1. Geographic Area

The City allocates CDBG funds to benefit LMI households and does not have target areas.

1	Area Name:	No target area
	Other Target Area Description:	NA
	HUD Approval Data:	NA
	% of Low/Mod:	NA
	Revital Type:	NA
	Other Revital Type:	NA
	Identify the neighborhood boundaries for this target area.	NA
	Include specific housing and commercial characteristics of this target area.	NA
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	NA
	Identify the needs in this target area.	NA
	What are the opportunities for improvement in this target area?	NA

Table 46 - Geographic Priority Areas

General Allocation Priorities

The City allocates CDBG funds citywide to benefit all LMI households regardless of location.

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

1. Priority Needs

1	Priority Need Name	Affordable Housing	
	Priority Level	High	
	Population	Extremely Low Low Moderate Elderly Frail Elderly Chronically Homeless Individuals Veterans	Unaccompanied Youth Persons with Disabilities Persons with Alcohol or Other Drug Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide	
	Associated Goals	Homeowner Rehabilitation; Rental Unit Rehabilitation	
	Description	Assist in the creation and preservation of affordable housing for LMI and special needs households.	
	Basis for Relative Priority	As discussed in the Needs Assessment, there is a 730-unit gap of affordable housing units for households earning 0%-30% AMI.	
2	Priority Need Name	Prevent and Assist Those Experiencing Homelessness	
	Priority Level	High	
	Population	Chronically Homeless Individuals Families with Children Persons with Disabilities	Veterans Unaccompanied Youth Persons with Alcohol or Other Drug Addictions Persons with HIV/AIDS and their families Victims of Domestic Violence
	Geographic Areas Affected	Citywide	
	Associated Goals	Self-Sufficiency Services	
	Description	Support activities to prevent and end homelessness.	
	Basis for Relative Priority	As discussed in the Needs Assessment, 159 persons are experiencing homelessness in the City of Cupertino and 9,706 persons are homeless countywide.	
3	Priority Need Name	Community Services	
	Priority Level	Low	
	Population	Extremely Low Low Moderate Middle Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Persons with Alcohol or Other Drug Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	Citywide	
	Associated Goals	Frail Elderly/Elderly Services; Self-Sufficiency Services	
	Description	Support activities serve the aging population and help prevent elderly persons from becoming institutionalized.	
	Basis for Relative Priority	31 percent of all households in the City contain at least one person age 62 years or older.	
4	Priority Need Name	Fair Housing	
	Priority Level	Low	
	Population	Extremely Low Low Moderate Public Housing Residents Veterans	Unaccompanied Youth Elderly Frail Elderly Disabled Persons Persons with Alcohol or Other Drug Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Homeless Persons or those at imminent risk of homelessness
	Geographic Areas Affected	Citywide	
	Associated Goals	Fair Housing	
	Description	Promote fair housing choice.	
	Basis for Relative Priority	Housing discrimination continues to occur within the City as identified by Project Sentinel.	

Table 47 – Priority Needs Summary

Narrative (Optional)

While community facilities and public improvements were identified as a need, the data in this plan and community engagement results justify other community needs as a higher priority. For this reason, the City plans to focus on the priority needs identified above, and will not allocate CDBG funds to address the needs for community facilities and public improvements at this time.

SP-30 Influence of Market Conditions – 91.215 (b)

1. Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As discussed in the Needs Assessment, cost burden is the most common housing problem in the City; 64 percent (2,934) of LMI households in the City pay more than 30 percent of their income toward housing costs. The extremely low-income (0-30% AMI) category includes the most households that experience cost burden, at 26 percent (1,215).
TBRA for Non-Homeless Special Needs	As discussed in the Needs Assessment, special needs populations may require affordable housing to meet the high costs associated with their specific needs or disabilities. These needs and/or disabilities may result in low household incomes, rising healthcare costs, and the need for additional childcare.
New Unit Production	There is a significant need for both market-rate and affordable multi-family housing. The City will continue to encourage the development of market-rate multi-family housing.
Rehabilitation	The prevalence of older homes in the City has resulted in lower-cost housing with deferred maintenance problems.
Acquisition, including preservation	With a lack of vacant land, acquisition and preservation is an important tool for providing affordable units to LMI households.

