DATE:       November 4, 2019, Regular Meeting
TIME:       6:15 PM
PLACE:      Isaac Newton Senter Auditorium
            County Government Center – 70 W. Hedding Street, 1st Floor
            San Jose, CA 95110

AGENDA

In compliance with the Americans with Disabilities Act and the Brown Act, those requiring accommodations in this meeting should notify the Clerk of the Housing and Community Development Advisory Committee no less than 24 hours prior to the meeting at (408) 793-0550, or TDD (408) 993-8272.

Please note: To contact the Commission and/or to inspect any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to all or a majority of the Board of Supervisors (or any other commission, or board or committee) less than 72 hours prior to that meeting, visit our website at http://www.sccgov.org or contact the Clerk at (408) 793-0550 or Office of Supportive Housing, 3180 Newberry Drive #150, San Jose, CA 95118, during normal business hours.

Persons wishing to address the Commission on a regularly scheduled item on the agenda are requested to complete a request to speak form and give it to the Deputy Clerk. (Government Code Section 54953.3.) Individual speakers will be called by the Chairperson and are requested to limit their comments to two minutes. Groups of speakers on a specific item are asked to limit their total presentation to a maximum of twenty minutes for each side of the issue.

COMMUTE ALTERNATIVES: The Board of Supervisors encourages the use of commute alternatives including public transit, bicycles, carpooling, and hybrid vehicles.

For public transit trip planning information, contact the VTA Customer Service Department at (408) 321-2300 Monday through Friday between the hours of 6:00 a.m. to 7:00 p.m., and on Saturday from 7:30 a.m. to 4:00 p.m. Schedule information is also available on the web at www.vta.org.

Bicycle parking racks are available in the James McEntee, Sr., Plaza in front of the County Government Center building. If this Board or Commission does not meet in the County Government Center, please contact VTA for related routes.

Opening

1. Roll Call.

2. Public Comment.

   This item is reserved for persons desiring to address the Committee on any matter not on this agenda. Members of the public who wish to address the Committee on any item not listed on the agenda should complete a Request to Speak Form and place it in the tray near the podium. The Chairperson will call individuals to the podium in turn.

   Speakers are limited to the following: three minutes if the Chairperson or designee determines that five or fewer persons wish to address the Committee; two minutes if the Chairperson or designee determines that between six and fourteen persons wish to address the Committee; and one minute if the Chairperson or designee determines that fifteen or more person wish to address the Committee.

   The law does not permit Committee action or extended discussion of any item not on the agenda except under special circumstances. If Committee action is requested, the Committee may place the matter on a future agenda. Statements that require a response may be referred to staff for reply in writing.
3. Approve Consent Calendar and changes to the Committee's Agenda.

   Items removed from the Consent Calendar will be considered at the end of the regular agenda for discussion. The Committee may also add items on the regular agenda to the Consent Calendar.

   Notice to the public: there is no separate discussion of Consent Calendar items, and the recommended actions are voted on in one motion. If an item is approved on the consent vote, the specific action recommended by staff is adopted. Members of the public who wish to address the Committee on Consent Calendar items should comment under this item. Each speaker is limited to two minutes total.

### Regular Agenda - Items for Discussion

4. Receive report from the Office of Supportive Housing relating to the 2020-2025 Consolidated Plan. (ID# 99175)

5. Receive report from the Office of Supportive Housing relating to the Santa Clara County Regional Assessment of Fair Housing. (ID# 99176)

6. Chairperson Announcements.

7. Staff Announcements.

### Consent Calendar

8. Approve minutes of the May 6, 2019 Special Meeting.

### Adjourn

DATE: November 4, 2019
TO: Housing and Community Development Advisory Committee
FROM: Consuelo Hernandez, HCD Division Director
SUBJECT: 2020-2025 Consolidated Plan

RECOMMENDED ACTION
Receive report from the Office of Supportive Housing relating to the 2020-2025 Consolidated Plan.

COMMITTEE RECOMMENDATIONS

FISCAL IMPLICATIONS

CONTRACT HISTORY

REASONS FOR RECOMMENDATION

CHILD IMPACT
The recommended action will have no/neutral impact on children and youth.

SENIOR IMPACT
The recommended action will have no/neutral impact on seniors.

SUSTAINABILITY IMPLICATIONS
The recommended action will have no/neutral sustainability implications.

