



## City of San José Housing & Community Development Commission

District 1 — Roma Dawson

District 3 — VACANT

District 5 — Ruben Navarro

District 7 — Victoria Partida (VC)

District 9 — VACANT

Mayor — Ali Sapirman

Lived Experience (Mayor) — Sketch Salazar

Lived Experience Alternate (Mayor) — Gabriela Gabrian

Alain Mowad — District 2

Nuha Khan — District 4

Jen Beehler — District 6

Huy Tran — District 8

Roberta Moore — District 10

Daniel Finn — CAAC MR

(C) Ryan Jasinsky — CAAC ML

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Commissioners are appointed by corresponding Council Members, but do not need to reside in that Council District.

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### REGULAR MEETING AGENDA

May 8, 2025

Virtual [Zoom Link](#)

Start time: 5:45 PM

Web ID: **940 5398 8541**

Location: City Hall, Wing Rooms 118-120

**888-475-4499 (Toll Free)**

Members of the public have a choice to attend the meeting either in person at the location listed above, or to attend virtually, viewing and listening to the meeting by following the instructions below. Additional instructions are provided below to those members of the Public who would like to comment on items on the agenda.

Beginning Tuesday, February 6, 2024, the City of San José will limit verbal comment for Brown Act meetings to **in person only**. The public will still be able to watch live broadcasts of commission meetings on Zoom. The public may attend meetings in person to provide comment or may provide written comments on agenda items.

#### How to attend the Housing & Community Development Commission Meeting:

- 1) **In person:** For participants that would like to attend in person, the physical location is listed on the upper left of this page.
- 2) **Electronic Device Instructions:** For participants who would like to join electronically from a PC, Mac, iPad, iPhone, or Android device, please click this URL: [Zoom Link](#).
  - a. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
  - b. Enter an email address and name to join the meeting.
- 3) **Telephone Device Instructions:** For participants who would like to listen to the meeting on their telephones, please dial **888-475-4499 (Toll Free)**.
- 4) **Public Comments prior to meeting:** If you would like to submit your comments prior to the meeting, please e-mail [mindy.nguyen@sanjoseca.gov](mailto:mindy.nguyen@sanjoseca.gov) or call **(408) 534-2961 by**

**12pm the day of the meeting.** Comments submitted prior to the meeting will be considered as if you were present in the meeting.

*Note that the times for items shown below are approximate and intended only to notify the Commission of the approximate amount of time staff expects each item might take.*

***Please note that items may be heard before or after the times shown, and plan accordingly.***

APPROX. TIME	AGENDA ITEM
5:45	I. <b>Call to Order &amp; Orders of the Day</b> A. Chair reviews logistics for Zoom meetings
5:46	II. <b>Introductions and Roll Call</b>
5:50	III. <b>Consent Calendar</b> A. <b>Approve the Minutes for the Regular Meeting of March 13, 2025 and April 10, 2025</b> ACTION: Approve the March 13, 2025 and April 10, 2025 action minutes
6:00	IV. <b>Reports and Information Only</b> A. Chair B. Director C. Council District Liaison
6:10	V. <b>Open Forum</b> <i>Members of the Public are invited to speak on any item that does <u>not</u> appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak during Open Forum; however, the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate due to a large number of speaker requests.</i>
6:15	VI. <b>Old Business</b>
6:20	VII. <b>New Business</b>  A. <b>Draft 2025-2030 Consolidated Plan, Draft Fiscal Year 2025-2026 Annual Action Plan, and Draft Amendments to Citizen Participation Plan (C. Alexander, Housing Department)</b>

**Action:** 1) Conduct a public hearing on the draft 2025-2030 Consolidated Plan, Fiscal Year 2025-2026 Annual Action Plan, and Citizen Participation Plan, and take public comment as required by the U.S. Department of Housing and Urban Development (HUD);

2) Provide input to Housing Department staff on the draft 2025-2030 Consolidated Plan, Fiscal Year 2025-2026 Annual Action Plan and proposed funding allocations and Citizen Participation Plan; and

3) Recommend City Council approve the 2025-2023 Consolidated Plan, Fiscal Year 2025-2026 Annual Action Plan, and Citizen Participation Plan. Conduct a public hearing on the

**7:00**

**B. Measure E Spending Plan  
(E. Soliván, Housing Department)**

**Action:** Recommend the City Council take the following actions:

- i. Adopt a resolution amending Section 22 of City Council Policy 1-18, titled "OPERATING BUDGET AND CAPITAL IMPROVEMENT PROGRAM POLICY ", to approve the following percentage allocations for the spending of Measure E revenues effective July 1, 2025:
  - a. Up to 5% of the revenues may be allocated for the administration of funding related to increased workload resulting from more robust homeless prevention efforts and the creation of more affordable housing, including, but not limited to, financial, legal, or administrative and policy programmatic support.
  - b. The remaining revenue is allocated as follows:
    - i. 10% for homelessness prevention including, but not limited to, gender-based violence programs, legal services, and rental assistance.
    - ii. Up to 90% for homeless sheltering and support programs that may include, but are not limited to, case management, outreach teams, encampment services, safe or supportive parking, homeless shelters, and interim housing construction and operations; and
    - iii. Any remaining revenue not budgeted within the homeless sheltering and support program allocation above will be allocated as determined

through the annual budget process for the creation of new or the preservation of existing affordable housing.

- ii. Approve the following percentage allocations for the spending of Measure E revenues totaling \$55.0 million anticipated to be received in Fiscal Year 2025-2026:
  - a. 5% or \$2,750,000 for administration with the remaining revenue allocated as follows:
    - i. 10% or \$5,225,000 for homeless prevention, gender-based violence programs, legal services and rental assistance; and
    - ii. Up to 90% or \$47,025,000 for homeless sheltering and support programs that may include, but are not limited to, case management, outreach teams, encampment services, safe or supportive parking, homeless shelters, and interim housing construction and operations.

9:00

**C. Middle-Income Housing Strategy Status Report  
(E. Soliván, Housing Department)**

**Action:** Accept the City's moderate-income (also known as the middle-income or workforce-income) housing development strategy staff report.

9:30

**D. Commission Nominations for Officers  
(R. Jasinsky, HCDC Chair)**

**Action:** Make nominations for positions of Chair and Vice Chair of the Commission to serve in Fiscal Year 2025-2026 commencing with the first Commission meeting after the June 2025 regular meeting.

9:45

**VIII. Open Forum**

*Members of the Public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission (per [Section 2.08.2840](#) of the San José Municipal Code). Meeting attendees are usually given two (2) minutes to speak during Open Forum; however, the time limit is in the discretion of the Chair of the meeting, and may be limited when appropriate due to a large number of speaker requests.*

9:50

**IX. Meeting Schedule**



The next **Regular Meeting** for the Commission is scheduled to be held on **Thursday, June 12, 2025 at 5:45 p.m. in Wing Rooms 118-120 at San José City Hall, 200 E. Santa Clara St., San José, CA 95113**. Items tentatively expected to be heard are:

- Housing Trust Fund Budget
- Rent Stabilization Program Semi-Annual Report Fiscal Year 2024-2025
- Rent Stabilization Program Quarter 3 Mobilehome Interaction Log
- Elections for Chair and Vice Chair for Fiscal Year 2024-2025

**9:55 X. Adjournment**

*The City's [Code of Conduct](#) is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.*

You may speak to the Commission about any discussion item that is on the agenda, and you may also speak during Open Forum on items that are not on the agenda and are within the subject matter jurisdiction of the Commission. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during Open Forum. Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the Commission unless listed on the agenda, which has been posted not less than 72 hours prior to meeting. Agendas, Staff Reports and some associated documents for the Commission items may be viewed on the Internet at <http://www.sanjoseca.gov/hcdc>. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Commission.

Correspondence to the Housing & Community Development Commission is public record and will become part of the City's electronic records, which are accessible through the City's website. Before posting online, the following may be redacted: addresses, email addresses, social security numbers, phone numbers, and signatures. However, please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the Housing & Community Development Commission, will become part of the public record. If you do not want your contact information included in the public record, please do not include that information in your communication.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk, 200 East Santa Clara Street, 14<sup>th</sup> Floor, San José, California 95113, at the same time that the public records are

distributed or made available to the legislative body. Any draft resolutions or other items posted on the Internet site or distributed in advance of the Commission meeting may not be the final documents approved by the Commission. Contact the Office of the City Clerk for the final document.

On occasion, the Commission may consider agenda items out of order.

The Housing & Community Development Commission meets every second Thursday of each month (except for July and sometimes December) at 5:45pm, with special meetings as necessary. If you have any questions, please direct them to the Commission staff. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

*The Levine Act* requires a Party in a Proceeding before the City of San José that involves any action related to their contract, license, permit, or use entitlement to disclose any campaign contributions to City elected or appointed officials totaling more than \$250 within the 12 months prior to the City decision. A Participant to a Proceeding may voluntarily report a campaign contribution. Please visit <https://www.sanjoseca.gov/your-government/appointees/city-clerk/levine-act> for updated forms and information.

**To request translation or interpretation services, accommodation, or alternative format under the Americans with Disabilities Act for City-sponsored meetings, events, or printed materials, please call (408) 535-1260 as soon as possible, but at least three business days before the meeting. Please direct correspondence, requests, and questions to:**

City of San José Housing Department  
Attn: Mindy Nguyen  
200 East Santa Clara Street, 12<sup>th</sup> Floor  
San José, California 95113  
Tel: (408) 534-2961  
Email: [mindy.nguyen@sanjoseca.gov](mailto:mindy.nguyen@sanjoseca.gov)

**Para residentes que hablan español:** Si desea mas información, favor de llamar a Luisa Cantu al 408-535-8357.

**Tiếng Việt:** Xin vui lòng liên lạc Janie Le tại 408-975-4462.

**對於說華語的居民:** 請電 408-975-2694 向 Hong Hua 詢問詳細事宜。

**HOUSING & COMMUNITY DEVELOPMENT COMMISSION**  
**MEETING ACTION MINUTES**

**March 13, 2025**

<b>MEMBERS PRESENT:</b>	Alain Mowad	Commissioner (D2)
	Barry Del Buono	Commissioner (D3)
	Ruben Navarro	Commissioner (D5)
	Jen Beehler	Commissioner (D6) <i>Arrived at 5:50pm</i>
	Victoria Partida	Vice Chair (D7)
	Huy Tran	Commissioner (D8) <i>Arrived at 6:15pm</i>
	Roberta Moore	Commissioner (D10) <i>Arrived at 5:52pm</i>
	Ali Sapirman	Commissioner (Mayor)
	Daniel Finn	Commissioner (MR)
	Ryan Jasinsky	Chair (ML)
	Gabriela Gabrian	Commissioner (LE Alt)
<b>MEMBERS ABSENT:</b>	Roma Dawson	Commissioner (D1)
	Nuha Khan	Commissioner (D4)
	Sketch Salazar	Commissioner (LE)
<b>STAFF PRESENT:</b>	Erik Soliván	Director, Housing
	Cupid Alexander	Deputy Director, Housing
	Mindy Nguyen	Development Officer, Housing
	Stephanie Gutowski	Housing Policy and Planning Administrator, Housing
	Kristen Clements	Division Manager, Housing
	Jerad Ferguson	Principal Planner, PBCE
	Annette Tran	Interim Senior Development Officer, Housing
	Jessica Reyes	Staff Specialist, Housing

**(I) Call to Order & Orders of the Day**

**A.** Chair Jasinsky called the meeting to order at 5:45 p.m.

**(II) Introductions** – Commissioners and staff introduced themselves.

**(III) Consent Calendar**

**A. Approve the Consent Calendar which includes Minutes for the Regular Meeting of February 13, 2025.**

Commissioner Sapirman made the motion to approve the Consent Calendar with a second by Commissioner Finn. The motion passed 9-0.

**Housing & Community Development Commission**  
**DRAFT Minutes – Regular Meeting of March 13, 2025**

Yes	Finn, Jasinsky, Mowad, Del Buono, Navarro, Beehler, Partida, Sapirman, Gabrian (9)
No	None (0)
Absent	Dawson, Khan, Salazar (3)

**(IV) Reports and Information Only**

- A. Chair:** Chair Ryan Jasinsky reviewed logistics and guidelines for participation. Chair Jasinsky reviewed the functions, powers, and duties of the Housing and Community Development Commission.
- B. Director:** There were no updates.
- C. Council Liaison:** No updates were given as the Council Liaison was not present.

**(V) Open Forum**

**(VI) Old Business**

**(VII) New Business**

**A. 2025-2030 Consolidated Plan and Fiscal Year 2025-2026 Annual Action Plan Funding Priorities**  
**(S. Gutowski, Housing)**

**ACTION:** Hold a public hearing on funding priorities for the 2025-2030 Consolidated Plan and Fiscal Year 2025-2026 Annual Action Plan for the use of federal funds from the U.S. Department of Housing and Urban Development (HUD) and provide Housing Department staff with input on the proposed funding priorities for the City’s 2025-2030 Consolidated Plan and next Annual Action Plan.

Commissioners asked clarifying questions and gave feedback to staff. No actions were taken.

**B. Annual Progress Report on the Housing Element and Housing Successor Report**  
**(K. Clements, Housing, J. Ferguson, PBCE)**

**ACTION:** Review the Annual Progress Report on the Housing Element and Housing Successor Report and make possible recommendations to staff and/or the City Council.

Commissioners asked clarifying questions and gave feedback to staff.  
Commissioner Tran made the motion to create an ad hoc committee consisting of

**Housing & Community Development Commission**  
**DRAFT Minutes – Regular Meeting of March 13, 2025**

Commissioners Tran, Gabrian, Finn, Sapirman, Mowad, and Navarro to study and assess Measure E and provide a report back to the commission with recommendations in May. The motion passed 9-2.

Yes	Finn, Mowad, Del Buono, Navarro, Partida, Tran, Moore, Sapirman, Gabrian (9)
No	Jasinsky, Beehler (2)
Absent	Dawson, Khan, Salazar (3)

**(VIII) Open Forum**

*Members of the Public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Commission.*

**(IX) Meeting Schedule**

The next Regular Meeting for the Commission is scheduled to be held on **Thursday, April 10, 2025 at 5:45 p.m., Wing Rooms 118-120, at San José City Hall, 200 E. Santa Clara St., San José, CA 95113**. Items tentatively expected to be heard are:

- Rent Stabilization Program Budget and Fee Recommendation
- Measure E Spending Plan
- Housing Trust Fund Budget
- Housing Balance Status Report

**(X) Adjournment**

Chair Jasinsky adjourned the meeting at 8:28 p.m.

**HOUSING & COMMUNITY DEVELOPMENT COMMISSION**  
**MEETING ACTION MINUTES**

**April 10, 2025**

<b>MEMBERS PRESENT:</b>	Roma Dawson	Commissioner (D1)
	Alain Mowad	Commissioner (D2)
	Jen Beehler	Commissioner (D6) <i>Arrived at 6:19pm</i>
	Victoria Partida	Vice Chair (D7) <i>Arrived at 6:16pm</i>
	Huy Tran	Commissioner (D8)
	Roberta Moore	Commissioner (D10)
	Daniel Finn	Commissioner (MR)
	Ryan Jasinsky	Chair (ML)
	Gabriela Gabrian	Commissioner (LE Alt)

<b>MEMBERS ABSENT:</b>	Nuha Khan	Commissioner (D4)
	Ruben Navarro	Commissioner (D5)
	Ali Sapirman	Commissioner (Mayor)
	Sketch Salazar	Commissioner (LE)

<b>STAFF PRESENT:</b>	Erik Soliván	Director, Housing
	Emily Hislop	Division Manager, Housing
	Mindy Nguyen	Development Officer, Housing
	Jessica Reyes	Staff Specialist, Housing
	Bien Doan	District 7 Councilmember
	Jonathan Fleming	Chief of Staff, District 7
	Grace Kolander	Policy Director, District 7

**(I) Call to Order & Orders of the Day**

**A.** Chair Jasinsky called the meeting to order at 5:45 p.m.

**(II) Introductions** – Commissioners and staff introduced themselves.

**(III) Consent Calendar**

**A. Approve the Consent Calendar which includes Minutes for the Regular Meeting of March 13, 2025.**

No action was taken due to lack of quorum.

**(IV) Reports and Information Only**

**A. Chair:** Chair Ryan Jasinsky reviewed logistics and guidelines for participation. Chair Jasinsky reviewed the functions, powers, and duties of the Housing and Community Development Commission.

**Housing & Community Development Commission**  
**DRAFT Minutes – Regular Meeting of April 10, 2025**

**B. Director:** There were no new updates.

**C. Council Liaison:** Councilmember Bien Doan, Chief of Staff Jonathan Fleming, and Policy Director Grace Kolander introduced their office serving as the new Council Liaison to the commission.

**(V) Open Forum**

**(VI) Old Business**

**A. Measure E Overview and Allocation Report and Ad Hoc Committee Discussion**

Commissioners asked clarifying questions and gave feedback to staff. Commissioner Tran made the motion to recommend to the council that no reallocation decision of Measure E fund be made permanent for the coming fiscal year. The motion was seconded by Commissioner Dawson. The motion passed 5-4.

Yes	Finn, Dawson, Partida, Tran, Gabrian (5)
No	Jasinsky, Mowad, Beehler, Moore (4)
Absent	Khan, Navarro Salazar (3)

Commissioner Tran made the motion to Rescind the Measure E Ad Hoc Committee that was created during the March 13, 2025 Commission Meeting. The motion was seconded by Chair Jasinsky. The motion passed 9-0.