Table 48 – Influence of Market Conditions

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

1. Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$389,308	\$7,944	-	\$397,252	\$1,557,232	CDBG funds will be used for the creation and preservation of affordable rental units, improvements in low-income neighborhoods, and public services that benefit low income and special needs households.
BMR Affordable Housing Fund	Public Local	Affordable Housing – Fair Housing	\$50,000	\$0	-	\$50,000	\$200,000	Funds fair housing and landlord-tenant counseling and dispute resolution services through the nonprofit Project Sentinel.
General Fund Human Services Grant (HSG)	Public – Local	Non-housing Community Services	\$125,000	\$0	-	\$125,000	\$500,000	The City issues grants to nonprofit agencies providing services to Cupertino residents.

Table 49 - Anticipated Resources

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

Entitlement Funds

There are additional federal grant programs the City can leverage to fund community development activities and increase project efficiencies and benefits from economies of scale. These programs include:

- Housing Choice Voucher Program;
- Section 202;
- Section 811;
- Affordable Housing Program (AHP) through Federal Home Loan Bank

These programs would not be provided by the City, but rather the SCCHA and affordable housing developers.

Additionally, developers can apply for the City's BMR AHF Capital Housing funds and County Measure A funds for the development of affordable housing.

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

The City's 2015-2023 Housing Element update has identified five sites that would be able to accommodate up to 1,400 housing units.

Additionally, the Governor of California continues to explore the use of State and federal surplus land to provide housing for homeless individuals.

Discussion

CDBG allocations are critical to overcoming barriers to affordable housing; however, they are not sufficient to address all the needs of LMI households nor the lack of affordable housing units. Therefore, the City will continue to leverage other funding sources to support affordable housing and provide services to populations in need. The City anticipates researching and/or pursuing funding with the California Department of Housing and Community Development (HCD) for additional funding opportunities.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its Consolidated Plan including private industry, nonprofit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Cupertino Community Development Department- Housing Division	Local Government	Affordable housing – ownership Affordable housing – rental Public housing Homelessness Non-Homeless special needs Community development: public facilities Community development – neighborhood improvements Community development – public services Community development – economic development Planning	Jurisdiction
County of Santa Clara Office of Supportive Housing	Continuum of Care	Homelessness	Region
Santa Clara County Housing Authority	Public Housing Authority	Affordable housing – rental Affordable housing – ownership Public housing	Region

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The delivery systems established to provide social and human services are far and wide reaching. The City manages its CDBG funds with support from the local community in efforts to influence local housing and economic development.

The County OSP provides coordination and strategies to address homelessness, a regional issue that requires inter-jurisdictional cooperation.

The SCCCHA provides HCV tenant assistance and project-based assistance and operates several affordable housing complexes.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City participates in the Santa Clara County CoC, which has the primary responsibilities of coordinating efforts to prevent and end homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The CoC adopted the 2015-2020 Community Plan to End Homelessness in Santa Clara County (Plan), which creates a community-wide road map to ending homelessness. The Plan was created through a series of community summits related to specific homeless populations in the County. The Plan identifies strategies to address the needs of homeless persons in the County, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. The Plan aims to implement the following three steps:

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

NOTE: Include information on the upcoming Plan, almost finalized/adopted. County will have this information.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City attends countywide quarterly meetings focused on housing and CDBG topics coordinates on project management for projects funded by multiple jurisdictions. This will contribute to overcoming gaps in the institutional delivery structures.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Rehabilitation	2020	2025	Affordable Housing	Citywide	Affordable Housing	CDBG: \$417,565	Homeowner Housing Rehabilitated – 35 housing units
2	Rental Unit Rehabilitation	2020	2025	Affordable Housing	10104 Vista Drive, Cupertino	Affordable Housing	CDBG: \$873,500	Rental Units Rehabilitated – 25 housing units
3	Frail Elderly/Elderly Services	2020	2025	Non-Housing Community Development Non-Homeless Special Needs	20920 McClellan Road, Cupertino	Non-housing Community Services	CDBG: \$103,965	Public Service Activities Other Than LMI Housing Benefit – 110 persons
4	Self-Sufficiency Services	2020	2025	Homeless Non-Housing Community Development	Citywide	Homelessness And Non-housing Community Services	CDBG: \$200,000	Homelessness Prevention Public service activities for low/moderate-income housing benefit – 500 persons
5	Fair Housing	2020	2025	Non-Housing Community Development Non-Homeless Special Needs Homeless	Citywide	Fair Housing	BMR AFH: \$50,000	Public Service Activities for low/moderate-income housing benefit Homelessness Prevention – 500 persons

