Attachment A
Housing Department Draft Measures for the CED CSA

Outcome 1. Thriving, inclusive, and attractive communities and vibrant public spaces

Community Indicators:
- Income diversity ratio. *Ratio of 80% percentile income limit to 20% percentile income limit. (U.S. Census Bureau).*
- Population diversity. *% of population composition by race/ethnicity. (U.S. Census Bureau).*

Performance Measures:
- Housing public service utilization rate. *% of funding utilized for public service programs by type. (Neighborhood Capital Investment and Public Services).*
- Eviction Help Center utilization rate. *% of tenants that file eviction petitions at Santa Clara Superior Court that use the Eviction Help Center. (Rent Stabilization and Tenant Protection).*

Outcome 2. Strong, responsive, and equitable economy and development services

Community Indicators:
- Income growth. *% change in earned income for full-time wage and salary workers by income percentile. (Bay Area Equity Atlas).*
- Jobs held by residents. *% of residents who work in other cities/areas and % of jobs in San José held by residents or someone living elsewhere. (U.S. Census Longitudinal Employer-Household Dynamics).*
- Residential development project cost rate. *% of total market rate and affordable project cost by type (hard costs, soft costs, insurance rates, average residual value insurance costs, construction costs, target return rates, average rents). (Century ı Urban).*

Performance Measures:
- None.

Outcome 3. Accessible and diverse range of housing and business opportunities

Community Indicators:
- Residential displacement risk. *% of low-income households by race/ethnicity and neighborhood displacement risk level. (Bay Area Equity Atlas).*
- Housing cost burden. *% of owner- and renter-occupied households that are cost-burdened (spending more than 30 percent of income on housing costs). (Bay Area Equity Atlas).*
- Excessive housing cost burden. *% of owner- and renter-occupied households that are "severely" cost-burdened (spending more than 50 percent of income on housing costs). (Bay Area Equity Atlas).*
- Total housing occupancy rate. *% of total housing units occupied. (U.S. Census).*

Cont'd – Outcome 3. Accessible and diverse range of housing and business opportunities

- Homeowner housing vacancy rate. *% of housing units vacant for homeowner housing. (U.S. Census).*
- Rental housing vacancy rate. *% of housing units vacant for rental housing. (U.S. Census).*
- Median monthly rent. *$ cost for median monthly rent. (Bay Area Equity Atlas).*
- Living wage income. *$ hourly wage that a sole provider work full-time must earn to support themselves and their family by benefit category (with both health and retirement benefits, with either health or retirement benefits, and without health or retirement benefits). (Santa Clara County).*
- Median earnings. *$ annual median earnings for full-time workers. (Bay Area Equity Atlas).*
- Overcrowded residential housing. *% of overcrowded housing units (occupied by 1.01 persons or more per room, excluding bathrooms and kitchens) by tenure (owner, renter). (U.S. Census).*
- Severely overcrowded residential housing. *% of severely overcrowded housing units (occupied by 1.5 persons or more per room, excluding bathrooms and kitchens) by tenure (owner, renter). (U.S. Census).*

Performance Measures:
- Affordable housing production rates. *% of target achieved for total affordable housing units produced by area (continued investment area, housing expansion area). (Affordable Housing Production and Preservation Core Service).*
- Extremely low-income household funding rates. *% of Housing Department funds committed to extremely low-income households. (Affordable Housing Production and Preservation Core Service).*
- Housing production rates. *% of San José housing production compared to regional fair share number target by income level (above-moderate, moderate, low, and very-low income) and by phase (entitled, building permit issued, Certificate of Occupancy issued). (Affordable Housing Production and Preservation Core Service).*
- Affordable housing subsidy rates. *% of affordable housing units receiving City subsidy by phase (entitled, building permit issued, Certificate of Occupancy issued). (Affordable Housing Production and Preservation Core Service).*
- Housing rehabilitation completion rates. *% of rehabilitation projects completed by type (rehabilitation, minor repair) and earning level (residents earning 30% area median income or less, 50% area median income of less, 80% area median income or less). (Neighborhood Capital Investment and Public Services Core Service).*
- Rent stabilization rates. *% of rent-stabilized housing units that did not have vacancy turnover in the past year. (Rent Stabilization and Tenant Protection).*

Core Service 1. Affordable Housing Portfolio Management

Performance Measures:
- Portfolio unit compliance rate. *% of portfolio units brought into compliance with safe and sanitary condition requirements within 90 days by type (projects inspected, units inspected).*
- Housing portfolio occupancy. *% and # of affordable housing portfolio households occupied by ethnicity.*