Yes	Finn, Jasinsky, Dawson, Mowad, Beehler, Partida, Tran, Moore, Gabrian (9)
No	(0)
Absent	Khan, Navarro Salazar (3)

**B. Council Study Session on Housing and Homelessness**

This item was heard with Item VI.A.

**C. Fiscal Year 2025-2026 Annual Action Plan**

This item was not heard and will be discussed at the May 8, 2025 commission

**Housing & Community Development Commission**  
**DRAFT Minutes – Regular Meeting of April 10, 2025**

meeting under the Draft 2025-2030 Consolidated Plan and Draft Fiscal Year 2025-2026 Annual Action Plan.

**(VII) New Business**

**A. Rent Stabilization Program Budget and Fees Recommendations**  
**(E. Soliván, Housing)**

Commissioners asked clarifying questions and gave feedback to staff. Commissioner Moore made the motion to accept the fee recommendation as proposed. Commissioner Finn seconded the motion. The motion passed 9-0.

Yes	Finn, Jasinsky, Dawson, Mowad, Beehler, Partida, Tran, Moore, Gabrian (9)
No	(0)
Absent	Khan, Navarro Salazar (3)

**(VIII) Open Forum**

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**(IX) Meeting Schedule**

The next Regular Meeting for the Commission is scheduled to be held on **Thursday, May 8, 2025 at 5:45 p.m., Wing Rooms 118-120, at San José City Hall, 200 E. Santa Clara St., San José, CA 95113.** Items tentatively expected to be heard are:

- Measure E Spending Plan
- Moderate Income/Workforce Housing Strategy Status Report
- Draft Amendments to the Citizen Participation Plan
- Draft 2025-2030 Consolidated Plan and Draft 2025-2026 Annual Action Plan

**(X) Adjournment**

Chair Jasinsky adjourned the meeting at 8:18 p.m.





# Memorandum

**TO:** HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

**FROM:** Erik Soliván

**DATE:** May 1, 2025

**SUBJECT: PUBLIC HEARING ON DRAFT 2025-2030 CONSOLIDATED PLAN AND FISCAL YEAR 2025-2026 ANNUAL ACTION PLAN**

## **RECOMMENDATION**

- 1) Conduct a public hearing on the draft 2025-2030 Consolidated Plan and Fiscal Year 2025-2026 Annual Action Plan, and take public comment as required by the U.S. Department of Housing and Urban Development (HUD);
- 2) Provide input to Housing Department staff on the draft 2025–2030 Consolidated Plan, Fiscal Year 2025-2026 Annual Action Plan and proposed funding allocations; and
- 3) Recommend City Council approve the 2025-2030 Consolidated Plan and Fiscal Year 2025-2026 Annual Action Plan.

## **SUMMARY AND OUTCOME**

The purpose of this publicly noticed hearing is to provide the public and the Housing and Community Development Commission (HCDC) with an opportunity to comment and make recommendations regarding the draft 2025–2030 Consolidated Plan (Consolidated Plan) and the Fiscal Year 2025–2026 Annual Action Plan, prior to their submission to the U.S. Department of Housing and Urban Development (HUD). Both plans will be presented to the City Council on June 3, 2025, seeking authorization for the Housing Director to submit the final documents to HUD.

## **BACKGROUND**

As an entitlement jurisdiction, the City of San José (City) receives federal formula grants each year from HUD for a variety of housing and community development activities. The amount that the City receives each year is based on several factors including population, poverty levels, and housing statistics.

### Five-Year Consolidated Plan

Every five years, HUD requires jurisdictions that receive federal formula grants develop a Five-Year Consolidated Plan. The Five-Year Consolidated Plan identifies priority needs, goals, actions, and funding strategies for its four federal housing and community programs: 1) Community Development Block Grant (CDBG); 2) HOME Investment Partnerships Program (HOME); 3) Emergency Solutions Grant (ESG); and 4) Housing Opportunities for Persons with AIDS (HOPWA).

In accordance with the City's Community Participation Plan (formerly the Citizen Participation Plan), the Housing Department must provide three public hearings to create an opportunity for public input on the 2025-2030 Consolidated Plan: (1) a hearing before HCDC, prior to publication of the draft Consolidated Plan to gather input on funding priorities, held on March 13, 2025, (2) a hearing before HCDC to review and comment on the draft Consolidated Plan, scheduled for May 8, 2025, and (3) a hearing before City Council to approve the adoption of the Consolidated Plan, scheduled for June 3, 2025.

### Annual Action Plan

Each year, the City prepares an Annual Action Plan (AAP) to detail how it intends to use its federal resources to advance the goals identified in the Consolidated Plan. The AAP outlines one-year strategies and provides funding recommendations for specific programs and activities under the CDBG, HOME, ESG, and HOPWA programs.

The AAP also describes how funded activities will address the community needs and priorities identified in the Consolidated Plan. Prior to final approval by the City Council, the draft AAP is made available for a 30-day public review period. Consistent with the City's Community Participation Plan, three public hearings must be held to gather input on the AAP: (1) a hearing before HCDC, prior to publication of the draft AAP to gather input on funding priorities, held on March 13, 2025, (2) a hearing before HCDC to review and comment on the draft AAP, scheduled for May 8, 2025, and (3) a hearing before City Council to approve the adoption of the AAP, scheduled for June 3, 2025.

### Federal Funding Sources and Their Uses

Each year, the City receives four major federal funding sources from HUD to support a range of housing and community development needs. These programs are summarized below, along with estimated funding levels for Fiscal Year (FY) 2025–2026.

**Table 1: Estimated FY 2025-2026 Federal Funding Levels**

Program	Actual FY 2024-2025 Allocation*	Est. FY 2025-2026 Allocation	Prior Year Fund Balance**	Program Income	Total FY 2025-2026
<b>CDBG</b>	\$12,988,074	\$7,489,232	\$4,358,740	\$200,000	\$12,047,972
<b>HOME</b>	\$23,646,588	\$2,522,607	\$17,832,718	\$300,000	\$20,655,325
<b>HOPWA</b>	\$1,801,081	\$1,711,027	\$442,158	\$0	\$2,153,185
<b>HOPWA-PSH***</b>	\$662,996	\$662,996	\$0	\$0	\$662,996
<b>ESG</b>	\$867,952	\$697,200	\$180,425	\$0	\$877,625
<b>Total</b>	\$39,966,691	\$13,083,062	\$22,872,626	\$500,000	\$36,455,688

**Notes:**

\* Total includes current year allocation, program income, and prior year fund balances.

\*\* Ending fund balance as of April 14, 2025.

\*\*\* HOPWA Permanent Supportive Housing (PSH) operates on a three-year funding cycle. HUD awarded \$1,325,991 in FY 2022–2023, which must be fully expended over a three-year period. HOPWA-PSH funds began being drawn down in FY 2024–2025.

Federal regulations define specific uses for each funding source. HOME funds must be used to create affordable rental or homeownership opportunities for low-income households. ESG funds are restricted to activities that prevent and address homelessness, such as shelter operations, rapid rehousing, and homelessness prevention. HOPWA and HOPWA-PSH funds must be used to provide housing assistance and supportive services for individuals living with HIV/AIDS and their families. CDBG funds are the most flexible, allowing cities to support a broad range of eligible activities such as public services, housing rehabilitation, infrastructure improvements, and economic development benefiting low- and moderate-income (LMI) residents.

Because of this flexibility, the City typically focuses funding priority decisions around the use of CDBG to address the evolving needs of the community.

**ANALYSIS***2025-2030 Consolidated Plan Outreach and Engagement Process*

HUD requires jurisdictions to complete an assessment for housing, homelessness, and other community development needs through analyzing census data and community outreach and engagement.

Staff conducted community outreach and engagement from October 2024 through February 2025 for the Consolidated Plan. Staff ensured that outreach was undertaken

in multiple languages. Official public meetings were noticed in English, Spanish, Vietnamese, and Chinese. For the meetings, translators and accessibility equipment were available. These standards are consistent with the City's Citizen (Community) Participation Plan for the Consolidated Plan outreach.

In January and February 2025, the City held two at large community meetings for the general public at which participants were asked a variety of questions such as:

- What should the City's top priorities be over the next 5 years?
- What do you feel are the most common or pressing housing problems in the City?
- What are neighborhood improvements you would like to see?

The meetings were virtually and in person. Staff sent meeting invites via eblasts to 3,604 recipients in the following list serves: affordable housing developers, anti-displacement policy, assessment of fair housing, general interest and market-rate developers. Both meetings were held in the evening to ensure maximum participation. The in-person meeting provided childcare and refreshments for attendees.

In addition to the two at-large meetings, staff held 46 focus group and small stakeholder meetings, including residents from protected classes, community-based organizations, housing developers and housing advocates. These smaller format meetings helped to ensure that feedback was obtained from community members who did not feel comfortable taking on-line surveys, or who typically do not come to City-sponsored outreach meetings.

Staff attempted to maximize community input and minimize participants' efforts to attend. For example, staff attended the Amigos de Guadalupe event at the Mexican Heritage Plaza on November 5, 2024, where they educated community members on the Consolidated Plan and encouraged in-person and online completion of the survey. Staff partnered internally with the Rent Stabilization Program to provide informational flyers and surveys at neighborhood meetings and outreach events.

In total, approximately 412 people participated in public and focus group meetings, and 405 San José residents responded to the Citywide survey, for a total of 817 residents. See **Attachment A** for the list of outreach events and survey results.

### *Community Feedback on Needs*

Community input was helpful in confirming the housing and community development needs and concerns facing lower-income neighborhoods for which HUD's federal entitlement funds can be directed.

Across all community engagement events, the top needs expressed by participants included the following:

- Create additional affordable housing and provide more housing options for low-income renters.
- Improve non-profit community services to provide and services for vulnerable populations, in particular individuals with disabilities, seniors, and the unhoused.
- Improve housing stability by increasing housing education for tenants and landlords.
- Enhance resident quality of life by improving neighborhood conditions and expanding economic opportunities.

These needs were similar to those noted in recent studies in the San José area, as well as local and state legislative priorities on housing, homelessness, and fair housing.

#### *Recommended Funding Priority Areas*

Based on all of the input received through the City's community engagement efforts and data analysis, staff proposes the following three funding priorities be adopted for the Consolidated Plan:

1. **Reduce Unsheltered Homelessness** – Expand housing access and self-sufficiency resources for individuals and families experiencing or at risk of homelessness.
2. **Increase Housing Affordability** – Develop new affordable housing opportunities and preserve existing housing.
3. **Strengthen Communities** – Enhance community well-being and improve residents' quality of life.

All activities funded with the federal funding programs must support one or more of these three priorities identified in the 2025-2030 Consolidated Plan as described in the full Consolidated Plan draft in **Attachment B**.

**Table 2: Consolidated Plan Priorities and Funding Strategies**

Priority Need	Goal/Funding Strategy	Potential Programs
Reduce Unsheltered Homelessness	Expand housing access and self-sufficiency resources for individuals and families experiencing or at risk of homelessness.	<ul style="list-style-type: none"> <li>Homeless citywide and downtown outreach</li> <li>Homelessness prevention programs</li> <li>HMIS data systems support</li> </ul>
Increase Housing Affordability	Develop new affordable housing opportunities and preserve existing affordable housing.	<ul style="list-style-type: none"> <li>Single family and mobile home repair programs</li> <li>Enhanced and targeted code enforcement</li> <li>Tenant based rental assistance</li> </ul>
Strengthen Communities	Enhance community well-being and improve residents' quality of life.	<ul style="list-style-type: none"> <li>Grassroots outreach skills development</li> <li>Neighborhood leadership development</li> <li>Senior Nutrition Program</li> <li>Education, compliance, and legal assistance with City's Apartment Rent Ordinance, Tenant Protection Ordinance, and Housing Equality Payment Source of Income Discrimination Ordinance</li> <li>Housing education and legal assistance</li> </ul>

*Annual Action FY 2025-2026 Development*

The City's Housing Department invited qualified organizations to submit proposals to oversee various programs funded by CDBG, ESG, and HOPWA Program funds, for FY 2023-2024, and FY 2024-2025 in January 2023. This Notice of Funding Availability (NOFA) contracted with multiple organizations to manage different programs. applications were for the following programs:

- Neighborhood Engagement (CDBG)
- Fair Housing (CDBG and HOME)
- Legal Services (CDBG)
- Senior Nutrition (CDBG)
- Minor Home Repair (CDBG and HOME)
- Microenterprise Program (CDBG)
- Homeless Outreach (CDBG and ESG)
- Rental Assistance and Support Services (HOPWA)

This is the third year of the processed NOFA, extending the duration one year. A full NOFA will be conducted in the winter of 2025.

**CDBG Priorities**CDBG Public Services

CDBG funds can be used to support a range of services benefiting low-income individuals and households. Program regulations limit funding for public services to 15% of the annual CDBG allocation combined with program income from the prior year. The City's proposed allocations reflect funding priorities, program delivery costs, and the service capacity of contracted organizations.

**Table 3: Proposed CDBG-funded Public Services**

<b>Public Services</b>	<b>Agency Partner</b>	<b>Description</b>	<b>Est. FY 2025-2026 Funding</b>
Neighborhood Engagement	SOMOS	Leadership development and engagement training.	\$145,000
Neighborhood Engagement	VIVO	Citizenship exam preparation and civic awareness classes.	\$45,000
Legal Services	BALA	Citywide legal services for low-income tenants.	\$150,000
Legal Services	Legal Link	Neutral tenant-landlord counseling and dispute resolution services (Legal Training).	\$10,000
Legal Services	Project Sentinel	Neutral tenant-landlord counseling and dispute resolution services.	\$150,000
Fair Housing	Law Foundation of Silicon Valley - Consortium	Fair Housing	\$34,868
Senior Nutrition	POSSO	Meals and support programs for seniors.	\$293,385
Homeless Outreach	HomeFirst	Citywide outreach and shelter	\$330,000
<b>TOTAL</b>		<b>15% of CDBG allocation</b>	<b>\$1,158,253</b>

*Neighborhood Engagement - SOMOS Mayfair*

SOMOS Mayfair will deliver community-building activities through the Eastside Neighborhood Development Program, operated by the Sí Se Puede Collective – a coalition of non-profits dedicated to uplifting East San José. This program provides leadership development training, case management, financial literacy support, arts

education, and workforce development services. These efforts are designed to strengthen resident advocacy, build local leadership capacity, and empower community-driven decision-making.

*Neighborhood Engagement - Vietnamese Voluntary Foundation (VIVO)*

VIVO will offer English as a Second Language (ESL) classes, digital literacy workshops, citizenship preparation courses, and cultural awareness programs to promote civic participation among the community. VIVO will also provide case management services to assist residents with applications for public benefits, DMV services, and housing resources. Services are open to all residents, with a special focus on supporting the Vietnamese community.

*Legal Services - Bay Area Legal Aid (BALA), Legal Link, Project Sentinel*

The Legal Services program will fund two initiatives: Citywide Legal Services for Low-Income Tenants and Neutral Tenant/Landlord Counseling and Dispute Resolution Services.

Bay Area Legal Aid (BALA) administers the Citywide Legal Services Program, operating a Legal Advice Line that provides comprehensive support including client screening, intake, referrals, and legal advice. For clients with more complex issues, the Legal Advice Line will schedule in-person appointments at BALA's San José office. Additional services include limited-scope legal assistance — such as advice and counsel, brief services, and full representation and conducts community education through Know Your Rights workshops.

Legal Link and Project Sentinel administer the Neutral Tenant-Landlord Counseling and Dispute Resolution Services Program. Legal Link focuses on building community capacity by providing Housing Justice Worker training and developing a Housing Justice Worker Toolkit to equip community partners with tools to deliver housing education. Project Sentinel offers direct services to tenants and landlords, including counseling on rights and responsibilities, conflict resolution support, and mediation and conciliation services. Additional services include conducting community education through workshops, warm referrals, and individualized counseling, helping to prevent evictions, stabilize housing situations, and increase public awareness of tenant and landlord rights across San José.

*Senior Nutrition – Portuguese Organization for Social Services and Opportunities (POSSO) Senior Access and Health Support*

The Portuguese Organization for Social Services and Opportunities (POSSO) provides culturally and linguistically accessible programs for low-income seniors in San José.



Services include door-to-door transportation from seniors' homes to the Portuguese Community Center, where participants engage in daily activities such as nutrition programs, health support services, and other community-based offerings. Seniors report that participation in these programs helps reduce social isolation and promotes greater independence. In addition to transportation for medical and personal appointments, POSSO also prepares and delivers hot meals to homebound seniors, ensuring that vulnerable residents receive consistent nutrition and support.

#### *Citywide Outreach – HomeFirst*

HomeFirst's Homeless Outreach and Engagement Program provides individualized, light-touch support to high-needs individuals and households living on the streets and in encampments throughout San José. Services are participant-centered and include connecting participants to shelter and supportive services, distributing basic needs supplies such as hygiene kits, food, water, and clothing, and conducting housing eligibility assessments to facilitate pathways toward stable housing.

#### *Fair Housing – Law Foundation of Silicon Valley Consortium*

The Law Foundation of Silicon Valley leads the San José Fair Housing Legal and Education Services Collaborative, working to build inclusive and sustainable communities free from housing discrimination. Through complaint-based investigations, systematic fair housing testing, and legal representation, the collaborative helps individuals who have experienced housing discrimination access or maintain stable housing opportunities.

#### CDBG Community Development Investment (CDI) Activities

CDBG Community Development Investment (CDI) funds are used to support public infrastructure improvements and other capital needs that benefit LMI communities. Unlike public services, there is no federal cap on the amount that can be dedicated to CDI activities.