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner Rehabilitation
	Goal Description	Make critical home repairs for lower income and disabled resident homeowners who could not otherwise afford to make critical repairs in their homes. Repairs/rehabilitation is for critical health and safety issues and/or the addition of accessible features for disabled and/or elderly homeowners who may otherwise not be able to stay in their homes.
2	Goal Name	Affordable Rental Unit Rehabilitation
	Goal Description	Repair/rehabilitate affordable rental housing units for extremely low- and low-income residents.
3	Goal Name	Frail Elderly/Elderly Services
	Goal Description	Provide services to frail elderly and elderly disabled residents who otherwise may have to be institutionalized. Supportive services are geared to maximize the social experience and mental stimulation of elderly clients, and to improve/sustain their mental and physical function and their quality of life.
4	Goal Name	Self-sufficiency Services
	Goal Description	Provide services for low-income and homeless families and individuals to connect clients with community resources to help create stability and foster self-sufficiency instead of dependency.
5	Goal Name	Fair Housing
	Goal Description	Provide landlord/tenant counseling, and dispute resolution services activities to LMI residents.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that CDBG and HOME funds will provide affordable housing to approximately 84 households over the Consolidated Plan period.

The City is currently in discussions with a housing developer that proposes a project for approximately 24 low-income households. Developers apply for HOME funds directly with the County of Santa Clara and the City would provide the match necessary for the HOME program.

With the CDBG Entitlement funds, the City anticipates rehabilitating 35 homeowner houses and 25 rental units during the Consolidated Plan period.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The SCCCHA does not have a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvement

The SCCCHA incorporates residents' input into the decision-making process through the involvement of tenant commissioners and board members. The SCCCHA has a Resident Counsel comprising five residents from HUD-funded programs, who evaluate the effectiveness of the SCCCHA's rental assistance programs.

The SCCCHA also operates a Family Self Sufficiency Program designed so residents can be involved in the development of self-sufficiency goals, job training, and other services.

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

No.

Plan to remove the 'troubled' designation

Not applicable.

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

1. Barriers to Affordable Housing

Generally, the City faces the same affordable housing barriers as the rest of the Bay Area:

- The high cost of labor and development constrains the development of affordable housing units in favor of higher-end units.
- Lack of developable land prevents housing development and increases the price of land.
- Lack of funding available for the development of affordable housing.

Additionally, the County's Assessment of Fair Housing identified the following contributing factors to fair housing issues, including affordable housing, through analysis of data and community engagement feedback:

- Displacement of residents due to economic pressures
- Land use and zoning laws
- Source of income discrimination
- Community opposition
- Availability, type, frequency, and reliability of public transportation
- Lack of access to opportunity due to high housing costs
- Lack of affordable, accessible housing in a range of unit sizes
- Lack of affordable housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of resources for fair housing agencies and organizations
- Location and type of affordable housing
- Loss of affordable housing
- Private discrimination

The most relevant contributing factor to the City's barrier to affordable housing is the high cost of land and lack of funding for affordable housing.

Survey results also identified discrimination as a barrier to acquiring affordable housing. Respondents expressed that they were discriminated against on the basis of sex, familial status, or other reasons.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has identified strategies to remove or ameliorate barriers to affordable housing in their 2015-2023 Housing Element, which include:

- Continuing to implement the second dwelling unit ordinance;
- Facilitating lot consolidations;
- Being flexible with development standards;
- Planning for increased densities in the “Heart of the City”;
- Collecting housing mitigation fees;
- Incentivizing development; and
- Conserving housing stock.

SP-60 Homelessness Strategy – 91.215(d)

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

The Santa Clara OSH surveys homeless individuals every two years and creates a strategic plan every five years, which involves extensive community engagement.

Addressing the emergency and transitional housing needs of homeless persons

Cupertino has no emergency housing and no transitional housing beds.

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

Chronically homeless individuals need intensive case management to assist them in finding housing and resources and receiving services to stay housed. Case management is person based rather than shelter based, with the goal of rapid re-housing.

The five-year goals of the Community Plan to End Homelessness include creating approximately 5,500 housing opportunities for chronically homeless individuals, homeless veterans, and homeless children, youth, and families as well as access to the services that help keep them in housing.

Additionally, part of the City's local funds goes toward funding public services to address the supportive housing needs of very low-income and homeless individuals.

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

Services for those discharged from a publicly funded institutions include the below:

- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Medical Center and provides medical services to homeless individuals, including primary care and urgent care. VHHP also manages a Medical Respite program for homeless individuals discharged from hospitals as well as a Backpack Homeless Health Care Program for those in encampments.²⁹
- The County's Social Services Agency has expedited the review process of CalFresh applications for homeless households so that they may receive benefits within three days.
- The County's Behavioral Health Services Department (BHS) has multiple programs to connect homeless individuals with housing or shelter assistance. BHS also treats those going through behavioral health crises.
- The County's Reentry Resource Center provides services to those who have been previously incarcerated and to individuals who are homeless upon release. Services include referrals to drug treatment, housing assistance, food assistance, counseling, and other benefits.
- The County OSH's mission is to increase the supply of housing and supportive housing that is affordable and available to extremely low-income and /or special needs households. The office supports the County mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.

