

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Santa Clara (Unincorporated)

Reporting Period 1/1/2017 - 12/31/2017

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Attached 2nd Unit ^{/1}			5			1	6				
Detached 2nd Units ^{/1}			8			2	10				
Agricultural Worker Unit ^{/1}			0			0					
Stanford			0			0	0				
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶ ▶ ▶					0	40	40				
(10) Total by income Table A/A3 ▶ ▶			13			43	56				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

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

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

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

* Note: This field is voluntary

Note: Although the County has housing rehabilitation programs and has rehabilitated housing in calendar year 2013, only those programs identified in the Housing Element's Adequate Sites inventory should be listed in Table A2. The currently-in-force 2009-2014 Housing Element did not include rehabilitation programs in its Adequate Sites inventory, therefore no rehabilitation program activity is listed in Table A2.

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	40					40	

* Note: This field is voluntary

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

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Table B

1

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.											Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022		
Very Low ¹	Deed Restricted	22										-17
	Non-deed restricted ²		15	11	13						39	
Low	Deed Restricted	13										13
	Non-deed restricted		0	0	0						0	
Moderate	Deed Restricted	214										214
	Non-deed restricted		0	0	0						0	
Above Moderate		28	50	66	43						159	-131
Total RHNA by COG. Enter allocation number:		277										
Total Units ▶ ▶ ▶			65	77	56						198	79
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

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

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Table C
Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583.			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
4.03.01: Urban County Housing Rehabilitation Program	6 Projects per Year	2015-2022	2 Housing Rehabilitation loans and 2 single family grant projects were completed in 2015. The program was temporarily placed on hold in 2016 for reevaluation. It will be relaunched in 2018.
4.03.02: Low Income Housing Tax Credit Program	Rehabilitate 500 low income housing and extend 55 years of affordability	2015-2022	To date, a total of 190 units in 2 affordable housing development projects (Stevenson House and Don de Dios Apartments) have received 4% LIHTC for rehabilitation. In 2017, the Board approved funding for the acquisition and rehabilitation of 3 existing affordable housing developments consisting of a total of 203. The affordability periods for each was extended by 55 years.
4.03.03: Fair Housing Retrofit Fund	Expend anticipated balance of \$80,000	2015-2022	These program funds have been fully expended. No additional funding is expected.
4.03.04 Rebuilding Together Silicon Valley	Complete repairs on 22 homes per reporting period.	2015-2022	Repairs were completed on 54 homes during the current reporting period.
4.03.05 Housing Conditions Survey	Complete one survey between 2015-2022	2015-2022	The housing conditions survey will be completed in a different reporting period.
4.03.06 CDBG Public Infrastructure Improvements/Public Benefits	Complete two CIP projects per year for each of the participating jurisdictions.	2015-2022	2 of the participating cities completed one CIP project each (Saratoga and Los Altos).
4.04.01: Mortgage Credit Certificate Program	Issue approximately 130 MCCs annually	2015-2022	In December 2015 the County was informed it was awarded \$25 million in MCC credits that will be distributed over the next two reporting periods. During the current reporting period 29 MCCs were issued.
4.04.02: County Housing Bond Fund	Funds were identified to be at an all time low so unlikely that additional grant funds will be provided.	2015-2022	The County does not intend to provide additional funding into the Housing Bond Fund. In November 2016 the Santa Clara County approved the 2016 Measure A Affordable Housing Bond resulting in \$950M in General Obligation Bonds.
4.04.03: Section 8 Housing Choice Voucher Program	Maintain full lease-up	2015-2022	As of 1/2017, the baseline allocation of vouchers is 16,671, including project based vouchers, maintaining approximately 87% lease-up. Note the baseline number includes both MTW and non-MTW vouchers.
4.04.04: Moderate Rehabilitation Program	79 units anticipated to expire without renewal in 2015-2022	20015-2022	As of 2017, currently administering 9 contracts with 75 units authorized under the ACC
4.04.05: Project Based (Section 8) Voucher Program	Project based 565 vouchers from 2014 through 2017	2015-2022	Approved 63 project based vouchers in 2017 in conjunction with .
4.04.06: Conventional Public Housing	Transition 20 public housing units to non-public housing	2015-2022	The SCCHA has 4 units of conventional public housing. There is no plan to transition the 4 units to non-public housing at this time.
4.04.07: Section 8 Homeownership Program	Perform mortgage assistance to enrolled families	2015-2022	7 current participants. SCCHA no longer accepts applications or issues vouchers for homeownership.
4.04.08: Family Self-Sufficiency Program	Develop and build Focus Forward	2015-2022	206 program participants are currently enrolled.