Housing Department staff collaborate with other City departments and nonprofit partners to identify eligible infrastructure and capital projects that align with CDBG requirements and the City's Consolidated Plan goals. Proposed CDI projects are evaluated based on funding availability, project readiness, public input, and consistency with Consolidated Plan priorities.

Project readiness includes the ability to fully expend allocated funds within the fiscal year and the completion of required environmental reviews prior to funding commitment, ensuring that projects can move forward promptly and in compliance with federal regulations.

**Table 4: Proposed CDBG-funded Community Development Investment (CDI) Activities**

<b>CDBG Activities</b>	<b>Department/Non-Profit Partner</b>	<b>Description</b>	<b>Est. FY 2025-2026 Funding</b>
Sidewalk Repair Program	Department of Transportation (DOT)	Repair city-owned sidewalks in low-mod neighborhoods	\$150,000
Accessible Pedestrian Signal	Department of Transportation (DOT)	Installation of accessibility devices at signalized intersections	\$434,463
Brahms Avenue and Tully Road Street Light Improvement	Public Works (PW)	Installation of underground conduits, pull boxes, and new streetlights.	\$260,000
Mid-Pen Housing Arbor Park Sprinkler Heads	Mid-Pen Housing	Replacement of sprinkler heads in units and common areas.	\$290,590
Mid-Pen Housing Italian Gardens Roofing/Lighting	Mid-Pen Housing	Roof replacement and common area lighting upgrades	\$1,491,582
Reserve for Public Infrastructure/Rehab	TBD	TBD	\$4,403,141
<b>TOTAL</b>			<b>\$7,029,776</b>

*Sidewalk Repair Program (Department of Transportation)*

DOT will repair city-owned sidewalks located in LMI neighborhoods to improve pedestrian safety. Contractors are ready to begin work, with project completion expected within 45 to 90 days once a location is assigned. DOT is coordinating with property owners to ensure timely sidewalk repairs in FY 2025–2026.

*Accessible Pedestrian Signal (APS) Community Improvement Project (Department of Transportation)*

DOT will continue its multi-year initiative to install Accessible Pedestrian Signals (APS) at signalized intersections to improve accessibility and safety, particularly for visually impaired and other vulnerable pedestrians. APS devices provide audible and vibrotactile cues that indicate when the traffic signal is in the "WALK" or "DON'T WALK" phase, offering clear, multimodal feedback to help pedestrians safely navigate intersections.

San José has approximately 1,000 traffic signals citywide, with about 32% currently equipped with APS technology. To equitably enhance safety across the City's

transportation network, DOT is continuing its efforts to install APS at priority intersections, with a focus on LMI neighborhoods. Significant progress has been made with the support of CDBG funding, particularly in Low-Mod Census Tracts and neighborhoods participating in Project Hope — a City initiative that empowers underserved communities through neighborhood association development and community engagement.

The total cost for the APS installation project is \$927,652. DOT requested \$559,374 in CDBG funding in FY 2024–2025 and an additional \$434,463 in FY 2025–2026 to continue installations at 108 locations citywide. The project advances the City’s goals of fostering inclusivity, promoting pedestrian safety, and improving quality of life for all residents, especially those who rely most heavily on accessible infrastructure.

#### *Brahms Avenue and Tully Road Street Light Improvement (Public Works)*

Residents have identified a need for improved street lighting in three locations: along Rigoletto Drive, at the intersection of Brahms Avenue and Rigoletto Drive, and on Tully Road near the Coyote Creek bridge. All three locations are within the West Evergreen Strong Neighborhoods Initiative (SNI) Area. Enhanced street lighting in these areas will significantly improve pedestrian visibility, reduce traffic-related accidents, and promote a greater sense of safety for community members. Following a lighting analysis, it was determined that additional lighting is needed to meet current City standards. The scope of work includes installing new streetlights, replacing outdated fixtures, installing poles and foundations, and trenching for underground conduit.

At the intersection of Rigoletto Drive and Brahms Avenue, the project will upgrade one existing streetlight, install one new streetlight with a pole and foundation, and trench approximately 150 linear feet for underground conduit. On Tully Road near the Coyote Creek bridge, four existing streetlights will be upgraded, two new streetlights with poles and foundations will be installed, and approximately 250 linear feet of underground conduit will be added. Once complete, the project is expected to result in an immediate and visible improvement in lighting quality and overall neighborhood safety.

#### *Mid-Peninsula Housing-Italian Gardens Roofing and Lighting Improvements (Mid-Pen Housing)*

Italian Gardens, located at 1500–1560 Almaden Road in the Gardner District, approximately two miles south of downtown San José, provides affordable housing for low-income families earning between 30% and 80% of the Area Median Income (AMI). The property includes twelve residential buildings, two community buildings, and a historic leasing office known as the Lo Curto House.

MidPen Housing will replace the roofs of the twelve residential buildings and two community facilities. The existing pitched roofs, currently finished with asphaltic

composition shingles, are at the end of their useful life and require full replacement to preserve the property's long-term habitability.

In addition to roof replacement, MidPen will upgrade outdated common area lighting, particularly in hallways and parking lots, where existing lighting levels are insufficient. New energy-efficient LED fixtures will improve visibility, enhance resident security, and reduce utility costs, allowing savings to be redirected to other critical property needs.

*Mid-Peninsula Housing-Arbor Park Fire Sprinkler Heads Replacements (Mid-Pen Housing)*

Arbor Park, located in eastern San José, is an affordable housing community originally built in 2001 and acquired by MidPen Housing in 2003 to preserve its long-term affordability. The property serves low-income families earning between 30% and 60% of AMI and consists of 75 units, including 12 one-bedroom, 40 two-bedroom, and 23 three-bedroom apartments.

The scope of work includes the full replacement of the property's fire sprinkler heads in all residential units and common areas. After 23 years in service, the sprinkler system components have reached the end of their functional lifespan and require updating to maintain fire safety standards and protect resident well-being.

CDBG – CDI Non-Construction

Non-construction CDI projects fund programs and services that benefit LMI individuals and households. These activities support community stabilization and quality of life improvements without involving physical infrastructure development.

**Table 5: Proposed CDI Non-Construction Projects**

<b>CDBG Activities</b>	<b>Department/ Agency Partner</b>	<b>Description</b>	<b>Est. FY 2025-2026 Funding</b>
Enhanced Code Enforcement	Planning, Building, and Code Enforcement (PBCE)	Enhanced Code Enforcement in Targeted Neighborhood	\$1,273,703
<b>TOTAL</b>			<b>\$1,273,703</b>

*Enhanced Code Enforcement (PBCE)*

The City will use CDBG funding to provide enhanced code enforcement services in targeted LMI neighborhoods. Under HUD guidelines, low income is defined as households earning 50% or less of the area median income (AMI), and moderate income is defined as households earning up to 80% of AMI.

CDBG funding supplements the work of the Planning, Building, and Code Enforcement (PBCE) Department's Code Enforcement Division, allowing expanded proactive inspections and services for multifamily housing properties. Enhanced code enforcement efforts will focus on six communities: Santee, Five Wounds/Brookwood Terrace, Roundtable, Hoffman/Via Monte, Foxdale, and Cadillac neighborhoods. These efforts help address substandard housing conditions, improve neighborhood livability, and promote safe, healthy living environments for San José residents.

#### CDBG-Microenterprise Program

Under CDBG guidelines, a microenterprise is defined as a business with five or fewer employees, including the owner. All part-time and full-time employees on the business payroll at the time of assistance must be counted. Eligible microenterprise activities include providing technical assistance and general support services to LMI business owners, helping to establish new businesses or expand existing ones by increasing employment, sales, or revenue.

**Table 6: Proposed Microenterprise Program**

<b>CDBG Activities</b>	<b>Agency Partner</b>	<b>Description</b>	<b>Est. FY 2025-2026 Funding</b>
Microenterprise Program	Upwards (WeeCare)	Child Care Providers Business/Technical Training	\$1,048,394
<b>TOTAL</b>			<b>\$1,048,394</b>

#### *Upwards (Weecare) – Business Operation and Optimization Support Tools (BOOST)*

Upwards, a network of licensed home-based childcare providers, will implement the Business Operation and Optimization Support Tools (BOOST) Program to support microenterprise childcare providers. BOOST offers comprehensive business and technical assistance aimed at helping low- and moderate-income providers stabilize operations, maximize revenue, and sustain their businesses over time.

By strengthening the business capacity of childcare providers, the BOOST Program contributes to the creation of a more robust, sustainable local childcare ecosystem, which in turn improves economic stability for families across San José. Through this program, Upwards will help ensure that LMI childcare businesses have the tools and resources they need to succeed and continue providing essential services to the community.

#### CDBG Administration

Recognizing the significant requirements involved in administering CDBG funds, HUD permits jurisdictions to use up to 20% of the annual entitlement plus current-year program income for administrative planning and oversight activities. In addition to general grant administration, fair housing services are the only programmatic activities that may also be funded from the Administrative category, as well as through CDBG Public Services or the HOME program.

In FY 2025–2026, Administrative funds will support fair housing programs and reimburse City departments for their work on CDBG-related activities. These activities include legal reviews of federal contracts performed by the City Attorney’s Office (CAO), environmental review services provided by the PBCE Department, and Housing Department staff work related to the Assessment of Fair Housing and Housing Element planning. Housing Department administration activities also include contract negotiation and development, monthly invoice review, spending trend analysis, contract monitoring, and coordination of HUD audits.

**Table 7: Administration Costs**

<b>CDBG Activities</b>	<b>Department/Agency Partner</b>	<b>Description</b>	<b>Est. FY 2025-2026 Funding</b>
Fair Housing	Law Foundation of Silicon Valley-Consortium	Fair Housing	\$165,132
CAO	CAO	Support services from CAO	\$50,000
PBCE	PBCE	Support services from Environmental Planner	\$70,000
Administration	Housing	20% is designated by HUD for Program Administration	\$1,252,714*
<b>TOTAL</b>			<b>\$1,537,846</b>

*\*Includes 20% of the CDBG entitlement allocation and 20% of the estimated FY 2025-2026 program income.*

### HOME Priorities

The HOME program provides financial assistance to expand the supply of affordable rental and homeownership opportunities for LMI households. Eligible activities include the acquisition, rehabilitation, and construction of affordable housing, the provision of tenant-based rental assistance, and home repair programs.

In FY 2025–2026, a portion of the City’s HOME funds will support the Home Repair Program, helping to maintain and extend the useful life of the City’s existing affordable housing stock.

Federal regulations require that at least 15% of the City's HOME allocation be reserved for activities carried out by Community Housing Development Organizations (CHDOs) — private, nonprofit, community-based organizations with the capacity to develop and manage affordable housing. To qualify, CHDOs must meet specific criteria related to legal status, organizational structure, and demonstrated experience in housing development.

**Table 8: Proposed HOME Projects**

<b>HOME Activities</b>	<b>Agency Partner</b>	<b>Description</b>	<b>Est. FY 2025-2026 Funding</b>
Home Repair Program	Rebuilding Together Silicon Valley	Owner-occupied single-family home and mobile home repairs	\$1,500,000
Home Repair Program	Habitat for Humanity	Owner-occupied single-family home and mobile home repairs	\$660,000
New Affordable Housing Development	Housing Community Housing Development Organization (CHDO)	CHDO Set Aside (15% HOME Set Aside) for Development of Affordable Housing	\$378,390
Fair Housing	Law Foundation of Silicon Valley-Consortium	Fair Housing	\$200,000
New Affordable Housing Development Project(s)	Housing Community Housing Development Organization	Reserve for New Affordable Housing Development Project(s)	\$17,854,674
Administration	Housing	10% is designated by HUD for Program Administration	\$62,261
<b>TOTAL</b>			<b>\$20,655,325</b>

*Home Repair Program – Rebuilding Together Silicon Valley and Habitat for Humanity* and Habitat for Humanity

Rebuilding Together Silicon Valley and Habitat for Humanity administer the City's Home Repair Program, providing emergency and minor repairs at no cost to eligible LMI homeowners. Eligible properties include single-family homes, mobile homes, and condominiums.

Minor repairs address health and safety deficiencies that, while not yet emergencies, could jeopardize housing stability if left unaddressed. Typical repairs include debris

removal, window and door replacements, installation of ramps and lifts, ADA improvements to bathrooms, lighting upgrades, flooring repairs, and general accessibility modifications. These critical improvements help preserve affordable homeownership opportunities and allow residents to safely remain in their homes.

### ESG Priorities

The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 amended the McKinney-Vento Homeless Assistance Act, revising the Emergency Shelter Grants Program and renaming it the Emergency Solutions Grants (ESG) program. The ESG Interim Rule, effective January 4, 2012, reflects the program's shift in focus from supporting emergency and transitional shelters to helping individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness.

**Table 9: Proposed ESG Projects**

<b>ESG Activities</b>	<b>Department/Agency Partner</b>	<b>Description</b>	<b>FY 2025-2026 Funding</b>
Rapid Rehousing	HomeFirst	Rental assistance and supportive services	\$180,425
Homeless Outreach	HomeFirst	Citywide outreach and shelter (60% of ESG Allocation)	\$417,850
County Homeless Management Information System	County of Santa Clara	Operation of the Homeless Management Information System (secure web-based database) in compliance with HUD and the State.	\$226,336
Administration	Housing	7.5% is designated by HUD for Program Administration	\$52,231
<b>TOTAL</b>			<b>\$877,625</b>

#### *Rapid Rehousing – HomeFirst*

The Rapid Rehousing Program provides rental assistance and supportive services to individuals and families experiencing homelessness. The goal is to help participants quickly obtain and maintain permanent housing without preconditions. Program components include housing search and placement, financial assistance for rent and move-in costs, and case management focused on housing stability, employment, and connection to resources. Services are individualized and designed to promote long-term



self-sufficiency and prevent a return to homelessness. ESG funds will help supplement other state funds.

### *Homeless Citywide Outreach – HomeFirst*

HomeFirst’s Homeless Outreach and Engagement Program will provide individualized, light-touch support to high-needs individuals and households living on the streets and in encampments across San José. Services will include connecting individuals to shelter and services, distributing basic needs supplies such as hygiene items, food, water, and clothing, and conducting housing eligibility assessments to support pathways to permanent housing.

### *Homeless Management Information System (HMIS) – County of Santa Clara Office of Supportive Housing*

The County of Santa Clara oversees HMIS, a secure, web-based data system used to collect, manage, and report client-level data across the homelessness services network. ESG funding supports a portion of the overall system costs, including software licensing, user training, data quality monitoring, reporting, system maintenance, and necessary upgrades to ensure ongoing compliance with HUD and State requirements.

### HOPWA Priorities

The HOPWA program is the only Federal program dedicated to addressing the housing needs of low-income people living with HIV/AIDS and their families.

**Table 10: Proposed HOPWA Projects**

<b>HOPWA Activities</b>	<b>Department/Agency Partner</b>	<b>Description</b>	<b>Est. FY 2025-2026 Funding</b>
Rental Assistance and Supportive Housing	Bay Area Community Health (BACH)	Rental assistance and supportive housing for HOPWA participants	\$1,801,855
Rental Assistance and Supportive Housing	San Benito County	Rental assistance and supportive housing for HOPWA participants	\$300,000
Administration	Housing	3% is designated by HUD for Program Administration	\$51,330
<b>TOTAL</b>			<b>\$2,153,185</b>

**Table 11: Proposed HOPWA-PSH Projects**

<b>HOPWA Activities</b>	<b>Department/Non-profit Partner</b>	<b>Description</b>	<b>FY 2025-2026 Funding</b>
Rental Assistance and Supportive Housing	Bay Area Community Health (BACH)	Rental assistance and supportive housing for HOPWA participants	\$613,272
Administration	Housing	3% is designated by HUD for Program Administration	\$49,724
<b>TOTAL</b>			<b>\$662,996</b>

*Rental Assistance and Supportive Services – Bay Area Community Health and San Benito County*

Bay Area Community Health (BACH) provides rental assistance and supportive services for low-income individuals living with HIV/AIDS and their families through both HOPWA and HOPWA-PSH funding. HOPWA-PSH specifically provides eligible households with permanent supportive housing. In addition to housing assistance, participants may also have ongoing access to supportive services provided by qualified service providers.

As the nearest metropolitan statistical area, the City also administers a portion of the HOPWA grant funding for San Benito County. The Housing Department coordinates with San Benito County staff to administer approximately \$300,000 annually in rental assistance for eligible residents. Under HUD regulations, the City may use up to 7% of the annual HOPWA allocation for administrative costs related to program management and compliance.

## **CONCLUSION**

This public hearing provides HCDC and members of the public an opportunity to offer comments on the draft 2025–2030 Consolidated Plan and the draft Fiscal Year 2025–2026 AAP. Input received during this meeting will help inform the final versions of both plans.

Adoption of the plans by the City Council on June 3, 2025, will enable Housing Department staff to submit the required documents to HUD by the August 15, 2025, deadline. Meeting this deadline is critical to ensuring the City remains eligible to receive federal housing and community development funds for FY 2025–2026.

May 8, 2025

**Subject:** PUBLIC HEARING ON DRAFT 2025-2030 CONSOLIDATED PLAN AND FISCAL YEAR 2025-2026 ANNUAL ACTION PLAN

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## **EVALUATION AND FOLLOW-UP**

The draft 2025–2030 Consolidated Plan and draft Fiscal Year 2025–2026 AAP are now available for public review through May 31, 2025.

Officially noticed public hearings on the draft plans include this HCDC meeting and a City Council meeting scheduled for June 3, 2025. Following the close of the public comment period, Housing Department staff will incorporate feedback and submit the final 2025–2030 Consolidated Plan and FY 2025–2026 AAP to HUD by the August 15, 2025, submission deadline.