²⁹ Santa Clara Valley Medical Center. Valley Homeless Healthcare Program. <https://www.scvmc.org/clinics-and-locations/Valley-Homeless-Health-Program/Pages/overview.aspx>

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

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

The City's goal is to make certain that each tenant, landlord, and property owner is fully aware of the dangers, symptoms, and methods of testing, treatment, and prevention of lead-based paint poisoning. The City follows all applicable lead-based paint regulations, which primarily affect projects funded by the City and HUD.

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

HUD estimates that 38 million housing units in the US have lead-based paint. The likelihood, extent, and concentration of lead-based paint increase with the age of the building. Because the greatest risk of paint deterioration is in dwellings built before 1950, older housing generally commands a higher priority for lead hazard controls. Furthermore, children can be at risk of lead poisoning if they live in or regularly visit a house built before 1978 with ongoing or recent renovations or remodeling.

The City works to abate lead-based paint hazard risk with rehabilitation programs and paint grants and loans.

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

The City requires that contractors receive training and certification in an effort to decrease the risk of potential use of lead-based paint in new units. All development and rehabilitation projects must be evaluated according to HUD's Lead Safe Housing Rule 24 CFR Part 35.

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

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

The City's anti-poverty strategy is heavily reliant on regional cooperation, including support from nonprofit service providers and partner agencies. As housing is usually the highest single expense facing impoverished families, the City will continue to explore avenues to build new and rehabilitate existing affordable housing. The City is always looking for opportunities to partner and leverage programs and service providers to build service capacity and improve the depth of available resources.

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

Many organizations within the region work to reduce poverty within the City, including the following:

- Santa Clara County Human Services, which helps clients develop a “welfare to work” plan and provides career advising, job placement, resume development, and interviewing skills to students. The Department of Human Services also serves homeless individuals with job training and housing.
- The NOVA Workforce Development Board provides training and employment services to those residing in the Cities of Cupertino, Santa Clara, Los Altos, Milpitas, Mountain View, Palo Alto, and Sunnyvale. Many of its services and programs target disadvantaged youth and adult populations, who may have limited education and/or barriers to employment.
- The SCCCHA is a Moving to Work agency, which allows programs that focus on self-sufficiency and affordable housing.
- Santa Clara Unified School District’s Adult Education Center offers a variety of courses and resources, including English as a second language and resources for immigrants, high school diploma and GED courses, career training, enrichment courses, exercise and wellness courses, parenting classes, an on-site preschool, and on-site CalWORKs office dedicated to working with students at the Adult Education Center.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Every program year, the City prepares agreements with subrecipients, which outline the responsibilities and expectations involved in the receipt of federal funds.

Throughout the program year, the City monitors progress toward the Consolidated Plan goals. Monitoring consists of subrecipient submittal of required quarterly performance reports that describe achievements toward program goals and financial records, as well as an annual site visit to review case files and financial documentation. The City provides a list of findings and actions to each subrecipient after the monitoring visit.

Subrecipients are responsible for keeping accurate documentation of program outcomes, as well as any other documents required by program guidelines, and such documents must be available for review by the grantee at any time.

Expected Resources

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

1. Introduction

The City was notified by HUD that it will receive \$389,308 in CDBG entitlement funds with an additional \$7,944 in program income, for a total of \$397,252 in program funds for the 2020-2021 program year. The following table shows a break-down of both CDBG and non-CDBG sources of funds that are intended for community development activities in the 2020-2021 program year. If the City is to receive additional funds to assist with the preparation, prevention, or response to the COVID-19 pandemic, the City will allocate these funds to activities already funded with the CDBG-CV funds or the City's activities under the current fiscal year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1	Expected Amount Available Remainder of ConPlan \$	Narrative Description
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$389,308	\$1,557,232	Funds will be used to support various community development activities, including Self-Sufficiency Services, Frail Elderly/Elderly Services, Rental Unit Rehabilitation, and

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1	Expected Amount Available Remainder of ConPlan \$	Narrative Description
					Homeowner Rehabilitation.
CDBG Program Income	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$7,944	\$31,776	Funds will be used to support Self-Sufficiency Services, Frail Elderly/Elderly Services, Rental Unit Rehabilitation, and Homeowner Rehabilitation.
Below Market Rate Affordable Housing Fund	Public Local	Affordable Housing – Fair Housing	\$50,000	\$200,000	Funds will be used to provide fair housing services.
General Fund Human Services Grant	Public – Local	Non-housing Community Services	\$125,000	\$0	The City issues grants to nonprofit agencies providing services to Cupertino residents.