Activity and Workload Highlights:
- Single-family loan management transactions. *# of single-family loan management transactions by type (refinances, subordinations, assumptions, payoffs).*
- Single-family rehabilitation and homebuyer loans. *$ of total loan principal and # of loans by type (project loans, rehabilitation, and homebuyer loans, multi-family acquisition/rehabilitation loans).*
- City invested and issued bonds for affordable rental units. *# of direct investment/loans and issued bonds.*
- Income restricted for sale homes. *# of income-restricted for sale homes.*
- Units refinanced for affordability. *# of existing units refinanced to keep them affordable.*

Core Service 2. Affordable Housing Production and Preservation

Performance Measures:
- Developer funding commitment rates. *% of funding committed to Black, Indigenous, and People of Color (BIPOC)/Emerging Developers (developers, consultants, architects, municipal advisors, outside attorneys).*
- Regional Housing Needs Allocation ADU rates. *% City annual moderate housing Regional Housing Needs Allocation (RHNA) goal met through Accessory Dwelling Units permits approved.*
- Affordable housing unit subsidy rate. *Average per unit subsidy in funding commitments for new construction projects.*
- Affordable housing unit preservation rates. *% of housing units preserved by type (disabled, family, permanent supportive housing, rapid rehousing, seniors, veterans, youth)*
- Affordable housing unit completion rates. *% of housing units completed by type (disabled, family, permanent supportive housing, rapid rehousing, seniors, veterans, youth).*

Activity and Workload Highlights:
- Affordable housing units completed. *# of affordable housing units completed.*
- New construction funding subsidy. *$ in funding commitments for new construction.*
- Affordable housing funding commitments. *$ in funding committed for total affordable housing units by area (continued investment areas, housing expansion areas).*

Cont'd – Core Service 2. Affordable Housing Production and Preservation

- Affordable housing unit preservation. *# of housing units preserved by type (disabled, family, permanent supportive housing, rapid rehousing, seniors, veterans, youth).*
- Affordable housing unit completion. *# of housing units completed by type (disabled, family, permanent supportive housing, rapid rehousing, seniors, veterans, youth).*

Core Service 3. Neighborhood Capital Investment and Public Services

Performance Measures:
- CDBG invoice reimbursement rate. *% of Community Development Block Grants (CDBG) reimbursement invoices processed within 30 days of receipt containing required documentation.*
- CDBG project funding rate. *% of Community Development Block Grants (CDBG) funds used for projects by type (Public Services, Community Development Investment Non-Construction Projects, Community Development Investment Construction Projects).*

Activity and Workload Highlights:
- Rehabilitation project completion. *# of rehabilitation projects completed by type (rehabilitation projects, minor repair).*
- Necessity grant funding. *$ of grant funding for low-income residents to provide necessities and # of residents.*
- HUD grant disbursement. *# of U.S. Department of Housing and Urban Development (HUD) grants disbursed to the community by type (residents impacted, programs supported, organizations supported).*

Core Service 4. Rent Stabilization and Tenant Protection

Performance Measures:
- Eviction diversion rate. *% of households stabilized by eviction diversion program of total cases received.*
- Tenant/landlord petition resolution rate. *% of tenant/landlord petitions resolved.*
- Tenant/landlord voluntary agreement rate. *% of tenant/landlord petitions that resulted in voluntary agreement without an appeal.*
- Rent registry rate. *% of rent-stabilized units registered annually with the rent stabilization program rent registry.*
- Rent stabilization inquiry rate. *% of rent stabilization program inquires received by intake channel (rent stabilization program, legal services advice hotline, eviction prevention hotline).*

Activity and Workload Highlights:
- Rent stabilization client interactions. *# of mobilehome and apartment client interactions with the Rent Stabilization Program.*
- Tenant petition submissions. *# of tenant petitions submitted by type (housing services reduction, unlawful rent).*

Cont'd – Core Service 4. Rent Stabilization and Tenant Protection

- Rent stabilization and tenant protection outreach. *# of Rent Stabilization and Tenant Protection outreach by type (events, attendees).*
- Rent stabilization and tenant protection property owner workshops. *# of Rent Stabilization and Tenant Protection workshops for property owners (events, attendees).*
- Eviction prevention cases. *# of eviction prevention cases by type (eviction concern interactions, individuals assisted during unlawful detainer calendar at Santa Clara County Superior Court, total cases received, total households stabilized).*