Erik L. Soliván  
Director, Housing Department

The principal author of this memorandum is Annette Tran, Interim Senior Development Officer. For questions, please contact Cupid Alexander, Deputy Director, at [cupid.alexander@sanjoseca.gov](mailto:cupid.alexander@sanjoseca.gov).

## **ATTACHMENTS:**

Attachment A – 2025-2030 Consolidated Plan Community Outreach and Survey Results

Attachment B – Draft 2025 - 2030 Consolidated Plan and Fiscal Year 2025-2026 Annual Action Plan

## Attachment A – Community Outreach and Survey Results

2025-2030 Consolidated Plan Community Engagement Efforts				
Engagement Events	Date	Year	Day	Attendees
Focus Groups on Housing Needs				
1. Disability Community	January 19	2022	evening	22
2. Veterans	January 25	2022	day	17
3. LGBTQ+	January 25	2022	evening	4
4. African Ancestry	January 31	2022	evening	3
5. Formerly Homeless (Second Street Studios)	February 2	2022	day	4
6. LGBTQ+	February 15	2022	evening	19
7. Affordable Housing Residents (Kings Crossing)	March 7	2022	afternoon	4
8. Indigenous Peoples	March 16	2022	evening	1
9. Residents with Disabilities and Affordable Housing	September 12	2024	morning	13
	subtotal focus groups			87
Stakeholder Meetings				
1. City's Developer Roundtable	September 15	2021	morning	5
2. BIA South Bay RPC Meeting	March 3	2022	day	4
3. Destination: Home/County/City Coordination Meeting on Homelessness	April 28	2022	morning	12
4. Sacred Heart Housing Action Committee	August 1	2022	Evening	6
5. VTA	August 8	2022	morning	5
6. Equity Advisory Group (EAG)	August 23	2022	day	9
7. SPUR San José Board of Directors	August 24	2022	day	26
8. California Apartment Association	September 2	2022	morning	1
9. Silicon Valley Leadership Group	September 12	2022	afternoon	1
10. City and County Community Advocate for Homelessness	October 17	2022	afternoon	15
11. People Acting in Community Together (PACT)	October 18	2022	morning	7
12. Carpenters Union	October 18	2022	afternoon	1
13. Law Foundation	October 19	2022	afternoon	3
14. Schools Collaborative	October 27	2022	afternoon	32
15. Carpenters Union	January 30	2023	morning	1
16. REAL Coalition	September 14	2023	morning	5
17. Department of Aging and Adult Services	August 14	2024	afternoon	3
18. LEAB Executive Committee	October 3	2024	afternoon	9
19. LEAB Board	October 17	2024	afternoon	13
20. City Digital Divide Team	October 22	2024	afternoon	3
21. Office of Emergency Management	November 1	2024	afternoon	3
22. Lead Based Paint Consult w HD Maintenance Team	November 8	2024	morning	3
23. Fair Housing Consortium	December 9	2024	morning	8
24. LUNA	December 11	2024	morning	1
25. SCCHA	December 11	2024	afternoon	2
26. SOMOS Vecinos Activos	December 19	2024	afternoon	19
27. Homelessness Response Department Consult	January 13	2025	afternoon	3
28. PACT	February 18	2025	afternoon	6
subtotal stakeholder meetings				206
Strategy Working Groups				
1. Access to Rental Housing	January 14	2022	morning	25
2. Development Barriers - For-profit Developers	February 24	2022	afternoon	8
3. R/ECAP areas and anti-displacement issues	February 24	2022	evening	45
4. Development Barriers - Nonprofit Developers	February 25	2022	morning	6

5. R/ECAP areas and neighborhood investment	March 7	2022	afternoon	19
6. Homeownership	April 5	2022	afternoon	7
7. Areas of High Opportunity	April 6	2022	evening	19
8. Homeownership	April 8	2022	afternoon	10
9. R/ECAP areas and neighborhood investment	April 8	2022	afternoon	14
10. Access to Rental Housing	April 8	2022	afternoon	23
11. Areas of High Opportunity	April 8	2022	evening	15
<b>subtotal stakeholder meetings</b>				<b>191</b>
<b>Public Community Meetings</b>				
1. San José virtual Community Meeting	January 30	2025	evening	4
2. San José Community Meeting at Seven Trees	February 5	2025	evening	4
<b>subtotal stakeholder meetings</b>				<b>8</b>
<b>Tabling at Community Events</b>				
1. Vietnamese American Organization Community Day	August 27	2022	day	75
2. Mexican Heritage Plaza Election Resource Fair	November 5	2024	day	20
<b>subtotal tabling</b>				<b>95</b>
<b>On-line and Written Survey</b>				
1. Survey 2024-2025	Nov 1- Jan 10	2024-25	N/A	405

Estimated outreach (duplicated) participants count 992  
Participants without surveys 587

**Survey Nov 1, 2024 to Jan 10, 2025**

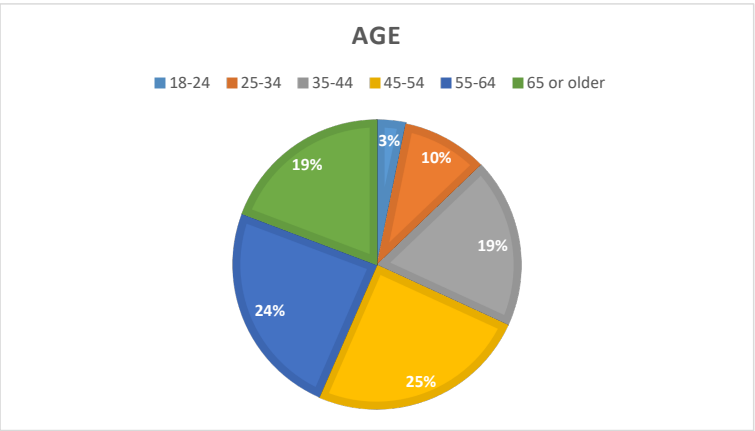
English 335  
Spanish 56  
Vietnamese 9  
**total: 405**

Survey Results

Q1. What is your age?

Answer Choices	English	Spanish	Vietnamese	Chinese	Total	Percent
18-24	13				13	3%
25-34	38	1			39	10%
35-44	63	10	2	2	77	19%
45-54	74	25		1	100	25%
55-64	77	18	3		98	24%
65 or older	70	2	4	2	78	19%
Total	335	56	9	5	405	

Answer Choices	Total	Percent
18-24	13	3%
25-34	39	10%
35-44	77	19%
45-54	100	25%
55-64	98	24%
65 or older	78	19%
Total	405	



Q2. Are you the head of household?

	English	Spanish	Vietnamese	Chinese	Total	Percent
yes	262	39	7	3	311	77%
no	73	17	2	2	94	23%



Q3. Does anyone in your household have a physical or mental disability?

	English	Spanish	Vietnamese	Chinese	Total	Percent
yes	122	15	1	2	140	35%
no	213	41	8	3	265	65%

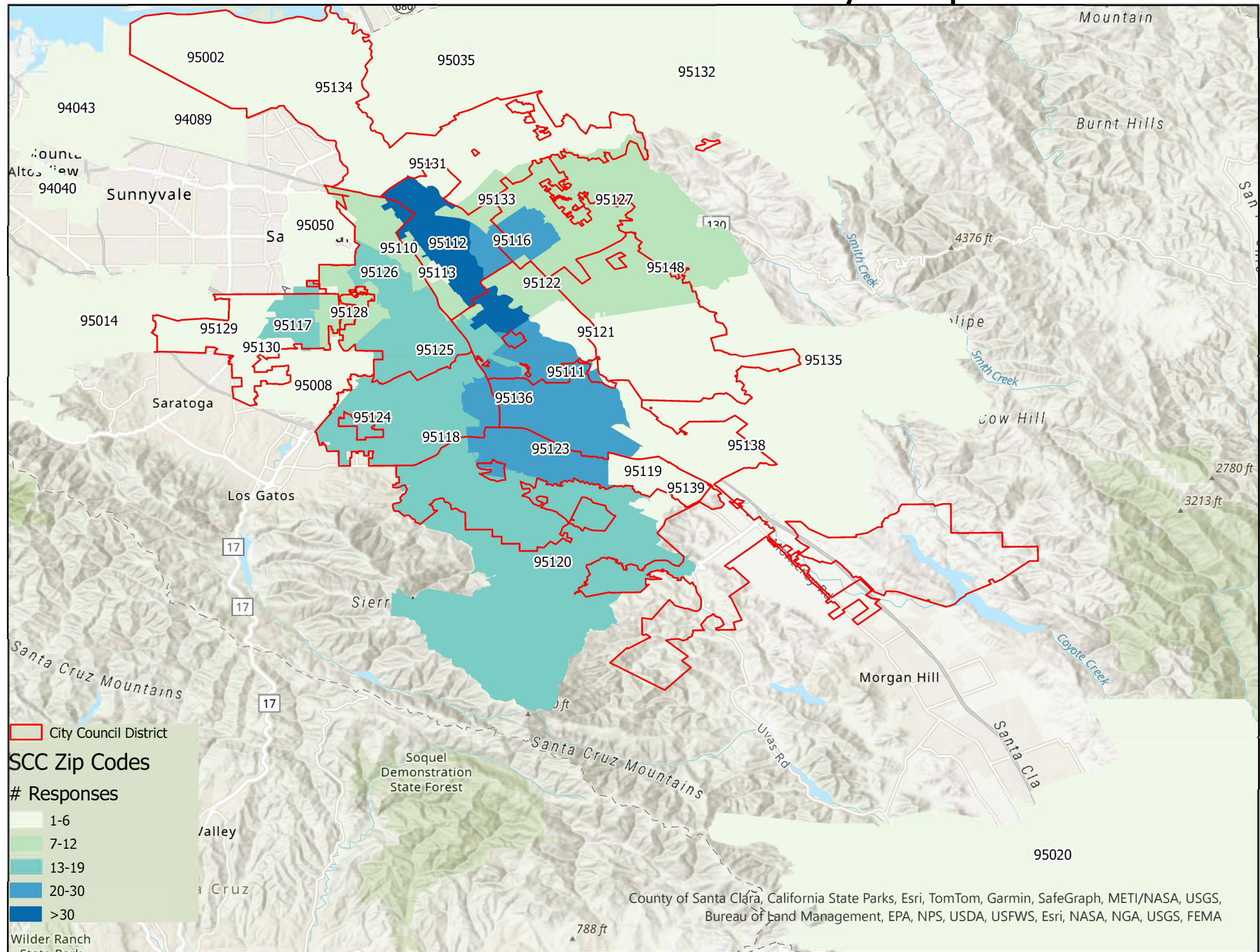
Q4. What is your gender

	English	Spanish	Vietnamese	Chinese	Total	Percent
Identifies a	77	10	4	1	92	23%
Identifies a	246	46	5	4	301	74%
other	12				12	3%
	335	56	9	5	405	

Q5. Are you a homeowner or renter?

Answer Choices	English	Spanish	Vietnamese	Chinese	Total	Percent
Homeowner	188	7	1	3	199	49%
Renter	147	49	8	2	206	51%
	335	56	9	5	405	

# 2025-2030 Residential Needs Survey Responses

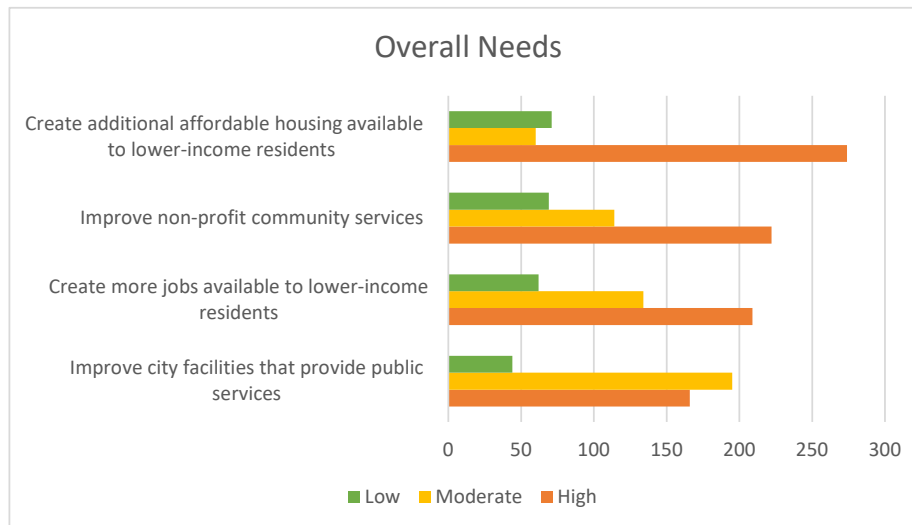


Q7. Select box that best represents you:

	English	Spanish	Vietnamese	Chinese	Total	Percentage
Resident	299	41	9	4	353	90%
Business owner	5	2		1	8	2%
Services provider	8	1			9	2%
Public agency	3	1			4	1%
Community-based organization/non-profit	10	7			17	4%
					391	

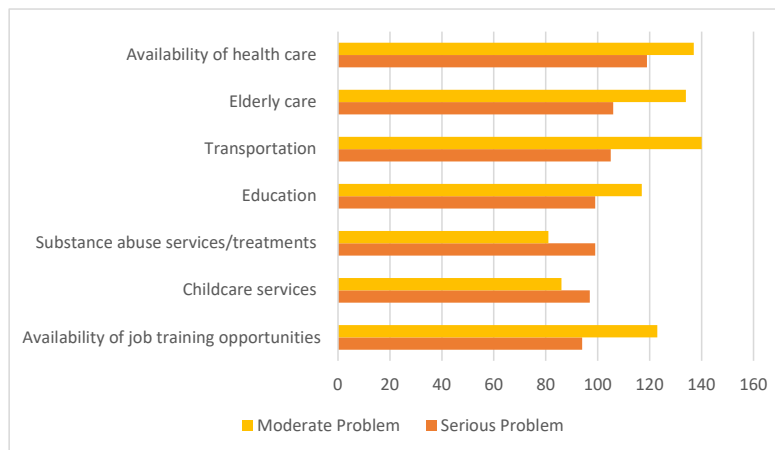
## Q8. Rank your Needs

	High	Moderate	Low	
Improve city facilities that provide public services	166	195	44	405
Create more jobs available to lower-income residents	209	134	62	405
Improve non-profit community services	222	114	69	405
Create additional affordable housing available to lower-income residents	274	60	71	405



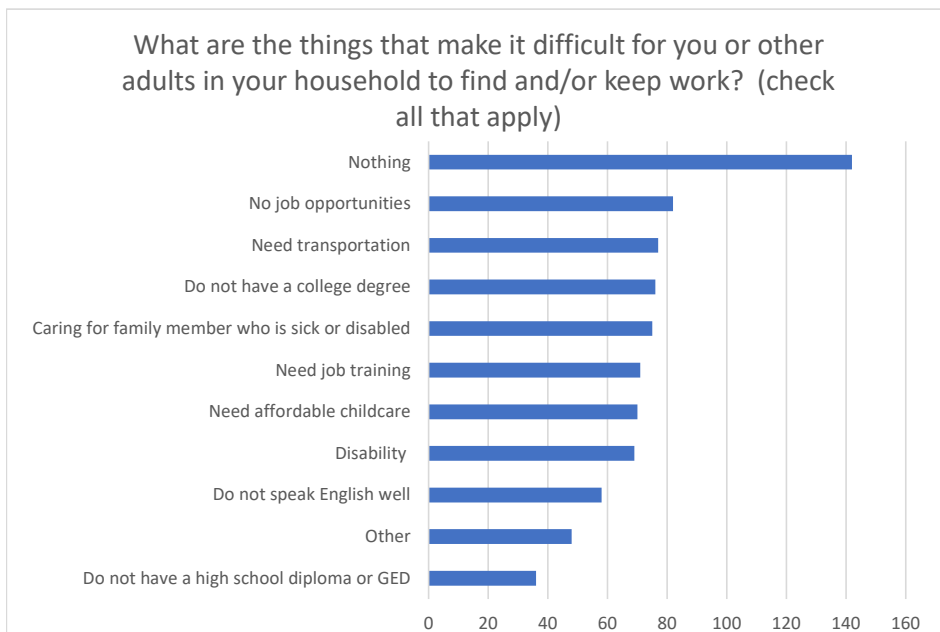
Q9. Rate the following issues for your household

	Serious Problem	Moderate Problem	Not a Problem	Total	
Availability of job training opportunities	94	123	188	405	
Childcare services	97	86	222	405	
Substance abuse services/treatments	99	81	225	405	
Education	99	117	189	405	
Transportation	105	140	160	405	
Elderly care	106	134	165	405	
Availability of health care	119	137	149	405	



Q10. What are the things that make it difficult for you or other adults in your households to find and/or keep work? (check all that apply)

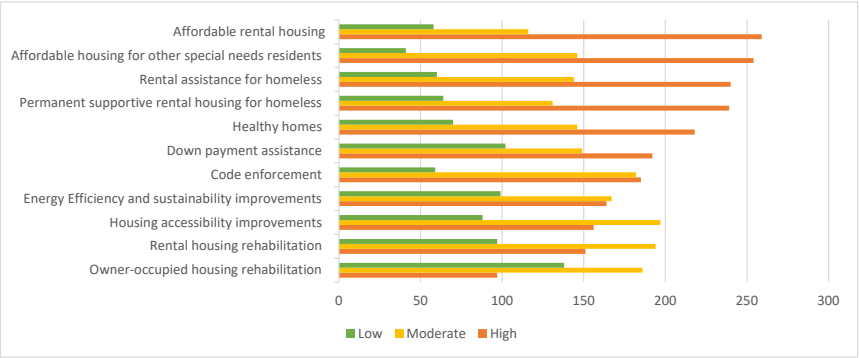
	total
Do not have a high school diploma or GI	36
Other	48
Do not speak English well	58
Disability	69
Need affordable childcare	70
Need job training	71
Caring for family member who is sick or	75
Do not have a college degree	76
Need transportation	77
No job opportunities	82
Nothing	142