Table 53 - Expected Resources – Priority Table

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

There are additional federal grant programs the City can leverage to fund community development activities and increase the project efficiencies and benefits from economies of scale. These programs include:

- Section 8 Housing Choice Voucher Program;
- Section 202;
- Section 811; and
- Affordable Housing Program (AHP) through the Federal Home Loan Bank.

These programs would not be provided to the City but rather the SCCHA and affordable housing developers.

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

The City's 2015-2023 Housing Element update has identified five sites that would be able to accommodate up to 1,400 housing units.

Discussion

CDBG allocations are critical to overcoming barriers to affordable housing; however, they are not sufficient to address all the needs of LMI households nor the lack of affordable housing units. Therefore, the City will continue to leverage other funding sources to support affordable housing and provide services to populations in need. The City anticipates researching and/or pursuing funding with HCD for additional funding opportunities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

1. Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Rehabilitation	2020	2025	Affordable Housing	Citywide	Affordable Housing	CDBG: \$83,363.40	Homeowner Housing Rehabilitated – seven housing units
2	Rental Unit Rehabilitation	2020	2025	Affordable Housing	Citywide	Affordable Housing	CDBG: \$174,850.40	Rental Units Rehabilitated – five housing units
3	Frail Elderly/Elderly Services	2020	2025	Non-Housing Community Development Non-Homeless Special Needs	Citywide	Non-housing Community Services	CDBG: \$21,155.73	Public Service Activities Other Than Low/Moderate-Income Housing Benefit – 22 persons
4	Self-Sufficiency Services	2020	2025	Homeless Non-Housing Community Development	Citywide	Homelessness and Non-housing Community Services	CDBG: \$38,432.07	Homelessness Prevention Public service activities for low/moderate-income housing benefit – 100 persons
5	Fair Housing	2020	2025	Non-Housing Community Development Non-Homeless Special Needs Homeless	Citywide	Fair Housing	BMR AFH: \$50,000	Public Service Activities for low/moderate-income housing benefit Homelessness Prevention – 100 persons
6	Planning and Administration	2020	2025	Not Applicable	Not Applicable	Not Applicable	CDBG: \$79,450.40	Not Applicable

Goal Descriptions

1	Goal Name	Homeowner Rehabilitation
	Goal Description	Make critical home repairs for lower income and disabled resident homeowners who could not otherwise afford to make critical repairs in their homes. Repairs/rehabilitation is for critical health and safety issues and/or the addition of accessible features for disabled and/or elderly homeowners who may otherwise not be able to stay in their homes.
2	Goal Name	Rental Unit Rehabilitation
	Goal Description	Repair/rehabilitate affordable rental housing units for extremely low- and low-income residents.
3	Goal Name	Frail Elderly/Elderly Services
	Goal Description	Provide services to frail elderly and elderly disabled residents who otherwise may have to be institutionalized. Supportive services are geared to maximize the social experience and mental stimulation of elderly clients, and to improve/sustain their mental and physical function and their quality of life.
4	Goal Name	Self-sufficiency Services
	Goal Description	Provide services for low-income and homeless families and individuals to connect clients with community resources to help create stability and foster self-sufficiency instead of dependency.
5	Goal Name	Fair Housing
	Goal Description	Provide landlord/tenant counseling, and dispute resolution services activities to LMI residents.
6	Goal Name	Planning and Administration
	Goal Description	General administration of the CDBG program, including all planning and reporting activities.

Projects

AP-35 Projects – 91.220(d)

1. Introduction

The following projects were developed to specifically carry out the Goals identified in AP-20 above.

Projects

#	Project Name
1	Homeowner Rehabilitation
2	Rental Unit Rehabilitation
3	Frail Elderly/Elderly Services
4	Self-sufficiency Services
5	Fair Housing
6	Planning and Administration

Table 54 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

This Annual Action Plan was developed based on the needs and priorities through the 2020-2025 Con Plan, which were identified by analyzing data from HUD, American Community Survey, and other sources and soliciting feedback from community members and local stakeholders. The City awards CDBG funds to organizations to provide public services and housing for low-income and special needs households.