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4.04.09: Moving To Work Program (MTW)	Serve max. # of families based on funding	2015-2022	Also known as Project Based (section 8) Voucher Program. See 4.04.08 above.
4.04.10: Office of Affordable Housing	Continue with its mission	2015-2022	In 2015 the Housing and Community Development (HCD) Division of the newly formed Office of Supportive Housing has assumed the program objectives outlined in the H.E. timeframe. The HCD Division continues to administer the CDBG and HOME programs and is working collectively with the Permanent Supportive Housing team on developing new housing for special needs groups. In 2017, the HCD Division has taken the lead in the implementation of the 2016 Measure A Affordable Housing Bond.

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Housing Programs Progress Report - Government Code Section 65583.			
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
4.04.11: SCC 40T Down payment Assistance Program	6 loans / year expected	2015-2022	This program is no longer active.
4.04.12: Low and Moderate Income Housing Fund	Final Payment and transfer of balance to Affordable Housing Fund within three years of the 2015 update.	2015-2018	OSH is working on transferring the balance in this fund to the Affordable Housing Fund.
4.04.15: SCC Mental Health Department Evans Lane Wellness and Recovery Center	Program provides residential and outpatient services to qualifying adults	2015-2022	Ongoing.
4.04.16: Public Health Department (HIV/AIDS Treatment)	Provide housing subsidies and related services to HIV/AIDS afflicted households.	2015-2022	Ongoing.
4.04.17: Emergency Assistance Network	Assist individuals and families with eviction, utility disconnection and hunger.	2015-2022	Ongoing.
4.05.01: Community Development Block Grant Program	Objectives per 2015-2020 Consolidated Plan	2015-2022	Ongoing. The program operates on a fiscal year basis. Approximately \$1,336,636.46 was expended during Fiscal Year 2016/2017.
4.05.02: Affordable Housing Fund	Continue lobbying for future funding for Affordable Housing Fund	2015-2022	During the reporting period the Board of Supervisors has allocated new funding towards the production of permanent supportive housing. In addition, the Santa Clara County voters approved Measure A - Affordable Housing Bond in the amount of \$950 Million dollars.
4.05.03: Stanford Affordable Housing Fund	Release of NOFA expected in 2014, issue subsequent NOFAs as funds accumulate, approximately every three years	2015-2022	In 2017 the Board Authorized the allocation of \$14.5M in Stanford Funds towards the acquisition and improvement of Buena Vista Mobile Home Park. There is no balance in the fund. Request for funds will come through the County's over the counter Supportive Housing Development Fund.
4.05.04: Home Investment Partnership Act (HOME)	Objectives per 2015-2020 Consolidated Plan	2015-2022	During the reporting period 3 projects that have been funded with HOME funds began construction.
4.05.05: Housing Trust Silicon Valley	Meet Program Objectives 2013-2017	2013-2017	In 2017, 20 first-time homebuyers received down payment assistance loans to purchase or preserve their home. 1,612 prospective homebuyers attended homebuyer workshops.
4.05.06: Housing Authority of the County of Santa Clara (HACSC)	Develop additional units of affordable housing. One additional project was planned at Housing Element adoption.	2015-2022	Information for 2016 is not available.
4.05.07: County Surplus Land Program	Complete 660 South Fair Oaks Avenue project; Sale of 2500 Senter Rd	2015-2022	The County decided to retain the property at 2500 Senter Rd and lease it back to Charities Housing for the development of up to 160 units of permanent supportive housing. Charities Housing started construction in December 2017.
4.05.08: Mental Health Services Act Housing Program	Funds were anticipated to be exhausted Feb 2015.	2015-2022	As a whole the program has helped create 116 MHSA units. There is approximately \$394K available in funding that might be leveraged with the future "No Place Like Home Funds"