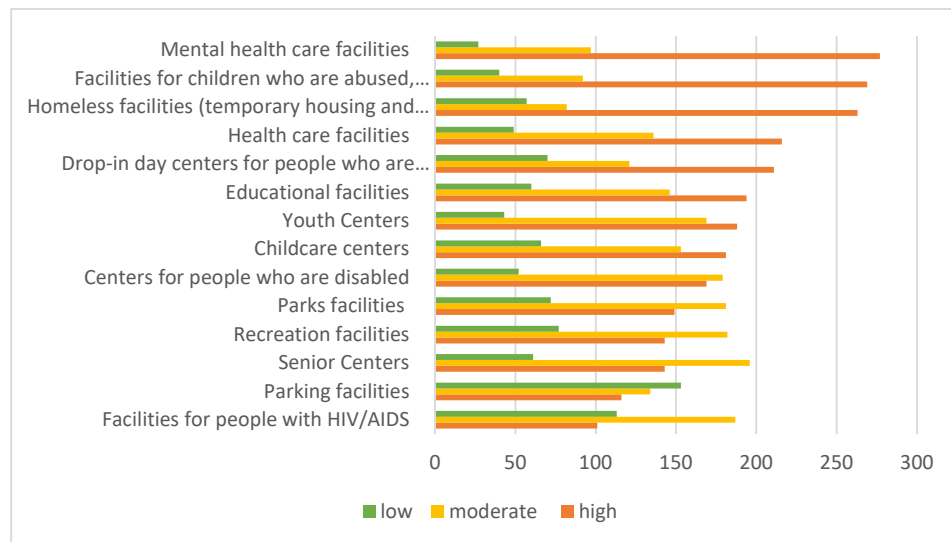
Q11. Please rank the following **Housing Needs for lower-income residents** of San José: Highest Priority, Moderate Priority, Low Priority:

	High	Moderate	Low
Owner-occupied housing rehabilitation	97	186	138
Rental housing rehabilitation	151	194	97
Housing accessibility improvements	156	197	88
Energy Efficiency and sustainability improvements	164	167	99
Code enforcement	185	182	59
Down payment assistance	192	149	102
Healthy homes	218	146	70
Permanent supportive rental housing for homeless	239	131	64
Rental assistance for homeless	240	144	60
Affordable housing for other special needs residents	254	146	41
Affordable rental housing	259	116	58



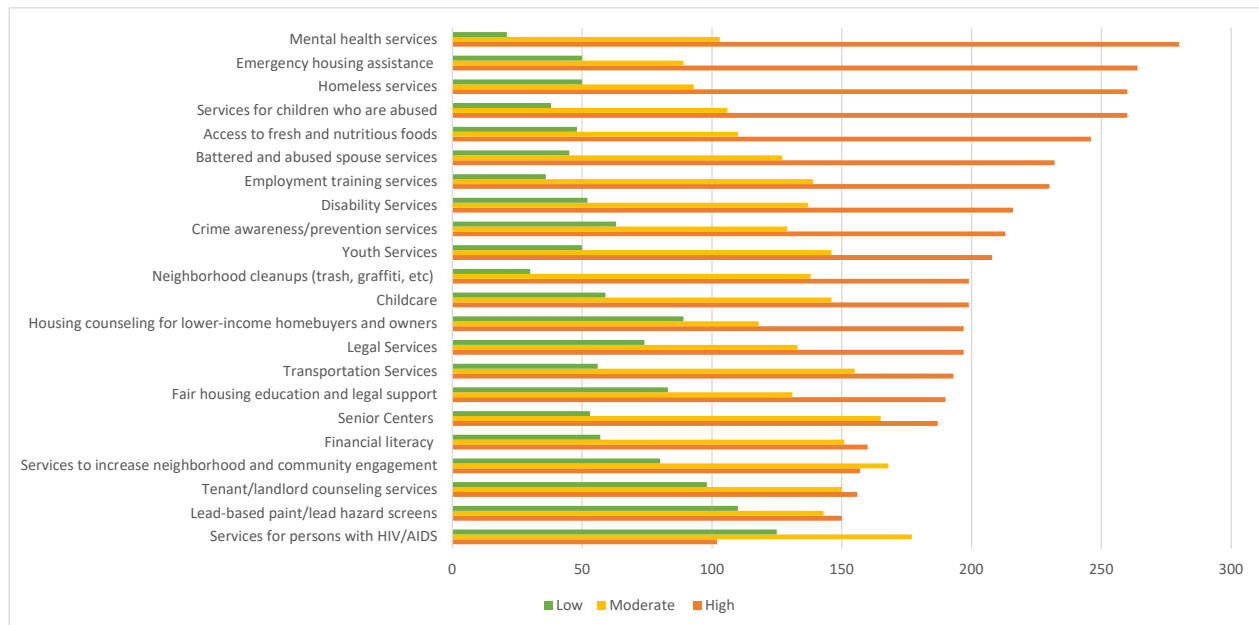
Q12. Please rank the following Public Facilities Needs for San José: Highest Priority, Moderate Priority, Low Priority:

	high	moderate	low
Facilities for people with HIV/AIDS	101	187	113
Parking facilities	116	134	153
Senior Centers	143	196	61
Recreation facilities	143	182	77
Parks facilities	149	181	72
Centers for people who are disabled	169	179	52
Childcare centers	181	153	66
Youth Centers	188	169	43
Educational facilities	194	146	60
Drop-in day centers for people who are homeless	211	121	70
Health care facilities	216	136	49
Homeless facilities (temporary housing and emergency shelters)	263	82	57
Facilities for children who are abused, abandoned and/or neglected	269	92	40
Mental health care facilities	277	97	27



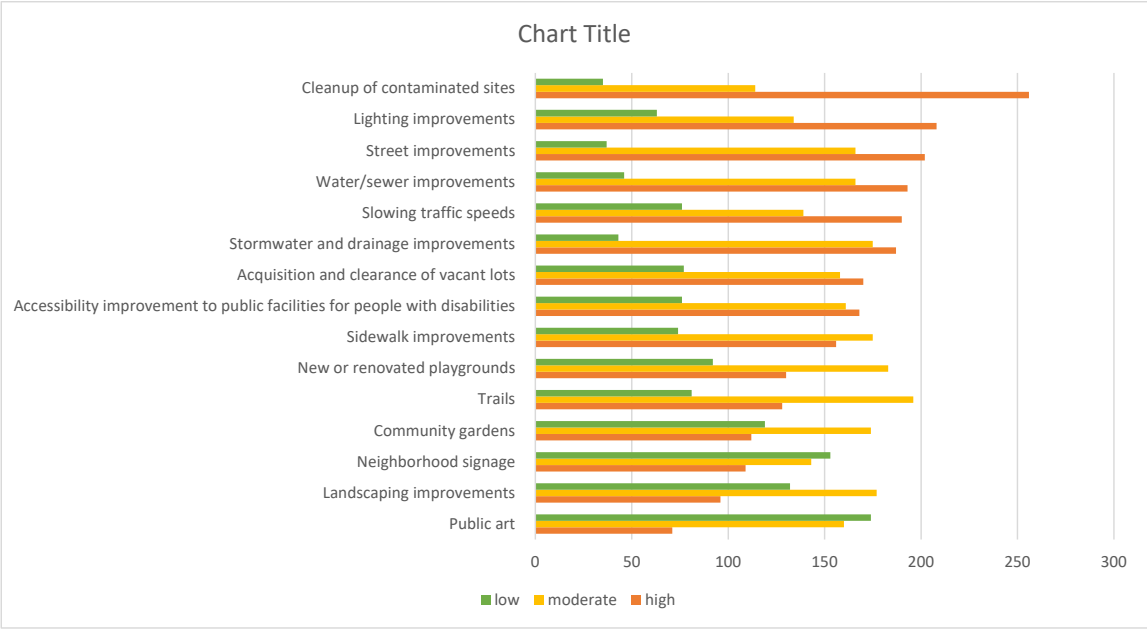
Q13-Q14 Please rank the following Public Services Needs for lower-income residents of San José: Highest Priority, Moderate Priority, Low Priority:

	High	Moderate	Low
Services for persons with HIV/AIDS	102	177	125
Lead-based paint/lead hazard screens	150	143	110
Tenant/landlord counseling services	156	150	98
Services to increase neighborhood and community engagement	157	168	80
Financial literacy	160	151	57
Senior Centers	187	165	53
Fair housing education and legal support	190	131	83
Transportation Services	193	155	56
Legal Services	197	133	74
Housing counseling for lower-income homebuyers and owners	197	118	89
Childcare	199	146	59
Neighborhood cleanups (trash, graffiti, etc)	199	138	30
Youth Services	208	146	50
Crime awareness/prevention services	213	129	63
Disability Services	216	137	52
Employment training services	230	139	36
Battered and abused spouse services	232	127	45
Access to fresh and nutritious foods	246	110	48
Services for children who are abused	260	106	38
Homeless services	260	93	50
Emergency housing assistance	264	89	50
Mental health services	280	103	21



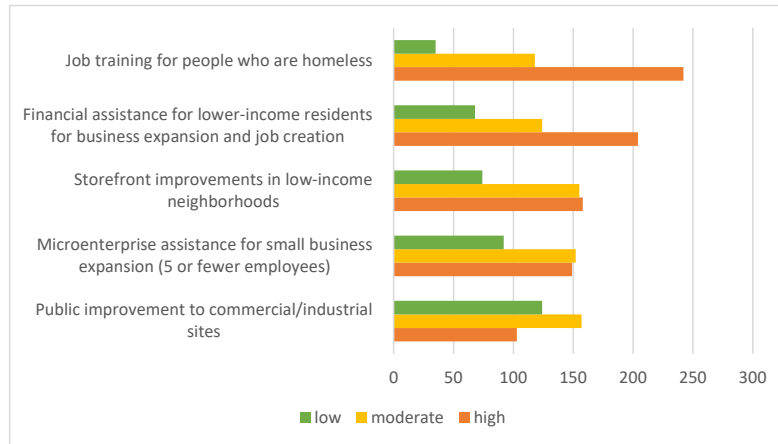
Q15. Please rank the following Infrastructure and Neighborhood Improvement Needs for San José: Highest Priority, Moderate Priority, Low Priority:

	high	moderate	low
Public art	71	160	174
Landscaping improvements	96	177	132
Neighborhood signage	109	143	153
Community gardens	112	174	119
Trails	128	196	81
New or renovated playgrounds	130	183	92
Sidewalk improvements	156	175	74
Accessibility improvement to public facilities for people with disabilities	168	161	76
Acquisition and clearance of vacant lots	170	158	77
Stormwater and drainage improvements	187	175	43
Slowing traffic speeds	190	139	76
Water/sewer improvements	193	166	46
Street improvements	202	166	37
Lighting improvements	208	134	63
Cleanup of contaminated sites	256	114	35



Q16. Please rank the following **Economic Development: Job Creation in Low-Income Neighborhoods Needs** for San José: Highest Priority, Moderate Priority, Low Priority:

	high	moderate	low
Public improvement to commercial/industrial sites	103	157	124
Microenterprise assistance for small business expansion (5 or fewer employees)	149	152	92
Storefront improvements in low-income neighborhoods	158	155	74
Financial assistance for lower-income residents for business expansion and job creation	204	124	68
Job training for people who are homeless	242	118	35



Q17. Do you feel there are common/pressing broadband internet problems (e.g., high-speed connectivity, availability of providers, etc)?

	English	Spanish	Vietnamese	Chinese	Total	Percent
yes	133	27	4	2	166	41%
no	99	10	3	3	115	28%
don't know	103	19	2	0	124	31%



**Draft 2025-2030  
Consolidated Plan and  
2025-2026  
Annual Action Plan**

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## Executive Summary

### 1. Introduction

The Consolidated Plan (ConPlan) is designed to assist communities in the development of goals of providing decent housing, viable urban communities, a suitable living environment, and expanding economic opportunities primarily for low- and moderate-income persons. The ConPlan will assist the City of San José (City) in building relationships between all levels of government and the private and non-profit sectors to carry out goals and objectives identified in the planning process to meet community needs.

The City works to strengthen and revitalize communities through four federal grant programs it receives from the Department of Housing and Urban Development (HUD) to invest. The four federal programs are the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Housing Opportunities for People with AIDS (HOPWA), and Emergency Solutions Grants (ESG) Programs.

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

Qualitative and quantitative data to inform the five-year priorities for funding includes the Assessment of Fair Housing, data obtained through stakeholder consultation and participation, and the Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD. Other sources to determine needs include the City's 2023-2031 Housing Element as mandated by the State of California and Santa Clara County's Community Plan to End Homelessness for 2020-2025.

Needs identified in the analysis of data include needs for vulnerable populations including San José's significant number of low-income households and the need for affordable housing units. Our strategy for community improvement using CDBG, HOME, ESG, and HOPWA funds will focus on three broad goals. These goals are:

1. **End Homelessness** – Expand housing access and self-sufficiency resources for individuals and families experiencing or at risk of homelessness.
2. **Increase Housing Affordability**– Develop new affordable housing opportunities and preserve existing housing.
3. **Strengthen Communities** – Enhance community well-being and improve residents' quality of life.

### 3. Evaluation of past performance (Grants)

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG, HOME, ESG, and HOPWA entitlement programs. Evaluating past performance is critical to ensuring that the City and its subrecipients effectively implement activities that align with the strategies and goals identified in the five-year Con Plan and Annual Action Plans (AAP).

To assess program performance, the City conducts quarterly performance evaluations of subrecipients providing public services and implements ongoing monitoring to track progress toward program goals. Subrecipients are required to submit quarterly progress reports detailing participant data, including

demographic information, activity outputs, and program-specific outcome measures. The City also completes quarterly progress review reports for each funded program, assigning an overall performance rating. These evaluation reports enable the City to measure progress against annual targets and collaborate with subrecipients to adjust goals and improve program effectiveness, as needed.

Before program implementation, the City works with subrecipients to establish outcome measures that align with goals and strategies outlined in the AAP. For homelessness programs, performance outcomes are also aligned with the Continuum of Care (CoC) performance measures, align with the strategies in the Santa Clara County's Community Plan to End Homelessness, and are developed in coordination with the City's Homelessness Response Division.

In addition to the quarterly review of progress reports, the City conducts an annual risk assessment for all subrecipients to determine the appropriate level of risk-based monitoring – low-, moderate-, or high-risk. Monitoring site visits are determined and scheduled based on risk level, ensuring that all subrecipients receive monitoring at least once every two years to maintain compliance with City requirements and federal regulations. These monitoring efforts provide additional opportunities to evaluate progress toward program goals and ensure that federally-funded programs remain effective, accountable, and compliant.

The following highlights key accomplishments from the 2023-2024 CAPER, demonstrating progress toward the 2020-2025 Con Plan goals:

Spending Priority #1: Respond to Homelessness

684 individuals received individualized support on housing options. Of those, 198 individuals exited 684 outreach services to permanent or temporary housing placements.

Spending Priority #2: Increase and Preserve Affordable Housing Opportunities

84 low-income households affected by HIV/AIDS remained stably housed and received supportive health services

Spending Priority #3: Strengthen and Stabilize Communities

438 low-income seniors received nutritious meals and in-person health check-ins. Additionally, 343 individuals participated in neighborhood engagement programs, gaining access to leadership training, education programs, or basic supportive services. A total of 1,088 individuals received phone-based legal assistance referrals to improve their housing stability. A total of 664 housing units were inspected to ensure compliance with housing and blight codes.

Spending Priority #4: Promoting Fair Housing Choices Through Services

184 individuals received fair housing services. Of these, 142 improved their housing stability through legal education, while 42 gained housing stability through legal representation. Among those receiving legal representation, at least one or more of the following outcomes were achieved: 11 prevented evictions, 26 obtained opportunities for other housing options, and 7 retained or preserved their housing placement.

#### **4. Summary of resident participation process and consultation process**

To encourage broad and meaningful community participation, the City used various community outreach methods, including public meetings, a community survey, and stakeholder consultations. Community outreach and engagement was conducted from September 2021 through February 2025. The City considered and incorporated input received through several years of outreach and engagement on a range of housing and community development topics for the 2023-2031 Housing Element. Stakeholders have urged City staff to integrate public feedback from all recent housing-related outreach to help identify housing needs. This approach was intended to recognize, value, and act on the contributions of the many community members who have shared their needs and ideas with the City, particularly those in protected classes who experience disproportionate barriers to civic engagement. Community meetings were held in San José, one in person at the Seven Trees Community Center, and one via Zoom. These meetings were designed to solicit public input from a broad range of constituents on the highest community development and housing needs.

In addition to community meetings, 46 focus groups and small stakeholder meetings were held, as well as pop-up tabling at community events. These small format meetings were held to ensure that feedback was obtained from community members who did not feel comfortable taking on-line surveys, or who typically do not come to City-sponsored outreach meetings. The staff ensured that large and small outreach meetings were held both on weekdays and weekends, during daytime and evening hours.

Stakeholders were consulted during public workshops, over the phone, over email and in meetings. Such stakeholders included but were not limited to, housing providers, health and social services groups, organizations representing protected classes, broadband internet providers, and emergency management organizations. The purpose of the consultations was to understand professionals' perspective on affordable housing, homeless services, potential disproportionate needs of lower-income groups, and barriers to affordable housing.