HUD requires that 70 percent of all CDBG funds be spent on activities that would benefit low- to moderate income (LMI) households, which are those making 0-80% of AMI. The City allocates its CDBG funds to projects and programs that will primarily benefit 0-50% AMI households, the homeless, and special needs populations.

AP-38 Project Summary

1. Project Summary Information

Due to the impacts of COVID-19, the City may be unable to conduct activities, either all or in part, related to the Homeowner Rehabilitation and Frail Elderly/Elderly Services goals. The City estimates that this inability will create a carryover budget of approximately \$20,000 to the FY21-22 Consolidated Plan year. Programs impacted include Rebuilding Together Silicon Valley and Live Oak Adult Services.

1	Project Name	Homeowner Rehabilitation
	Target Area	Not applicable
	Goals Supported	Homeowner Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	\$83,363.40
	Description	Rebuilding Together Silicon Valley will provide funds to seven low-income Cupertino homeowners who could not otherwise afford to make critical repairs in their homes, resulting in health and safety issues. Grants may include funding for the addition of accessible features for disabled and/or elderly homeowners who may otherwise not be able to stay in their homes.
	Estimate the number and type of families that will benefit from the proposed activities	7 housing units will be rehabilitated.
	Location Description	Citywide
	Planned Activities	See above description.
	Project Name	Rental Unit Rehabilitation
2	Target Area	Not applicable
	Goals Supported	Rental Unit Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	\$174,850.40
	Description	West Valley Community Services, Inc. will repair five rental units in the Vista Village BMR rental complex. Tenants who live in the complex are very low- and low-income residents.
	Estimate the number and type of families that will benefit from the proposed activities	5 housing units will be rehabilitated.
	Location Description	Citywide (10104 Vista Drive, Cupertino)
	Planned Activities	See above description.

3	Project Name	Frail Elderly/Elderly Services
	Target Area	Not applicable
	Goals Supported	Frail Elderly/Elderly Services
	Needs Addressed	Non-housing Community Services
	Funding	\$21,155.73
	Description	Live Oak Adult Services will provide services for 22 frail elderly and elderly disabled residents who otherwise may have to be institutionalized. Supportive services are geared to maximize the social experience and mental stimulation of elderly clients, and to improve/sustain their mental and physical function and their quality of life through exercise, music, nutritious meals, visual arts, music and games and puzzles. Caregiver support workshops are also available.
	Estimate the number and type of families that will benefit from the proposed activities	22 persons will be served.
	Location Description	Citywide (20920 McClellan Road, Cupertino)
	Planned Activities	See above description.
4	Project Name	Self-Sufficiency Services
	Target Area	Not applicable
	Goals Supported	Self-Sufficiency Services
	Needs Addressed	Prevent and Assist Those Experiencing Homelessness and Non-housing Community Services
	Funding	\$38,432.07
	Description	The WVCS CARE program will provide services for 100 low-income and homeless families and individuals. The program connects clients with community resources, making services easily available and accessible, and works with them on capacity building. The main objectives of CARE are to encourage more stable and sustainable solutions that foster self-sufficiency instead of dependency.
	Estimate the number and type of families that will benefit from the proposed activities	100 persons will be served.
	Location Description	Citywide
	Planned Activities	See above description.
5	Project Name	Fair Housing
	Target Area	Not applicable

	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	\$0 (\$50,000 provided annually by BMR:AFH)
	Description	Project Sentinel will provide landlord/tenant counseling and dispute resolution services activities to 50 LMI residents.
	Estimate the number and type of families that will benefit from the proposed activities	100 persons will be served.
	Location Description	Citywide
	Planned Activities	See above description.
6	Project Name	Planning and Administration
	Target Area	Not applicable
	Goals Supported	Not applicable
	Needs Addressed	Not applicable
	Funding	\$79,450.40
	Description	Administer the administrative costs for the overall management, coordination, and evaluation of the CDBG program, and the project delivery costs associated with bringing projects to completion.
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Citywide
	Planned Activities	See description above.

AP-50 Geographic Distribution – 91.220(f)

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

The City allocates CDBG funds to benefit LMI households and does not have target areas.

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City allocates CDBG funds citywide to benefit all LMI households regardless of location.

Discussion

See above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

1. Introduction

As discussed above, the Cupertino 2020-2025 Con Plan identified Affordable Housing as a high priority need for the City, particularly availability of affordable housing for households earning 0%-30% AMI. The City plans to accomplish this through allocating funding for two rehabilitation programs: Homeowner Rehabilitation and Rental Unit Rehabilitation. These projects are described above.