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
4.05.09: Permanent Supportive Housing Fund	Use PSH funds for programs.	2015-2022	Information for 2016 is not available.
4.05.10: Department of Alcohol and Drug Services	Provide beds for eligible clients	20015-2022	At the State level, the decision was made to end funding for the Parole Services Network, known in the Bay Area as BASN effective June 30, 2014. The County now maintain the 13.5 residential beds, the 16.5 transitional housing unit (THU) beds, and the 114 outpatient slots that would otherwise have been lost when the BASN funding terminated.
4.05.11: Mental Health Department	Provide State MHSA funds for housing.	2015-2022	See 4.05.08 above.
4.06.01: Santa Clara County Fair Housing Consortium	Continue to provide resources	2015-2022	Funded \$80,454 in FY17, to the Law Foundation who applies for funds on behalf of the Fair Housing consortium. Fair Housing is an ongoing CDBG and HOME priority.
4.06.02: San Andreas Regional Center	Continue to provide resources.	2015-2022	No updates to report for 2017.
4.06.03 Mental Health Advocacy Project (MHAP)	Through the Law Foundation, provide legal and advocacy services to over 4000 clients per year. Also respond to 12 requests for short-term housing assistance, provide consultations to 8 clients, and conduct 5 educational workshops, on an annual basis.	2015-2022	The Law Foundation provided legal and advocacy services throughout 2017. Ongoing.
4.06.04 Fair Housing Audit and Education Program	Through Fair Housing Consortium, continue to audit housing providers and hold trainings for housing providers found non-compliant during audits.	2015-2022	This program continued to operate through 2017. Activities include presentations to the California Apartment Association and Property owners in Palo Alto, Mountain View, San Jose and CalWORKs participants.
4.06.05 Fair Housing Law Project (FHLP)	Serve approximately 100 individuals.	2015-2022	The FHLP continued to serve the community and prioritizes housing discrimination, illegal mortgage lending, gentrification and displacement of low-income and diverse communities leading to segregation, and predatory slum conditions cases in Silicon Valley. The actual number of people served will be reporting during the next reporting period.
4.06.06 Dispute Resolution Program	Implement a sliding fee for service, implement a web-based case management system, expand outreach to high risk and vulnerable populations and maintain the program.	2015-2022	This program was maintained through 2017.
4.06.07 Project Sentinel	Continue to provide resources for Fair Housing Services.	2015-2022	Ongoing.
4.07.01: Housing Action Coalition (HAC)	Continue to facilitate and advocate for affordable housing	2015-2022	The County in partnership with the City of San Jose hosted roundtable trainings related to affordable housing and permanent supportive housing. The HAC is discontinued, and replaced with SV@Home

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
4.07.04: Secondary Dwelling & Manufactured Home Informational Program	Maintain and Update Information	2015-2022	Implemented January 2012.
4.07.05: Seniors' Agenda	County Planning Office to participate in Seniors Agenda process, and continue to improve availability of Affordable Housing for seniors.	2015-2022	Ongoing. Department of Aging and Adult Services (DAAS) is implementing a program to achieve "Age Friendly Cities/County" certification. More information is available in the DAAS 2015 Annual Report.
4.08.01: Santa Clara County Homeless Census and Surveys	Conduct 2015 and subsequent biennial homeless census/surveys. Link to HMIS.	2015-2022	The 2017 homeless census was planned and executed in Q 1 2017.
4.08.02: Destination: Home	Launch "Coming Home" program; Promote "Housing First" strategy	2015-2022	Ongoing. No new informaton to report in 2017.
4.08.03: Keys to Housing: A 10 year Plan to End Chronic Homelessness in Santa Clara County	Reach targets as outlined in the objectives of this program.	2015-2022	Ongoing. No new informaton to report in 2017.
4.08.04: Shelter Plus Care (S+C)	Provide subsidies for 174 homeless individuals annually	2015-2022	As of December 2017, 181 Continuum of Care (formerly Shelter Plus Care) participant households are being served.
4.08.05: Santa Clara County Collaborative on Affordable Housing and Homeless Issues	Apply for McKinney-Vento funds annually	2015-2022	See 4.08.06 below.
4.08.06: McKinney-Vento Act Homeless Program	Apply for McKinney-Vento funding annually.	2015-2022	The Santa Clara County Continuum of Care (CoC) was awarded \$20,204,762 for renewal and new projects through HUD's 2015 CoC Program competition. The CoC was awarded \$20,015,353 for renewal and new projects through HUD's 2016 CoC Program competition; this amount does not include a new \$676,379 project grant that was awarded during the 2015 reporting cycle.
4.08.07: Community Technology Alliance	Provide technology support for housing programs	2015-2022	Ongoing.
4.08.09: Arturo Ochoa Migrant Center	Preservation of 100 units of seasonal housing	2015-2022	Ongoing operation of 100 units of seasonal migrant worker housing. Management by EAH since 2012.
4.08.10: Office of Affordable Housing and Homeless Support Services	Continue to co-produce the bi-annual homeless census and survey. Achieve development of Parkside Studios and Onizuka Crossing (formerly Armory Family Housing project).	2015-2022	In 2015 the Housing and Homeless Support Services were integrated into the Office of Supportive Housing. The Continuum of Care Quality Division has assumed the bi-annual homeless census and survey. The HCD Division has assumed the development role in the Parkside Studios project. In Spring of 2017, the Donner Lofts Apartments, which includes 100 affordable housing units, with 20 set aside for homeless individuals and families, was completed.
4.08.12: UPLIFT Program	Provides quarterly transit pass program for the homeless.	2015-2022	More than 9,000 passes were issued in 2017.
4.08.13: Finally Home?	Continue program.	2015-2022	Housing Trust continued program.