A broad community outreach survey asked questions designed to elicit feedback about needs for housing, community facility needs, special needs services, homeless, economic development, and other supportive community programs. The survey also asked about the community's experience with housing discrimination, awareness of tenant housing rights, home lending, housing affordability, and information related to home maintenance and condition. The survey was open to the public in on-line format from October 1, 2024, to January 10, 2025. The surveys were provided in English, Spanish, Vietnamese, and Chinese.

The ConPlan was also informed on priority needs through input the City has received from community stakeholders and homeless service providers who contributed to the Community Plan to End Homelessness 2020-2025. A list of all outreach activities can be found in Appendix A.

#### **5. Summary of public comments**

A summary of all comments received can be found in Appendix B: Public Comments.

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

All comments and views were accepted.

**7. Summary**

The City of San José conducted several public meetings and hearings to review and gather input for the 2025-2030 ConPlan. In addition, the City held stakeholder meetings with multiple community and regional organizations and agencies providing services to low-income and populations experiencing homelessness. The City reviewed several reports to inform the development of this Plan, including the City's 2023-2031 Housing Element and The 2020-2025 Santa Clara County Community Plan to End Homelessness. Please see PR-10 for other documentation reviewed.

## 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 following are the agencies/entities responsible for preparing the ConPlan and those responsible for the administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SAN JOSE	Department of Housing
HOPWA Administrator	SAN JOSE	Department of Housing
HOME Administrator	SAN JOSE	Department of Housing
ESG Administrator	SAN JOSE	Department of Housing

**Table 1 – Responsible Agencies**

#### **Narrative**

##### **Consolidated Plan Public Contact Information**

Grants Management

City of San José – Housing Department

200 E. Santa Clara Street, 12th Floor

San José, CA 95113

*Erik L. Solivàn, Director*

## 1. Introduction

From September 2021 to February 2025, stakeholders were consulted during public workshops, over the phone, and in-person at their offices. Such stakeholders included, but were not limited to, housing providers, health and social services groups, organizations representing protected classes, housing developers, and emergency management organizations. The purpose of the consultations was to understand professionals' perspective on affordable housing, homelessness services, potential disproportionate needs of lower-income groups, and barriers to affordable housing.

The County of Santa Clara is a key partner in coordinating the work of many agencies and carrying out the strategies and goals of this ConPlan.

**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)).**

The City of San José contracts with the Santa Clara County Housing Authority to administer the Housing Choice Voucher program. There are no public housing units in the City. However, community and stakeholder meetings discussed how to enhance coordination and develop new approaches between housing providers and legal advocates, private and governmental health agencies, mental health service providers, and other stakeholders that use funding for eligible activities, projects, and programs.

**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 Continuum of Care (CoC) is a multi-sector group of stakeholders dedicated to ending and preventing homelessness in the County of Santa Clara (County). The CoC is considered by HUD to be a Major City CoC, and is one of 48 CoCs that cover the 50 largest cities in the U.S. The CoC primary responsibilities are to coordinate large-scale implementation of efforts to prevent and end homelessness in the County. The Santa Clara CoC Board (CoC Board) governs the CoC, representing its members and serving as the driving force dedicated to supporting and advancing a systemic approach aimed at preventing and ending homelessness in the County).

The CoC Board is comprised of five ex-officio members from the County of Santa Clara, City of San José, City of Morgan Hill, Santa Clara Housing Authority, and Destination: Home, as well as seven at-large members chosen to represent individuals with lived experience and homeless service providers within the CoC. Destination: Home is a public-private partnership committed to collective impact strategies to end chronic homelessness and leads the development of community-wide strategy related to the CoC work.

The County Office of Supportive Housing serves as the Collaborative Applicant for the CoC and is responsible for implementing by-laws and protocols that govern the operations of the CoC. The Office of Supportive Housing is also responsible for ensuring that the CoC meets the requirements outlined under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).

The City of San José is committed to ending homelessness, aligning our goals with a county-wide community action plan developed by the CoC. The Community Plan to End Homelessness 2020-2025 outlines strategies that serves as our roadmap for ending homelessness:

- Strategy 1 – Address the root cause of homelessness through system and policy changes
- Strategy 2 – Expand homelessness prevention and housing programs to meet the need
- Strategy 3 – Improve the quality of life for unsheltered individuals and create healthy neighborhoods for all

The City of San José has established a robust supportive framework encompassing interim, permanent, and preventative solutions. The Policy and Planning team leads initiatives aimed at addressing the systemic issues that contribute to homelessness through policy reforms, while the Homeless Response Division collaborates with the Grants Management team to implement homeless prevention and diversion initiatives.

An essential function of ending homelessness is to ensure efficient coordination with CoC partners. This coordination utilizes a coordinated entry system that involves a community-wide intake process that matches individuals facing homelessness with the appropriate community resources. In Santa Clara County, this process begins at an access point where clients complete a standardized assessment using the VI-SPDAT tool. This assessment evaluates each household's specific needs to determine the best housing intervention to address their situation. Eligible households are placed into a community queue to connect them with the best fit housing program, such as transitional housing, rapid rehousing, permanent supportive housing, or other supportive services programs.

Currently, the City of San José funds programs including, rapid rehousing, homelessness prevention, supportive parking, emergency interim housing, and other supportive services programs aimed at those who are homeless or at-risk of homelessness. Those who qualify for these programs through the coordinated entry system may be enrolled in a City-funded program. Additionally, the City of San José funds capital improvement projects for agencies that assist chronically homeless individuals, families, veterans, and unaccompanied youth. Our aim is to elevate the living standards for those experiencing homelessness while simultaneously enhancing the community as a whole.

All homelessness programs utilize the CoC's Quality Assurance Standards as a benchmark and model for program policies and procedures. All programs have measurable goals and regular progress reviews to assess the effectiveness of the programs. Aggregate data is provided to the CoC and is readily available through the Homeless Management Information System (HMIS).

**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 of San José utilizes ESG funds to support programs aimed at ending homelessness, including assisting individuals in regaining permanent housing stability after experiencing a housing crisis or homelessness. In January 2023, the City released a Notice of Funding Availability (NOFA), which included Citywide Outreach and Engagement. HomeFirst, the subrecipient, was selected to administer and implement the ESG program, beginning July 2023, for two fiscal years. Additionally, ESG funds supports County of Santa Clara's operation of HMIS.



As the County's ESG recipient, the City continues to coordinate with public and private partners to ensure that the local CoC meets all Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act requirements. This coordination includes:

- Coordination with the County: Assessing and analyzing service needs to avoid duplication of efforts in ESG-funded programs.
- Evaluating Program Outcomes: Monitoring the outcomes of ESG-funded projects and reporting them to HUD.
- Coordinated Entry System: Operating and participating in a system that provides comprehensive assessments of individuals' and families' needs for housing and services. This includes policies to address the needs of domestic violence survivors seeking shelter or services from non-victim service providers.
- Standards for CoC Assistance: Establishing and adhering to standards for providing CoC assistance, including evaluating eligibility, prioritizing transitional housing, rapid re-housing, and permanent supportive housing assistance. This includes determining the percentage or amount of rent each program participant must pay while receiving rapid re-housing assistance.
- Planning and Evaluation: Planning for the allocation of ESG funds and reporting on the performance of ESG-funded programs.

The County's Office of Supportive Housing (OSH) oversees the administration of HMIS, utilizing Clarity Human Services software. This system meets and exceeds HUD requirements for HMIS compliance, ensuring accurate data collection, reporting, and performance monitoring across a network of service providers.

All City-funded homelessness programs are required to participate in HMIS. To strengthen efforts to improve data quality, the City a five-member data team trained in HMIS operations. All City program managers regularly review HMIS data to verify that subrecipients are accurately entering and entering data. Additionally, the City's data team conducts extensive data quality checks every first and third quarter to ensure consistency, accuracy, and compliance when reviewing quarterly report data against HMIS records.

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

For agencies, groups, organizations and others who participated in the ConPlan process, please see Table 2, below.

Agency/group/organization	Agency/group/ Organization type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Bay Area Community Health	Services – Health  Services – Persons with Disabilities  Services – Persons with HIV/AIDS  Services – Elderly Persons	Needs Assessment, Strategic Plan, Non-homeless special needs	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
California Apartment Association	Regional Organization	Needs Assessment, Strategic Plan,	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
County of Santa Clara- Office of Supportive Housing	Other government – Regional Continuum of Care	Needs Assessment, Housing, Non-homeless special needs, Strategic Plan	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
Destination Home	Services – Homeless  Services – Housing  Services – Children	Needs Assessment, Strategic Plan, Homelessness Needs (Chronically homeless, Families with children, Veterans, Unaccompanied youth), Homelessness strategy	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
Fair Housing Consortium – Law Foundation, Project Sentinel, Senior Adult Legal Services and Asian Law Alliance	Services – Fair Housing	Needs Assessment, Strategic Plan	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.

Lived Experience Advisory Board	Services – Homeless  Services – Persons with Disabilities	Needs Assessment, Strategic Plan, Homelessness Needs (Chronically homeless, Families with children, Veterans, Unaccompanied youth), Homelessness strategy	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
People Acting in Community Together (PACT)	Regional Organization	Needs Assessment, Housing Market Analysis	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan
Sacred Heart Housing Action Committee	Services – Homeless  Services – Persons with Disabilities  Services – Elderly Persons  Regional organization	Needs Assessment, Strategic Plan, Homelessness Needs	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
San Andreas Regional Center	Services – Persons with Disabilities  Regional organization	Needs Assessment, Housing Market Analysis	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
SOMOS Mayfair	Services – Children	Needs Assessment, Strategic Plan, Non-homeless specialneeds	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
San José Digital Divide Team	Government-Local	Needs Assessment, Broadband internet needs	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
San José Office of Emergency Management and Housing Department Maintenance	Government-Local	Needs Assessment, Lead-based Paint Strategy	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
San José Office of Emergency Management	Government-Local Services- Homeless	Needs Assessment, Strategic Plan, Homelessness Needs	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.

**Table 2 – Agencies/Organizations/Types**

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

Not applicable.

**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?
Envision San José 2040 General Plan	City of San José	The City's General Plan provides a policy and implementation framework to help the City meet its regional housing needs allocation. This effort aligns with the Strategic Plan's goal to assist in determining areas for investment.
City of San José Housing Element (2023-2031)	City of San José	The Housing Element is one of seven State-mandated elements of the City's General Plan. It is the only element that must be certified by the State and has very specific requirements on how to assess housing needs. The Housing Element provides a policy and implementation framework to help the City meet its regional housing needs allocation. Consultation of this plan aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing opportunities.
Continuum of Care	Regional Continuum of Care Council	The Continuum of Care addresses homelessness in the community through planning and facilitates collaboration between social service providers. Consultation of this plan aligns with the Strategic Plan's goal to support activities to respond to homelessness in the community.
Sexually Transmitted Infections (STI) and HIV Epidemiology Annual Report, 2023	Santa Clara County Department of Public Health	Provides data on the prevalence and incidence of HIV in the county, and other STI in the county. Includes trends in STI and HIV cases, as well as data on testing and treatment.
Community Plan to End Homelessness in Santa Clara County 2020-2025	County of Santa Clara- Office of Supportive Housing	The Countywide Community Plan to End Homelessness is a five-year plan to guide government, nonprofits, and other community members on best practices regarding funding, programs, priorities and needs. Consultation of this plan aligns with the Strategic Plan's goal to support activities to respond to homelessness and its impacts on the community.

**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 Santa Clara County Entitlement Jurisdictions are collaborating on preparation of their 2025-2030 Consolidated Plans. City staff meets monthly in a CDBG Coordinators meeting with Santa Clara County jurisdiction staff as well as County staff to coordinate and share updates.

**Narrative (optional):**

Please see above.

## 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 for the City of San José's 2025-2030 ConPlan was conducted in several ways: a community outreach survey in both online and paper formats, public meetings, stakeholder interviews, and public hearings. Significant outreach efforts were made to residents, faith-based organizations, educational institutions, housing services, and health and social service organizations, including organizations providing services to people experiencing homelessness, persons with HIV/AIDS, senior citizens, and lower-income populations to satisfy requirements per 24 C.F.R. § 91.900: Consultation; local governments.

One community meeting was held via zoom on January 30, 2025, and another was held in San José on February 5, 2025. The community meetings were designed to solicit public input. Interpretation services were offered for both meetings, and Spanish language interpretation was requested and provided at both community meetings. Engagement activities at the meetings were used to gather input on the highest community and housing needs.

The February 5, 2025, public meeting was held at:

Seven Trees Community Center  
3590 Cas Drive,  
San José, CA 95111

A community outreach survey was publicized through social media, newsletters, eblasts (sent to approximately 3,025 recipients), and community-based organizations. The survey asked questions designed to elicit feedback about needs for housing, community facility needs, special needs services, homeless, economic development, and other supportive community programs, and the community's experience with housing discrimination, awareness of tenant housing rights, home lending, housing affordability, and information related to home maintenance and condition. The surveys were open to the public from November 1, 2024, to January 10, 2025. See Appendix A for Community Engagement and Survey Results.

Efforts to reach populations underrepresented in the planning process included discussions regarding the survey with various housing, social service, faith-based, and other organizations that provide services to the protected classes and lower-income households. The surveys were provided in English, Spanish, Vietnamese, and Chinese.

## 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	Public Meetings	Broad community outreach to all members of the public and targeted outreach to service providers, beneficiaries, and grant recipients.	A total of 8 people attended two community meetings.	See PR-10 & 15	All comments were accepted.	See Appendix
2	Survey	Broad community outreach to members of the public and interested stakeholders.	<p>A total of 405 Regional Needs Surveys were collected during the open period.</p> <p>The paper and online survey was available in Spanish, English, Chinese and Vietnamese</p>	See PR-15	All comments were accepted.	See Appendix

**Table 4 – Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The primary source of data used in this needs assessment are the HUD Comprehensive Housing Affordability Strategy (CHAS) special tabulations created through the U.S. Census' American Community Survey (ACS), which incorporate HUD-specified criteria relating to housing needs, HUD-defined income limits and household types. This needs analysis predominantly uses data drawn from ACS' most recent datasets.

The data in this section include basic information about households by income as well as the number of renters and homeowners who experience various types of housing distress at various income levels. The following outlines the income categories used in this report:

- Area median income (AMI):
  - Extremely Low-income: 0-30% AMI
  - Very Low-income: 30-50% AMI
  - Low-income: 50-80% AMI
  - Moderate-income: 80-120% AMI
  - Median Income: 100% AMI
- HUD adjusted median family incomes (HAMFI):
  - Extremely low-income: 0-30% HAMFI
  - Very low-income: 30-50% HAMFI
  - Low-income: 50-80% HAMFI
  - Middle-income: 80-100% HAMFI
  - Upper income 100% HAMFI and above

Note: Area Median Income (AMI) and HUD Adjusted Median Family Income (HAMFI) are functionally the same when referring to lower-income populations. However, HUD uses HAMFI to determine Fair Market Rents, which guides eligibility for many of its programs including Housing Choice Vouchers (i.e. Section 8). AMI is an industry term used more generally, but often refers to income limits for income-restricted affordable housing. The use of each term is noted throughout the ConPlan.

#### *Household Type*

Small families – defined by HUD as households with four or fewer persons -- represent just under 50 percent of all households in San José, while large families (five or more persons) represent about 13 percent of the total households. In addition, senior households (with at least one person 62 years old or older) make up 33 percent of the City's total number of households. Lastly, there are 42,488 households with one or more child aged six or younger, representing 13 percent of households. All told, there are about 324,340 households in San José.

#### *Income Level*

Of the total number of households, 44 percent earn lower incomes (below 80 percent of median):

- 17 percent extremely low income

- 13 percent very low income
- 14 percent low income
- 10 percent middle income
- 46 percent median income and above

#### *Household Type*

According to CHAS 2016-2020, there is a total of 324,340 households in San José of which 17 percent are extremely low-income; 13 percent are very low-income; and 14 percent are low-income. 44 percent of households in San José earn between 0 to 80 percent of the area median income. Small family households represent the largest share of extremely low-income households, accounting for 30 percent in the income category and five percent of total households.

#### *Housing Problems*

Cost burden (households spending more than 30 percent of gross income on housing costs) is experienced by 42,585 households earning less than the median, representing 13 percent of total households in the City. Severe cost burden (cost burden greater than 50 percent of income) is experienced by 45,909 lower-income households representing 14 percent of total households in the City.

In terms of overcrowding, there are about 14,405 below-median income households that experience 1.01-1.5 people per room, representing four percent of total households in the City, while 8,105 households earning below median experience severe overcrowding, defined as more than 1.51 people per room. All rooms are counted in these metrics.<sup>1</sup> For example, a dwelling unit with two bedrooms, a living room and a kitchen has four rooms; therefore, if five persons live in this unit, it is considered overcrowded (1.25 persons per room). This represents about three percent of all households in the City; however, other standards – such as the persons-per-bedroom metric – may not consider this overcrowding.

#### *Housing Problems by Tenure*

Of households earning less than median income, renters experience housing problems more than owners: in terms of sheer numbers, renters with housing problems account for 63 percent of all households below median with some housing problem (substandard housing, overcrowding, or rent burden). Renters experience severe overcrowding over five times more than owners, and of those renter households experiencing severe overcrowding, 31 percent extremely low income.

Overcrowding is the third-highest housing problem experienced among households below the median. Overcrowding among renters is three times that of owners. Overall, renters at 80 percent AMI and below account for 68 percent of all overcrowded households.