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	50
Special-Needs	22
Total	

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	
Rehab of Existing Units	12
Acquisition of Existing Units	
Total	12

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

A detailed discussion of the projects can be found under the Goal Summary of the Annual Action Plan.

AP-60 Public Housing – 91.220(h)

1. Introduction

While residents of the City may use Housing Choice Vouchers (formerly Section 8), these programs are managed and administered by the public housing authority, Santa Clara County Housing Authority (SCCHA). The SCCHA administers a Housing Choice Voucher program, assisting around 17,000 households, manages four public housing units in the City of Santa Clara, and controls affordable rental properties throughout the County.

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

Not applicable, there are no housing developments in the City.

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

The SCCHA prioritizes resident input in the agency's policy-making process. The SCCHA actively seeks the feedback from residents through an equitable and transparent policy-making process and includes two tenants as commissioners of the SCCHA board.

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

Not applicable.

Discussion

While the City does not operate any public housing, the City works closely with and supports the SCCHA.

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

1. Introduction

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

The 2020-2025 Consolidated Plan identifies reducing and ending homelessness as a high priority need and is committed to supporting activities that prevent and end homelessness. The Consolidated Plan identifies that 159 persons are experiencing homelessness in the City and 9,706 persons are experiencing homelessness county-wide. The City participates in the County of Santa Clara Continuum of Care (CoC), which is administered by the County Office of Supportive Housing. The CoC has the primary responsibility to address homelessness regionally.

Currently, the City supports efforts to end homelessness. The City funds programs that provide case management and short-term rental assistance to support homeless families transitioning to permanent housing, such as the WVCS Community Access to Resources and Education (CARE) program.

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

The County OSH conducts routine outreach to the homeless persons living throughout Santa Clara County. On a biennial basis, the OSH conducts a Point in Time (PIT) count estimate the prevalence of homelessness in the jurisdictions within Santa Clara County, including the City. Through this process the volunteers outreach directly to persons experiencing homelessness to understand their background, situation, and needs. The purpose of the PIT count is to assess the status of homeless persons living within the County and use the findings apply for funding for HUD to support housing services, including homeless services. Currently, the CoC receives approximately \$26 million dollars annually in federal funding. The most recent PIT count took place in January 2019.

Secondly, the CoC prepares a community plan focused on ending homelessness in Santa Clara County every five (5) years. The current plan is for the 5-year time period starting in 2015. The Plan was developed through a series of community summits addressing specific homeless populations in the County and is based on extensive community engagement with the homeless populations.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are not emergency shelters or transitional housing located in the City.

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

The City's funding supports services that provide intensive case management for chronically homeless individuals with the goal of rapid re-housing. Case management will be person-based, rather than provided through a shelter.

Additionally, the City's funds will support public services that address the supportive housing needs of very low-income and homeless individuals.

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

There are existing services that the City's funding will continue to support:

- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Medical Center and provides medical services to homeless individuals, including primary care and urgent care. VHHP also manages a Medical Respite program for homeless individuals discharged from hospitals as well as a Backpack Homeless Health Care Program for those in encampments.
- The County's Social Services Agency has expedited the review process of homeless households' CalFresh applications so that they may receive benefits within three days.

- The County's Behavioral Health Services Department (BHS) has multiple programs to connect homeless individuals with housing or shelter assistance. BHS also treats those going through behavioral health crises.
- The County's Reentry Resource Center (RRC) provides services to those who have been previously incarcerated and to individuals who are homeless upon release. Services include referrals to drug treatment, housing assistance, food assistance, counseling, and other benefits.
- The County's OSH mission is to increase the supply of housing and supportive housing that is affordable and available to extremely low income and /or special needs households. OSH supports the County mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.

Discussion

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

1. Introduction:

The City is subject to the same barriers to affordable housing that exist across the Bay Area. These issues include the high cost of development, constraining the development of affordable housing units in favor of higher-end units and the lack of developable land prevents housing development and increases the price of land.

In addition to the high cost of land and labor, the City identified several potential constraints to the development of affordable housing and residential development in its 2015-2023 Housing Element update:

- General Plan – The General Plan determines the allowable uses and densities of all parcels in the City. Therefore, the City’s General Plan has the potential to constrain development of affordable housing if there are not enough parcels dedicated to residential development.
- Zoning Ordinance – The Zoning Ordinance establishes land uses and development standards for new housing in the City, including minimum lot size, setbacks, and maximum building height. Development standards could potentially constrain affordable housing development if they are too restrictive.
- Parking Requirements – Parking requirements can limit the amount of floor space, and considering the high cost of land, could therefore be a potential constraint to affordable housing development.
- Site Improvements – Site improvements, including road, water, sewer, and storm drainage, are the responsibility of developers when developing housing. These expenses can increase the sales or rental costs of a development.