BACKGROUND

CONSEQUENCES OF NEGATIVE ACTION
STEPS FOLLOWING APPROVAL

ATTACHMENTS:

- Attachment A - Consolidated Plan Process (PDF)
Community Outreach
County of Santa Clara, CA
2019

Packet Pg. 5
Welcome

For this meeting

- **Community feedback** is required by HUD for the Consolidated Plan
- Input helps identify most **urgent needs**
- Ensures alignment of needs to funding

- **Overview of:**
  - 5-year Consolidated Plan
  - Data collection/outreach

- Break out into **focus groups**

- Our focus: Listen and collect feedback
What is a Consolidated Plan?

- The Consolidated Plan (ConPlan) is designed to aid the County in assessing affordable housing and community development needs.
- The ConPlan determines how funds from the U.S. Department of Housing and Urban Development (HUD) is used.

The consolidated planning process:

- **Outreach, Stakeholder meetings, Data-gathering**: Ensures the programs are data-driven and place-based.
- **Analysis of Impediments**: Analysis of housing and economic market conditions.
- **Strategic Plan**: Addresses the priority needs and County’s goals.
- **Annual Action Plan/CAPER**: Allows the jurisdiction to track its accomplishments.
Engagement Activities

- Community survey
- Public Outreach
- Stakeholder meetings
- Focus Groups
- Pop-Up Events
Surveys

The best for providing a source of:

• Local data
• Housing needs
• Community needs
• Anonymous – allows for honest feedback
Public Outreach

- Public community workshops/outreach
  - Identify priorities
  - Creates a dialogue
- Gain input
  - Stakeholders
  - Public
- Currently, the County has planned 4 Public Outreach meetings (October-November 2019).
**Stakeholders**

**Consult with stakeholders**
- Housing providers
- Health services
- Social services
- Organizations representing protected classes
- Fair housing
- Broadband internet providers
- Emergency management organizations
- Additional local and regional stakeholders

**Why consult with stakeholders?**
- Needs Assessment for
  - Housing
  - Homelessness services
  - Disproportionate need
- Market Analysis
  - Number of units
  - Special needs services available
  - Non-housing community resources
  - Barriers to affordable housing
Focus Groups

- A focus group to gather information
  - Defined goals
  - Objectives

- Open and free discussions
  - Generate ideas
  - Provide information

- Typically smaller and more focused than public outreach meetings
Pop-Up Events

- Temporary events in unique spaces
- Venue for public outreach and information distribution
- Immediate feedback
- The County currently has 4 pop-events in various Famers’ Markets planned in October and November 2019
The results of the:

- Surveys
- Community Outreach
- Committee Meetings

Helps the City identify high-priority needs for the 2020/21-2024/25 Consolidated Plan

These identified needs are then used to form the Strategic Plan which informs and guides the City’s Action Plan (i.e., projects and programs).
Santa Clara County Overview Statistics

POPULATION: 1.94M (0.977% GROWTH)

MEDIAN AGE: 37.1

MEDIAN HOUSEHOLD INCOME: $119,035 (7.17% GROWTH)

POVERTY RATE: 8.64%

NUMBER OF EMPLOYEES: 1.01M (3.41% GROWTH)

MEDIAN PROPERTY VALUE: $971,300 (4.93% GROWTH)
Thank You
DATE: November 4, 2019

TO: Housing and Community Development Advisory Committee

FROM: Consuelo Hernandez, HCD Division Director

SUBJECT: Assessment of Fair Housing

RECOMMENDED ACTION
Receive report from the Office of Supportive Housing relating to the Santa Clara County Regional Assessment of Fair Housing.

REASONS FOR RECOMMENDATION
United States Department of Housing and Urban Development (HUD) requires federal entitlement jurisdictions that receive CDBG and HOME funds to certify that they will affirmatively further fair housing by analyzing impediments to fair housing choice within their jurisdictions, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records on the progress being made through various actions. These reports analyze the countywide and jurisdiction-specific impediments to fair housing and identify strategies to address the impediments.

The AFH is an assessment of historical and existing fair housing conditions that result in goals that will be used in the development of Consolidated Plan(s) for the County of Santa Clara as the Urban County representing the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, MonteSereno, Morgan Hill and Saratoga, the entitlement cities of Cupertino, Gilroy, Milpitas, MountainView, Palo Alto, San Jose and Sunnyvale, and the Santa Clara County Housing Authority (collectively the “Participating Jurisdictions”).

On August 27, 2019 the Board of Supervisors approved a contract with the Lawyer’s Committee for Civil Rights Under Law to prepare the AFH for the Participating Jurisdictions. The Participating Jurisdictions held a kickoff meeting in September 2019 and a significant part of the stakeholder outreach meetings are under way (Attachment A).