As compared to other housing problems, severe cost burden—housing costs greater than 50 percent of income—is experienced more equally between renters and owners at or below 100 percent AMI. Renters' rates of severe cost burden exceed owners' by about 24 percent.

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<sup>1</sup>According to the US Census Bureau, 'Rooms' refers to enclosed areas within a private dwelling which are finished and suitable for year-round living. The number of rooms in a private dwelling includes kitchens, bedrooms and finished rooms in the attic or basement. The number of rooms in a private dwelling excludes bathrooms, halls, vestibules and rooms used solely for business purposes.



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

### Summary of Housing Needs

Demographics	Base Year: 2015	Most Recent Year: 2020	% Change
Population	1,000,865	1,029,410	3%
Households	314,295	324,340	3%
Median Income	\$84,647.00	\$117,324.00	39%

**Table 2 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

According to Census data, the population of San José grew 3 percent between 2015 and 2020, during which time the median income increased by 39 percent. This demonstrates that while San José experienced a slight population and household growth, the substantial increase in median income indicates a shift of higher-earning households.

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	54,264	42,060	45,680	31,809	150,525
Small Family Households	16,130	17,530	19,605	15,425	88,674
Large Family Households	5,145	6,745	8,150	4,559	16,850
Household contains at least one person 62-74 years of age	13,669	10,630	11,850	7,890	27,989
Household contains at least one person aged 75 or older	12,100	6,445	5,705	3,140	8,170
Households with one or more children 6 years old or younger	7,040	7,400	7,695	5,039	15,314

**Table 3 - Total Households Table**

**Data Source:** 2016-2020 CHAS

There are nearly 142,004 households in San José earning lower incomes, that is, earning less than 80 percent of median income, representing 44 percent of total households. Overall, small households represent the largest group of households at 49 percent of the total. 14,440 households with one or more children aged six or younger earn less than 50 percent of median income (very low income). In addition, large family households (five or more people) represent more than 27 percent of all households earning lower incomes.

## Housing Needs Summary Tables

### 1. 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,100	375	325	60	1,860	245	80	115	60	500
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	2,130	2,440	1,550	720	6,840	170	295	425	375	1,265
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	3,305	3,275	3,270	1,085	10,935	380	1,065	1,160	865	3,470
Housing cost burden greater than 50% of income (and none of the above problems)	18,990	6,030	1,015	80	26,115	9,849	5,410	3,385	1,150	19,794
Housing cost burden greater than 30% of income (and none of the above problems)	5,520	6,940	8,795	4,225	25,480	2,780	3,500	6,220	4,605	17,105

	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
Zero/negative Income (and none of the above problems)	1,410	0	0	0	1,410	880	0	0	0	880

**Table 4 – Housing Problems Table**

Data 2016-2020 CHAS  
Source:

2. 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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	25,530	12,120	6,160	1,940	45,750	10,644	6,850	5,085	2,455	25,034
Having none of four housing problems	10,570	10,900	15,965	11,610	49,045	7,525	12,190	18,470	15,804	53,989
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 5 – Housing Problems 2**

Data 2016-2020 CHAS  
Source:

### 3. 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	10,500	8,200	4,910	23,610	3,080	3,660	4,715	11,455
Large Related	3,625	2,525	1,255	7,405	775	1,525	1,730	4,030
Elderly	9,100	2,190	1,060	12,350	7,374	3,450	2,615	13,439
Other	7,015	3,775	3,830	14,620	1,905	920	1,125	3,950
Total need by income	30,240	16,690	11,055	57,985	13,134	9,555	10,185	32,874

**Table 6 – Cost Burden > 30%**

Data 2016-2020 CHAS  
Source:

### 4. 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	0	0	3,295	3,295	2,490	2,285	0	4,775
Large Related	0	0	695	695	590	770	320	1,680
Elderly	5,935	830	120	6,885	5,484	2,060	980	8,524
Other	0	6,195	1,995	8,190	1,645	0	0	1,645
Total need by income	5,935	7,025	6,105	19,065	10,209	5,115	1,300	16,624

**Table 7 – Cost Burden > 50%**

Data 2016-2020 CHAS  
Source:

### 5. 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
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	4,205	4,450	3,340	1,210	13,205	315	925	975	685	2,900
Multiple, unrelated family households	900	1,070	1,230	475	3,675	250	415	630	535	1,830
Other, non-family households	485	230	320	124	1,159	4	20	0	25	49
Total need by income	5,590	5,750	4,890	1,809	18,039	569	1,360	1,605	1,245	4,779

**Table 8 – Crowding Information – 1/2**

Data 2016-2020 CHAS  
Source:

	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 9 – Crowding Information – 2/2**

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

There are 67,674 householders living alone, accounting for 21 percent of total households (326,767), according to the 2019-2023 American Community Survey (ACS) 5-year estimates; of these, 33,876 are male, and 33,798 are female. San José also has a significant number of seniors living alone. Of the total number of households, 8 percent (25,144) are seniors (persons 65 years and older). In the 15 to 34 age group, four percent (13,057 persons) live alone. The age cohort with the highest number living alone is 35 to 64 years, totaling nine percent of households, or 29,473 persons.

Of all householders living alone, three percent (10,677) are living below the federal poverty line, as reported by the 2019-2023 ACS five-year estimates. Of non-family households over 65 years, 1,778 males and 4,683 females lived below the poverty level.

## **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.**

The City of San José 2022 Point-In-Time (PIT) Count counted 134 homeless families on the night of the count, an increase from the 2019 count of 98 families. Surveys were administered and resulted in 549 unique surveys collected in the City of San José. Results from the survey showed that 10 percent of all survey respondents reported currently experiencing domestic/partner violence or abuse. When asked about experiences of ever being physically, emotionally, or sexually abused by a relative, or another person they have stayed with (spouse, partner, sibling, parent) in their lifetime, 30% indicated that they have been.

In 2022, the Domestic Violence Advocacy Consortium, comprised of five domestic violence confidential victim services providers in Santa Clara County, reported that 1,705 victims accessed emergency housing.<sup>2</sup> This represented 534 households: 48% with children and 52% single adult households. Of those that reported income, 100% of survivors across all household sizes have low, very low, or extremely low-income status based on the 2021 HUD AMI. Breaking it down, 89% of survivors reported extremely low income, 7% very low-income, and 3% low-income (18% did not report their income).

In 2023, there were four domestic violence-related deaths, all four were murder victims.<sup>3</sup> 2023's number of domestic violence-related deaths is less than the average occurring in Santa Clara County over the last 13 years- an average of 7.9 domestic violence-related deaths every year. However, in 2024, the Santa Clara County District Attorney shared the number of domestic violence cases rose 142% over the past five years.<sup>4</sup>

## **What are the most common housing problems?**

The most common housing problem is severe cost burden (cost burden greater than 50 percent of income) and is experienced by 45,909 in the 0-100 percent AMI households, representing 14 percent of total households in the City. Cost burden (households spending more than 30 percent of gross income on housing costs, including utilities) is experienced by 42,585 in the 0-100 percent AMI households, representing 13 percent of total households.

About 14,405 households earning less than median income experience overcrowding, defined as 1.01-1.5 people per room, representing 4 percent of all households in the City, while 8,105 below median-income households experience severe overcrowding (more than 1.51 people per room) representing 2% of all households in the City. In terms of households with children present, more than 21,000 lower-income renter households and nearly 7,200 lower-income owner households are overcrowded.

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<sup>2</sup> <https://safechatv.org/annual-data-reports/>

<sup>3</sup> <https://files.santaclaracounty.gov/exjcpb1551/2025-01/2023-dvdr-report-final.pdf?VersionId=RYodNhbZFg2xvEA1B4xWCpRgFyEeCyVH>

<sup>4</sup> <https://sanjosespotlight.com/domestic-abuse-violence-cases-overwhelm-silicon-valley-bay-area-santa-clara-county-district-attorney-da-prosecutors/>

As noted above, all rooms are counted in these metrics.<sup>5</sup> For example, a dwelling unit with two bedrooms, a living room and a kitchen has four rooms; therefore, if five persons live in this unit, it is considered overcrowded (1.25 persons per room). However, other standards – such as the persons-per-bedroom metric – may not consider this overcrowding.

Substandard housing is experienced by 2,360 households earning less than median.

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

See the discussion previous to this section.

**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**

Total households with one or more children 6 years old or younger and earning lower incomes account for 7 percent of households in the City. These households – especially those that are extremely low income -- are vulnerable to becoming homeless because of insufficient incomes and potential unforeseen financial challenges—a significant cause of homelessness. Many households are one paycheck away from being homeless because they lack sufficient discretionary income to remain stably housed.

From 2020-2023, 4,913 households in Santa Clara County were served by Rapid Re-housing. 71% of clients who exited rapid rehousing programs went on to obtain permanent housing.<sup>6</sup>

**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 City does not have a working definition of at-risk of homelessness.

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

As mentioned above, households that are most vulnerable to becoming homeless because of insufficient incomes and potential unforeseen financial challenges—a significant cause of homelessness. According to the 2022 Homeless Survey from the City of San José's Homeless Census, survey respondents stated the primary events or conditions that led to homelessness are as follows:

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<sup>5</sup> According to the US Census Bureau, 'Rooms' refers to enclosed areas within a private dwelling which are finished and suitable for year-round living. The number of rooms in a private dwelling includes kitchens, bedrooms and finished rooms in the attic or basement. The number of rooms in a private dwelling excludes bathrooms, halls, vestibules and rooms used solely for business purposes.

<sup>6</sup> <https://files.santaclaracounty.gov/migrated/SOH%202023%20report%20-%20web.pdf?VersionId=eB6wP4JcGgaE0TQ7ONeZFBGJj0qFq20u>

- 22 percent – Lost Job
- 18 percent – Alcohol or Drug Use
- 16 percent – Argument with Family/Friend
- 15 percent – Eviction
- 13 percent – Divorce/Separation/Breakup

## **Discussion**

See discussion above.



## 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**

HUD identifies four housing problems:

1. Housing unit lacking complete kitchen facilities
2. Housing unit lacking complete plumbing facilities
3. Overcrowded with more than 1 person per room not including bathrooms, porches, foyers, halls, or half-rooms.
4. Cost burdened, with household paying more than 30 percent of income toward housing costs (including utilities)

To enable an analysis of “Disproportionately Greater Need,” a baseline has been established to show the percent of households in the community experiencing housing problems. The number of households that have one or more of the four housing problems in the jurisdiction as a whole, divided by the total number of people in that jurisdiction as a whole (Tables 13–16) was used to establish baseline percentages for those experiencing housing problems by income category. These baseline percentages are:

- 82 percent for 0–30 percent of AMI
- 77 percent for 30–50 percent of AMI
- 58 percent for 50–80 percent of AMI
- 48 percent for 80–100 percent of AMI

These baseline percentages have been used to assess whether any subgroup shown in the following Disproportionately Greater Need Tables (Tables 13–16) are experiencing disproportionately greater housing problems/needs. Per HUD’s definition, a disproportionately greater housing problem or need exists when the numbers of a racial or ethnic group at a given income level experience housing problems at a rate greater than 10 percent or more than the income level as a whole. As previously indicated, the greatest contributor to the City’s documented housing problems relates to lack of affordable housing and high-cost burden.

### 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
<b>Jurisdiction as a whole</b>	<b>42,630</b>	<b>6,590</b>	<b>2,710</b>
White	10,450	2,060	955
African American	2,360	150	130
Asian	13,730	2,630	945
American Indian, Alaska Native	120	25	0
Pacific Islander	215	4	0
Hispanic	14,800	1,560	585

**Table 10 - Disproportionally Greater Need 0 - 30% AMI**

Data 2016-2020 CHAS  
Source:

\*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%

### 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
<b>Jurisdiction as a whole</b>	<b>29,899</b>	<b>8,820</b>	<b>0</b>
White	8,139	3,620	0
African American	1,200	330	0
Asian	6,825	2,335	0
American Indian, Alaska Native	80	10	0
Pacific Islander	105	30	0
Hispanic	13,030	2,360	0

**Table 11 - Disproportionally Greater Need 30 - 50% AMI**

Data 2016-2020 CHAS  
Source:

\*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%

### 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	24,130	17,260	0
White	6,375	5,905	0
African American	905	570	0
Asian	6,550	4,530	0
American Indian, Alaska Native	65	90	0
Pacific Islander	55	125	0
Hispanic	9,470	5,760	0

**Table 12 - Disproportionally Greater Need 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*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%

### 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	14,165	15,520	0
White	4,210	5,420	0
African American	545	605	0
Asian	4,450	4,755	0
American Indian, Alaska Native	10	35	0
Pacific Islander	129	25	0
Hispanic	4,485	4,335	0

**Table 13 - Disproportionally Greater Need 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*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%

## Discussion

Disproportionate need regarding housing problems between subgroups is summarized in the table below.

Housing Problems	0%-30% of AMI	30%-50% of AMI	50%-80% of AMI	80%-100% of AMI
Jurisdiction as a whole	82%	77%	58%	48%
White	77%	69%	52%	44%
African American	89%	78%	61%	47%
Asian	79%	75%	59%	48%
American Indian, Alaska Native	82%	89%	42%	22%
Pacific Islander	98%	78%	31%	84%
Hispanic	87%	85%	62%	51%

**Table 17 – Disproportionally Greater Need: Housing Problems**

Data  
Source: 2016-2020 CHAS

## NA-20 Disproportionately Greater Need: Severe 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

HUD identifies the four severe housing problems as:

1. Housing unit lacking complete kitchen facilities
2. Housing unit lacking complete plumbing facilities
3. Overcrowded with more than 1.5 person per room not including bathrooms, porches, foyers, halls, or half-rooms.
4. Cost burdened, with household paying more than 50 percent of income toward housing costs (including 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	34,925	14,295	2,710
White	8,665	3,850	955
African American	1,920	585	130
Asian	10,175	6,185	945
American Indian, Alaska Native	85	60	0
Pacific Islander	80	139	0
Hispanic	13,220	3,140	585

**Table 18 – Severe Housing Problems 0 – 30% AMI**

Data Source: 2016-2020 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%

### 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
<b>Jurisdiction as a whole</b>	<b>19,504</b>	<b>19,215</b>	<b>0</b>
White	4,859	6,900	0
African American	785	740	0
Asian	4,730	4,430	0
American Indian, Alaska Native	70	15	0
Pacific Islander	30	105	0
Hispanic	8,750	6,640	0

**Table 19 – Severe Housing Problems 30 – 50% AMI**

Data 2016-2020 CHAS  
Source:

\*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%

### 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
<b>Jurisdiction as a whole</b>	<b>10,875</b>	<b>30,515</b>	<b>0</b>
White	2,350	9,930	0
African American	170	1,300	0
Asian	3,160	7,920	0
American Indian, Alaska Native	39	115	0
Pacific Islander	0	180	0
Hispanic	5,005	10,225	0

**Table 20 – Severe Housing Problems 50 – 80% AMI**

Data 2016-2020 CHAS  
Source:

\*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%

## 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	5,420	24,260	0
White	980	8,645	0
African American	100	1,060	0
Asian	1,590	7,615	0
American Indian, Alaska Native	0	45	0
Pacific Islander	125	30	0
Hispanic	2,555	6,260	0

**Table 21 – Severe Housing Problems 80 – 100% AMI**

Data 2016-2020 CHAS  
Source:

\*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%

## Discussion

Disproportionate need regarding housing problems between sub-groups is summarized in the table below. Cells with darker highlights indicate the subgroups with the most significant issues and those with lighter highlights indicate subgroups that should be monitored.

Severe Housing Problems	0%-30% of AMI	30%-50% of AMI	50%-80% of AMI	80%-100% of AMI
Jurisdiction as a whole	67%	50%	26%	18%
White	64%	41%	19%	10%
African American	73%	51%	12%	9%
Asian	59%	52%	29%	17%
American Indian, Alaska Native	59%	82%	25%	0%
Pacific Islander	37%	22%	0%	81%
Hispanic	78%	57%	33%	29%

**Table 22 – Disproportionally Greater Need: Severe Housing Problems**

Data 2016-2020 CHAS  
Source:



## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 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:

Housing costs have the potential to cause housing problems in a community. If housing costs are high relative to household income, there will be a higher incidence of cost burden and, potentially overcrowding. This section determines whether a subgroup experiences cost burden disproportionately.

### Housing Cost Burden

Housing Cost Burden	≤30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	196,840	65,429	54,279	3,005
White	77,840	20,604	16,259	990
African American	5,060	2,550	2,795	145
Asian	69,015	20,295	15,500	1,050
American Indian, Alaska Native	425	90	140	0
Pacific Islander	660	304	110	0
Hispanic	39,265	19,620	18,235	730

**Table 23 – Greater Need: Housing Cost Burdens AMI**

Data 2016-2020 CHAS  
Source:

### Discussion:

Housing Cost Burden	≤30%	30-50%	>50%
Jurisdiction as a whole	62%	20%	17%
White	67%	18%	14%
African American	48%	24%	26%
Asian	65%	19%	15%
American Indian, Alaska Native	65%	14%	21%
Pacific Islander	61%	28%	10%
Hispanic	50%	25%	23%

**Table 24 – Disproportionally Greater Need: Housing Cost Burdens AMI**

Data 2016-2020 CHAS  
Source:

No disproportionate need was found across all categories.

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

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

California Government Code Section 8899.50 requires public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid actions materially inconsistent with its obligation to affirmatively further fair housing. Examination of disproportionate need among different subgroups allows the City to avoid actions materially inconsistent with its obligation to affirmatively further fair housing under California law.