Additionally, the County’s Assessment of Fair Housing identified the following contributing factors to fair housing issues, including affordable housing, through analysis of data and community engagement feedback:

- Displacement of residents due to economic pressures
- Land use and zoning laws
- Source of income discrimination
- Community opposition
- Availability, type, frequency, and reliability of public transportation

- Lack of access to opportunity due to high housing costs
- Lack of affordable, accessible housing in a range of unit sizes
- Lack of affordable housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of resources for fair housing agencies and organizations
- Location and type of affordable housing
- Loss of affordable housing
- Private discrimination

The most relevant contributing factor to the City of Cupertino's barrier to affordable housing is the high cost of land and lack of funding for affordable housing. Survey results also identified discrimination as a barrier to acquiring affordable housing. Respondents expressed that they were discriminated against on the basis of sex, familial status, or other reasons.

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

The City has identified strategies to remove or ameliorate barriers to affordable housing in their 2015-2023 Housing Element, which include:

- Continuing to implement the second dwelling unit ordinance;
- Facilitating lot consolidations;
- Being flexible with development standards;
- Planning for increased densities in the "Heart of the City";
- Collecting housing mitigation fees;
- Incentivizing development; and
- Conserving housing stock.

Discussion:

See above.

AP-85 Other Actions – 91.220(k)

1. Introduction:

Actions planned to address obstacles to meeting underserved needs

The priority needs identified through the Con Plan are intended to serve under-served populations, including persons experiencing homelessness and special needs populations such as elderly persons and persons living with disability. To review these needs and subsequent goals in detail, see the projects summary in AP-30 of this Plan.

Actions planned to foster and maintain affordable housing

As described above, the City is committed to rehabilitating units owned by homeowners and rental units so that they can continue to provide safe and affordable housing for low-income households. Actions planned for rehabilitation include:

- Rebuilding Together Silicon Valley will provide funds to seven low-income Cupertino homeowners who could not otherwise afford to make critical repairs to their homes, resulting in health and safety issues. Grants may include funding for the addition of accessible features for disabled and/or elderly homeowners who may otherwise not be able to stay in their homes
- West Valley Community Services, Inc. will repair five rental units in the Vista Village BMR rental complex. Tenants who live in the complex are very- low and low-income residents.

Further, the City participates in County-wide efforts through the HOME Consortium and County OSH to provide affordable housing and supportive services.

Actions planned to reduce lead-based paint hazards

The City's goal is to make certain that each tenant, landlord, and property owner is fully aware of the dangers, symptoms, and methods of testing, treatment, and prevention of lead-based paint poisoning. The City follows all applicable lead-based paint regulations, which primarily affect projects funded by the City and HUD.

Actions planned to reduce the number of poverty-level families

The City is committed to reducing poverty and supports organizations within the region, including the following:

- Santa Clara County Human Services, which helps clients develop a “welfare to work” plan and provides career advising, job placement, resume development, and interviewing skills to students. The Department of Human Services also serves homeless individuals with job training and housing.;
- The NOVA Workforce Development Board provides training and employment services to those residing in the Cities of Santa Clara, Cupertino, Los Altos, Milpitas, Mountain View, Palo Alto, and Sunnyvale. Many of its services and programs target disadvantaged youth and adult populations, who may have limited education and/or barriers to employment.;
- The SCCCHA is a Moving to Work agency, which allows programs that focus on self-sufficiency and affordable housing.
- Santa Clara Unified School District’s Adult Education Center offers a variety of courses and resources, including English as a second language and resources for immigrants, high school diploma and GED courses, career training, enrichment courses, exercise and wellness courses, parenting classes, an on-site preschool, and on-site CalWORKs office dedicated to working with students at the Adult Education Center.

Actions planned to develop institutional structure

This Plan will follow the institutional structure determined in the 2020-2025 Consolidated Plan, which includes private industry, nonprofit organizations, and public institutions. The City coordinates closely with the County OSH as a participant of the CoC and the SCCCHA, both of which provide regional services that benefit residents of Cupertino.

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

The County oversees the coordination between the City and the region-wide network of housing and community development partners. The City is committed to continuing to actively collaborate with other local jurisdictions and service providers through sharing information and resources.

Discussion:

Please see discussions above.

Program Specific Requirements

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

Introduction:

2. Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$7,944
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities

N/A

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

N/A

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

N/A

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

APPENDIX

Community Engagement Summary