BACKGROUND
On July 16, 2015, HUD published a final rule on Affirmatively Furthering Fair Housing (AFFH Rule). The AFFH Rule establishes a process that certain recipients of HUD funding will use to help them meet their long-standing obligations to affirmatively further fair housing. The AFFH Rule creates a standardized process for fair housing planning – this
process is referred to in the AFFH Rule as an Assessment of Fair Housing. With the passage of Assembly Bill 686 (Santiago), the State of California now requires cities and counties to affirmatively further fair housing and include an assessment of fair housing as part of the next state-mandated update to the Housing Element (a chapter in the City/County’s General Plan).

**ATTACHMENTS:**

- Attachment A - AFH Kickoff Meeting Presentation (PDF)
KICKOFF MEETING
SANTA CLARA COUNTY REGIONAL ASSESSMENT OF FAIR HOUSING

Thomas Silverstein, Diane Glauber
Fair Housing and Community Development Project
Lawyers' Committee for Civil Rights Under Law

INTRODUCTIONS

- Background on the Lawyers' Committee
- Introduction of Staff
- Our Experience
- Who's in the room?
OVERVIEW OF THE AFH PROCESS

- Data Collection
  - HUD Data Tables
  - HUD Data & Mapping Tool
- Local Data
- Local Policy Analysis

OVERVIEW OF THE AFH PROCESS

- Stakeholder Meetings
  - Social Service Providers
  - Housing and Homelessness
  - Residents and Community Organizations
  - Civil Rights and Legal Advocacy Organizations
  - Housing Authorities
  - Government Agencies
  - Developers and Landlords
- Community Meetings
- Public Hearings
## Overview of the AFH Document

### Key Sections
- Demographic Summary
- Segregation/Integration
- R/ECAPS
- Publicly Supported Housing
- Disproportionate Housing Needs
- Disparities in Access to Opportunity
- Disability and Access
- Fair Housing Enforcement
- Goals and Strategies

### Contributing Factors
- "A factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues."
- Examples:
  - Displacement of residents due to economic pressures
  - Land use and zoning laws
  - Community opposition
  - Location of proficient schools and school assignment policies
  - Lending discrimination

## Process Timeline

<table>
<thead>
<tr>
<th>October</th>
<th>Kickoff Meeting</th>
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<tbody>
<tr>
<td>Sept.-Dec.</td>
<td>Preliminary Data Analysis and Stakeholder Meetings</td>
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<tr>
<td>Oct.-Dec.</td>
<td>Neighborhood and Subject Matter Focus Groups</td>
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<tr>
<td>January</td>
<td>First Draft Submitted to the Jurisdictions</td>
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<tr>
<td>Mar.-Apr.</td>
<td>Finalize Draft with Jurisdiction Comments, Public Hearings &amp; Public Comments</td>
</tr>
<tr>
<td>May-June</td>
<td>Incorporate Public Comments, Submit Final Draft</td>
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</table>
WE NEED YOUR HELP!

- Let us know who to talk to
- Let the key stakeholders in your respective jurisdictions a heads up that we will be contacting them for meetings and information
- Help us publicize/schedule larger community meetings and focus groups to maximize turnout and participation
- Provide us with any information that may be more difficult for us to access
- Keep us up to date about changing policies/relevant current events

QUESTIONS?
CONTACT INFORMATION

- Thomas Silverstein: tsilverstein@lawyerscommittee.org
- Diane Glauber: dglauer@lawyerscommittee.org
MINUTES

Opening

1. Roll Call/Call to Order.

Chairperson Chavez called the meeting to order at 6:30 p.m. A quorum was present.

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Cindy Chavez</td>
<td>Chairperson, Seat No. 1</td>
<td>Present</td>
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<tr>
<td>Liz Gibbons</td>
<td>Member, Seat No. 2</td>
<td>Present</td>
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<tr>
<td>Susan Landry</td>
<td>Alternate, Seat No. 2</td>
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<tr>
<td>Neysa Fligor</td>
<td>Member, Seat No. 3</td>
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<td></td>
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<tr>
<td>John McKay</td>
<td>Member, Seat No. 4</td>
<td>Present</td>
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<tr>
<td>Yvonne Martinez Beltran</td>
<td>Alternate, Seat No. 4</td>
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<tr>
<td>Rob Rennie</td>
<td>Member, Seat No. 5</td>
<td>Present</td>
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<tr>
<td>Marcia Jensen</td>
<td>Alternate, Seat No. 5</td>
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<tr>
<td>Mary-Lynne Bernald</td>
<td>Member, Seat No. 6</td>
<td>Absent</td>
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<tr>
<td>Yan Zhao</td>
<td>Alternate, Seat No. 6</td>
<td>Absent</td>
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2. Public Comment.