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4.08.14: County Homeless Facilities-Emergency Shelters, Traditional Housing and Permanent Supportive Housing.	Continue to work towards ending homelessness by increasing permanent supportive housing opportunities in the County.	2015-2022	Implementation of the 2016 Measure A Affordable Housing Bond began. The Board approved program guidelines for the Supportive Housing Development Funds consisting of approximately \$221M towards the acquisition of real property for supportive housing. On November 14th and December 5th the Board approved 6 new housing developments consisting of 233 new permanent supportive housing units.
4.08.16: Housing 1000	Identify and house 1000 chronically homeless by 2015.	2015-2022	The Housing 1000 Campaign officially ended on 12/31/14 and housed 839 households. Of those clients participating in the Care Coordination Project, 83% remain stably housed after 12 months.

Housing Programs Progress Report - Government Code Section 65583.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
4.09.03: Agricultural Employee Housing for non-employees of facility operator/property owners	Within three years (by June 2017), bring options to Board that would amend sections 2.20.020 and 4.10.040 of the County's Zoning Ordinance.	2015-2022	Will be implemented after the Farmworker Housing Needs Assessment and overall assessment of sustainable agricultural policies. Anticipated to be completed by Q3 2018.
4.09.04: Detached Secondary Units	Within three years (by June 2017), present options to the BoS.	2015-2022	The program was completed in Q2, 2016 with final Board approval May 2016.
4.09.05: Increase Maximum allowable size of Secondary Units on Small Lots 1-2.5 acres rural zones	Within three years (by June 2017), present options to the BoS.	2015-2022	The program was completed in Q1, 2016. Final approval by the Board was May 2016.
4.09.06: Secondary Dwelling Owner Occupancy Requirements	Within three years (by June 2017), present options to the BoS.	2015-2022	Completed as part of 4.09.05 in Q2, 2016. Final approval by the Board was May 2016.
4.09.07: Reduce permit requirements for long term agricultural worker housing	Within three years (by June 2017), present options to the BoS.	2015-2022	Will be implemented after the Farmworker Housing Needs Assessment and overall assessment of sustainable agricultural policies. Anticipated to be completed by Q3 2018.
4.09.08: Santa Clara County Association of Planning Officials	The County Planning Official or a representative will regularly attend SCCAPO.	2015-2022	Ongoing.
4.09.10: Stanford General Use Permit	107 apartments to be completed in reporting cycle	2015-2022	No building permits for Stanford apartments issued in 2016.
4.09.11: Onsite Wastewater Treatment Systems	Completed	2015-2022	Completed.
4.09.12: Consideration for allowing use of In-Lieu fees to qualify for Density Bonuses	Within two years (by June 2016), present options to the BoS.	2015-2022	Ongoing.
4.09.13: Water and Sewer Service Priority (SB 1087)	Within 2 years, assist water and sewer providers to establish priority for development affordable to low income households.	2015-2022	Ongoing.
4.09.14: Update of Flood Hazard and Flood Management Information (AB 162)	Update flood hazard maps.	2015-2022	Completed.

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4.09.16: Conduct Farmworker Housing Needs Assessment	Choose a methodology and conduct farmworker housing needs assessment.	2015-2022	A farmworker housing needs assessment will be conducted during Q2 2018 and completed by Q3 2018 .
4.09.17: Rent Price Monitoring Program	Present data on rent prices to Board as part of the Annual Housing Element Report, including evaluations and actions as appropriate.	2015-2022	Rent pricing trends in the region are presented in the BoS Staff Report.

General Comments:

Tables A & A3: Count is of Permits Issued for housing during the calendar year 2015.

Table A: No permits for Very Low, Low, or Mixed-Income Multifamily Projects were issued in calendar year 2015.

Table A2: Although the County has housing rehabilitation programs and has rehabilitated housing in calendar year 2015, only those programs identified in the Housing Element's Adequate Sites inventory should be listed in Table A2. The currently-in-force 2015-2022 Housing Element did not include rehabilitation programs in its Adequate Sites inventory, therefore no rehabilitation program activity is listed in Table A2.