No public comments were received.

3. Approve Consent Calendar and changes to the Committee's Agenda.

3 RESULT: APPROVED [5 TO 0]
MOVER: John McKay, Member, Seat No. 4
SECONDER: Rob Rennie, Member, Seat No. 5
AYES: Chavez, Gibbons, Fligor, McKay, Rennie
ABSENT: Bernald
Special Agenda - Items for Discussion

4. Consider recommendations relating to Fiscal Year 2019-2020 funding for Community Development Block Grant (CDBG) and HOME Investment Partnerships Act (HOME) programs. (ID# 96429)

Possible action:

a. Approve and forward preliminary CDBG/HOME Fiscal Year 2019-2020 funding recommendations to the Board of Supervisors.

b. Approve and forward preliminary CDBG/HOME Fiscal Year 2019-2020 contingency plans to the Board of Supervisors.

Consuelo Hernandez, Principal Planner, Office of Supportive Housing (OSH), provided information relating to three-year Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) program funding; Fiscal Year 2019-2020 preliminary funding recommendations and contingency plans; budget allocation and caps for projects; and Housing and Community Development Committee (HCDAC) membership.

In response to an inquiry by Member McKay, Ms. Hernandez stated that the County receives funds annually from the United States Department of Housing and Urban Development as a qualifying Urban County and a HOME Consortium and that the funds are the primary resource for addressing housing and community development needs Countywide. She further stated that residual receipt payments from home purchase and home rehabilitation loans are a secondary resource that is reinvested in programs eligible for CDBG/HOME grant funding and are loaned for home rehabilitation and multi-housing development. Finally, Ms. Hernandez stated that the OSH will propose a five-year Urban County Consolidated Plan and that agencies applying for CDBG Public Service funding will make presentations to the Committee in October 2019.

Member Gibbons requested that Administration provide information relating to changes regarding allocation of funds for public service agencies, and expressed concerns relating to timelines and methods regarding community investments.

In response to inquiries by Members Fligor and Rennie, Ms. Hernandez provided information relating to the number of proposals and agencies funded per year, stated that the funding for Fiscal Year 2019-2020 capital improvement projects was not approved due to unmet deadlines regarding contingency project design submissions, noted the challenges of funding programs where targeted beneficiary populations are unclear, and welcomed revisiting contingency projects that were not approved in the Fiscal Year 2019-2020 preliminary funding recommendations.

Chairperson Chavez requested that Administration display information and links relating to the history of HCDAC activities on the OSH website, and that Administration provide a graphical representation of impacted project funding categorized by city. She further
proposed that Committee members discuss historical progress, and review budget allocations and caps at the next meeting.

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<thead>
<tr>
<th>4 RESULT:</th>
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<tr>
<td>MOVER:</td>
<td>Liz Gibbons, Member, Seat No. 2</td>
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<tr>
<td>SECONDER:</td>
<td>Rob Rennie, Member, Seat No. 5</td>
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<tr>
<td>AYES:</td>
<td>Chavez, Gibbons, Fligor, McKay, Rennie</td>
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<tr>
<td>ABSENT:</td>
<td>Bernald</td>
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Consent Calendar

5. Approve meeting schedule for Calendar Years 2019 and 2020. (ID# 96437)

<table>
<thead>
<tr>
<th>5 RESULT:</th>
<th>APPROVED [5 TO 0]</th>
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<tr>
<td>MOVER:</td>
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<td>ABSENT:</td>
<td>Bernald</td>
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6. Approve minutes of the March 13, 2017 Regular Meeting. (ID# 90436)

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<tr>
<th>6 RESULT:</th>
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<tr>
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</tr>
<tr>
<td>ABSENT:</td>
<td>Bernald</td>
</tr>
</tbody>
</table>

Announcements

7. Chairperson's announcements.

No announcements were made.

8. Committee member announcements.

Member Gibbons announced that the American Institute of Architects California is hosting a design competition for architects and students, and stated that proposals for projects in need of free design services may be submitted to her by May 2019.

9. Staff announcements.

Ms. Hernandez announced that Committee members may contact her and Tracy Cunningham, Program Manager, OSH, for further discussion of items covered during the meeting.
10. Adjourn to the next regular meeting on Monday, October 21, 2019, at 6:15 p.m., in the Board of Supervisors' Chambers, County Government Center, 70 West Hedding Street, San Jose.

Chairperson Chavez adjourned the meeting at 7:25 p.m.

Respectfully submitted,

Frank Soriano
Deputy Clerk