Disproportionate need regarding housing problems was found in the extremely low-income, very low-income, and middle-income brackets. With respect to extremely low-income and very low-income households, percentages of two subgroups exceed the baseline percentage of 85 percent for the jurisdiction: American Indian/Alaska Native and Pacific Islander households are disproportionately impacted. With respect to the middle-income category, Pacific Islanders have disproportionate housing problems. However, for both income brackets, the absolute number of households disproportionately impacted is quite small.

Disproportionate need was found in the extremely low-income, very-low income, and middle-income brackets. 78 percent of Pacific Islanders households that are extremely low-income have one or more severe housing problems. 82% of American Indian/Alaska Native households that are very low-income have severe housing problems. In the middle-income category, 29% of Hispanic households have severe housing problems. While 81% of Pacific Islander households have a severe housing problem, compared with 18 percent of the jurisdiction as a whole, the absolute number of households impacted is quite small – just 155 households.

No disproportionate need was identified in Housing Cost Burden across all four categories.

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

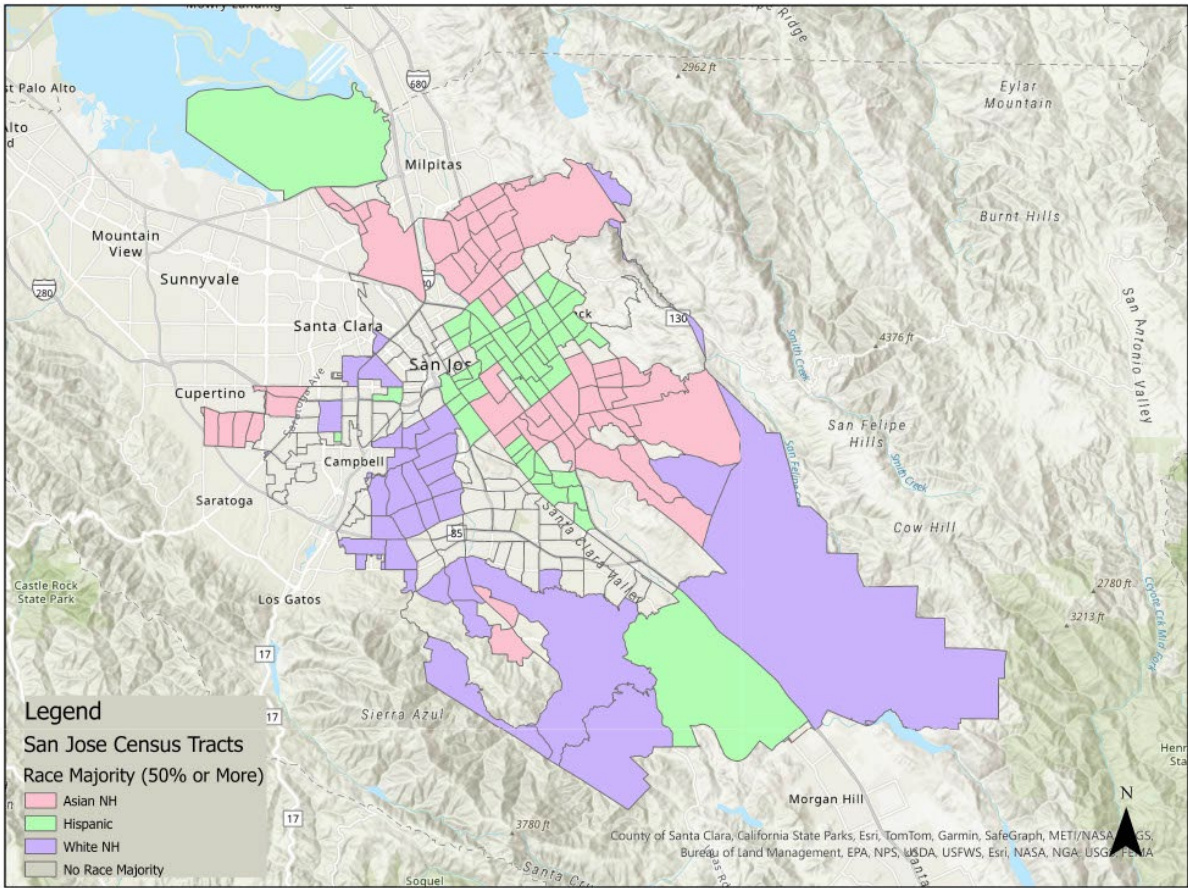
Not applicable.

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

As shown in Map 1, minority concentrated tracts are located in central, north, and in the most western part of the City.

Map 1 is attached in AD-25 under the Grantee Unique Appendices.

# San Jose Census Tracts - Race



**Map 1: Minority Concentrations. Source: ACS 2020 5-year**

## NA-35 Public Housing – 91.205(b)

The Santa Clara County Housing Authority (SCCHA) assists households through public housing as well as Section 8 Housing Choice Voucher program. In 2020, SCCHA launched a lottery-based Section 8 interest list that remains open so anyone can apply at any time. There are around 42,800 households currently on the interest list. SCCHA also develops, owns, and manages more than 2,900 affordable rental housing units throughout the County. SCCHA's programs are targeted toward LMI households, and more than 80 percent of client households are extremely low-income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.

In 2008, SCCHA was selected by HUD to become a Moving to Work (MTW) agency. This federal demonstration program allows greater flexibility to design and implement innovative approaches for providing housing assistance. The goals of the MTW program are to

- Ensure Santa Clara County Housing Authority is a partner of choice in Santa Clara County
- Collaborate with diverse partners to holistically support the needs of low-income communities
- Develop new ways of thinking and implementing solutions to serve residents and communities
- Increasing the value and unit count of SCCHA's portfolio to ensure sustainable resident success

Additionally, SCCHA has used Low Income Housing Tax Credit financing to develop and recapitalize of most of its housing portfolio. The agency is an active developer of restricted affordable housing and has either constructed, rehabilitated, or assisted with the development of more than 30 affordable housing developments that service a variety of households, including special needs households.

### Totals in Use

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 with Vouchers in Use	0	22	0	13,654	1,967	11,687	765	11	41

Table 25 - Public Housing by Program Type

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

**Data Source:** Santa Clara County Housing Authority

## 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	NA	28,733	NA	23,467	13,615	25,125	24,969	24,728
Average Length of Stay	NA	16.8	NA	14.8	4.8	16.5	5.7	6.8
Average Household Size	NA	2.3	NA	2.1	1.4	2.2	1.4	3.4
# Homeless at Admission	0	0	0	954	490	464	159	5
# of Elderly Program Participants (>62)	0	9	0	6,854	965	5,880	414	3
# of Disabled Families	0	9	0	6,481	782	5,699	218	9
# of Families requesting Accessibility Features	NA	NA	NA	NA	NA	NA	NA	NA
# of HIV/AIDS program participants	NA	NA	NA	NA	NA	NA	NA	NA

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of DV victims	NA	NA	NA	NA	NA	NA	NA	NA

**Table 26 – Characteristics of Public Housing Residents by Program Type**

Data Source: Santa Clara County Housing Authority

## 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	1	0	6,143	1,061	5,082	453	85	100
African American	0	0	0	1,842	193	1,649	215	8	30
Asian	0	20	0	5,165	583	4,582	42	8	33
American Indian/Alaska Native	0	0	0	306	78	228	19	7	7
Pacific Islander	0	1	0	133	32	101	25	5	4
Other	0	0	0	65	20	45	11	0	3
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 27 – Race of Public Housing Residents by Program Type**

Data Source: Santa Clara County Housing Authority

## 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	1	0	4,495	656	3,839	168	74	85
Not Hispanic	0	21	0	9,156	1,310	7,846	597	39	92
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 28 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** Santa Clara County Housing Authority



## **Section 504 Needs Assessment**

### **Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Not applicable. SCCHA does not own any public housing units located in San José.

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

Depending on program type, as shown in Table 23, households have an average income between \$13,615 and \$28,733; this presents the economic hardship that most program participants endure. Housing Choice Voucher programs are administered in Santa Clara County through the Moving to Work HUD program and are designed to increase housing choices and facilitate self-sufficiency through education and employment opportunities.

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

Housing vouchers serve the most vulnerable populations, including seniors, extremely low-income households, and individuals with disabilities. Despite proven to increase housing stability, voucher holders face discrimination and have difficulty finding housing.<sup>7</sup> Since holders are among the poorest, they are also at greater risk of negative educational, health, and economic outcomes.

In addition, a great need exists for San José lower-income residents that do not use the Housing Choice Voucher program, especially because of possible rent increases and housing cost burdens. According to CHAS 2016-2020, there is a total of 324,338 households in San José, of which 17 percent is extremely low-income; 13 percent is very low-income; and 14 percent is low-income. These three categories total 44 percent of San José's population; however, only four percent of all households in San José have access to Housing Choice Vouchers.

## **Discussion**

See above.

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<sup>7</sup> <https://www.cohenmilstein.com/case-study/housing-choice-vouchers-section-8-mass-action/>

## NA-40 Homeless Needs Assessment – 91.205(c)

### **Introduction:**

California Government Code Section 8899.50 requires public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid actions materially inconsistent with its obligation to affirmatively further fair housing. Examination of disproportionate need among different subgroups allows the City to avoid actions materially inconsistent with its obligation to affirmatively further fair housing under California law.

The Santa Clara County Continuum of Care receives approximately \$40 million annually in federal funding from the US Department of Housing and Urban Development (HUD). It is required that CoCs receiving HUD funding report on the number of individuals and families experiencing homelessness within their communities. On February 23 and 24 of 2022, a Point-in-Time (PIT) count was conducted in San José. The PIT count is conducted every two years. The number of homeless in San José increased to 6,650 in 2022 from 6,097 in 2019, a 9 percent increase. In addition to the PIT count of the homeless population, surveys of persons experiencing homelessness were taken to contribute to a more comprehensive data collection to determine needs. To collect data regarding individuals staying in shelters throughout the County, data was obtained from the HMIS system administrators for Santa Clara County.

In additional, San Jose routinely conduct numerous studies to accurately count its homeless population. For a summary of the latest reporting, visit <https://www.sanjoseca.gov/your-government/departments-offices/housing/resource-library/homeless-reports>.

The total of 10,028 persons experienced homelessness in Santa Clara County as described in the 2022 PIT count, of which 66 percent were counted in San José. Most homeless services and shelters are located in San José, which in part accounts for the majority of persons experiencing homelessness located in San José.

Families experiencing homelessness in San José account for over two-thirds of those in the County as a whole; however, as reported, 94 percent of homeless families are sheltered, which is a much higher rate than for other homeless populations. Veterans who are homeless account for 5 percent of the homeless population in the City, similar to the Countywide count of homeless veterans at 7 percent. However, 79% of homeless veterans in both the City and County are unsheltered, an even higher proportion when compared to 75% of the City's overall homeless population being unsheltered.

### **Persons in Households with Adults and Children**

According to the 2022 San José Homeless Census and Survey Report, there were a total of 134 households with adults and children and 401 persons in households with adults and children experiencing homelessness. Female family members accounted for 59% of the families experiencing homelessness subpopulation.

### **Persons in Households with Only Children**

According to the 2022 San José Homeless Census and Survey Report, there were a total of 20 persons in households with only youth who were experiencing homelessness. Persons in Households with Only Children are defined in the PIT count as unaccompanied youth or individuals under the age of 18 living without an adult. Approximately 51% of persons in households with only youth experiencing homelessness identified as female; 48% identified as male; 65% identified as White, 24% identified as African American, 2% identified as American or Alaskan Native, 5% identified as Asian, 2% identified as Native Hawaiian or Pacific Islander, and 4% identified as Multi-Race or Other. 28% of persons in households with only youth cited a lost job as the primary cause of homelessness, 15% cited alcohol or drug abuse, 15% cited eviction, 13% cited argument with family/friend, and 10% cited incarceration. 33% of respondents reported experiencing drug or alcohol abuse, 19% reported experiencing PTSD, 18% reported psychiatric or emotional conditions, 7% reported chronic health problems, 5% reported traumatic brain injury, 2% reported physical disability, and 1% reported having HIV/AIDS.

### **Chronically Homeless Individuals**

According to the 2022 San José Homeless Census and Survey Report, there were 1,906 individuals who experienced chronic homelessness. 60% of survey respondents experiencing chronic homelessness identified as male. 55% identified as White, 23% as African American, 10% as American Indian or Alaska Native, 5% as Asian, 0% as Native Hawaiian or Pacific Islander, and 5% as Multi-Race or Other. 43% identified as Hispanic. 24% of respondents cited Lost Job and Alcohol or Drug abuse as the most common causes of homelessness.

### **Veterans**

According to the 2022 San José Homeless Census Survey and Report, there were 336 veterans experiencing homelessness in 2022. 87% of survey respondents who were veterans identified as male. 56% identified as White, 26% as African American, 11% as American Indian or Alaska Native, and 12% as Multi-Race or Other. 27% cited Alcohol or Drug Use as the primary cause of their homelessness. 58% of respondents reported experiencing PTSD, 58% reported experiencing a physical disability, 55% reported experiencing a psychiatric or emotional condition, 48% reported experiencing drug or alcohol abuse, 45% reported experiencing chronic health problems, 26% reported experiencing a traumatic brain injury, and 10% reported experiencing HIV/AIDS.

### **Unaccompanied Youth**

Unaccompanied Youth are defined in the PIT count as unaccompanied young adults or individuals between the ages of 18 and 24 living without an adult. According to the 2022 San José Homeless Census and Survey Report, there were a total of 993 unaccompanied young adults experiencing homelessness. Individuals ages 18 to 24 are considered to be young adults. Approximately 51% of unaccompanied youth experiencing homelessness identified as female and 48% identified as male. 65% identified as White, 24% as African American, 2% American or Alaskan Native, 5% as Asian, 2% as Native Hawaiian or Pacific Islander, and 4% as Multi-Race or Other. 28% of unaccompanied-youth cited job loss as the primary cause of homelessness, 15% cited alcohol or drug abuse, 15% cited eviction, 13% cited

argument with family/friend, and 10% cited incarceration. 33% of respondents reported experiencing drug or alcohol abuse, 19% reported experiencing PTSD, 18% reported psychiatric or emotional conditions, 7% reported chronic health problems, 5% reported traumatic brain injury, 2% reported physical disability, and 1% reported having HIV/AIDS.

### **Persons with HIV**

According to the 2022 San José Homeless Census and Survey Report, 2% of homeless individuals reported having HIV/AIDS. 10% of veterans, 5% of families, and 1% of youth and young adults reported having HIV/AIDS.

### **Number Becoming Homeless Each Year**

Of the universe of homeless individuals enrolled in Emergency Shelter, Safe Haven, and Transitional Housing between July 2023 and June 2024, 3,294 individuals reported they were homeless for the first time.

### **Number of Days Persons Experienced Homelessness**

Of the universe of homeless individuals enrolled in Emergency Shelter and Safe Haven between January 1, 2024 and December 31, 2024, the average number of days persons experiencing homelessness is 842 days; the median number of days is 548.<sup>8</sup>

Of the universe of homeless individuals enrolled in Emergency Shelter, Safe Haven, and Transitional Housing between January 1, 2024 and December 31, 2024, the average number of days persons experiencing homelessness is 1809.71 days; the median number of days is 822.<sup>9</sup>

Of the universe of homeless individuals enrolled in Emergency Shelter, Safe Haven, and Permanent Housing between January 1, 2024 and December 31, 2024, the average number of days persons experiencing homelessness is 760.64; the median number of days is 796.5.<sup>10</sup>

Of the universe of homeless individuals enrolled in Emergency Shelter, Safe Haven, Transitional Housing, and Permanent Housing between January 1, 2024 and December 31, 2024, the average number of days persons experiencing homelessness is 2151 days; the median number of days is 836.<sup>11</sup>

### **Number Exiting Homelessness Each Year**

Of the universe of individuals enrolled in Street Outreach between July 2023 and June 2024, 1,992 exited a housing program (Permanent Supportive Housing, Rapid Rehousing) or exited to a permanent housing destination from a non-housing program.<sup>12</sup>

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<sup>8</sup> Inflow - VI-SPDAT with City Affiliation 2024

<sup>9</sup> *ibid*

<sup>10</sup> *ibid*

<sup>11</sup> *ibid*

<sup>12</sup> City of San José Affiliated Homeless Inflow, Housing Placements, and Retention, Q4 FY24.

**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):**

Not applicable.

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

The subpopulation of “Families” is defined by HUD as, “a household with at least one adult member (persons 18 or older) and at least one child member (persons under 18).” The PIT counted 276 families with 898 members as homeless in the County—86% were sheltered, and 16% were unsheltered. In the City of San José, 134 families and 401 individual family members were counted – 94% were sheltered and 6% were unsheltered.

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

Respondents to the surveys also reported racial and ethnic demographic data. Respondents’ top four responses were 66% White, 20% African American, 15% American Indian or Alaska Native, and 5% Asian. 46% of respondents reported they were of Latino/Hispanic ethnicity.

See the following tables for the demographic makeup of the chronically homeless, homeless veterans, and homeless youth populations for San José.

Chronic Homelessness by Race		
	Chronic	Non-Chronic
American Indian/Alaska Native	10%	9%
Asian	5%	5%
African American	23%	14%
Native Hawaiian/Other Pacific Islander	0%	3%
White	58%	55%
Hispanic/Latino	43%	45%
Multi-Racial/Other	5%	15%
* Chronic N = 130; Non-Chronic N = 311		

**Table 29 – Chronic Homelessness by Race**

**Data** City of San José Point-In-Time Count 2022, City of San José 2022 Homeless Census and Survey  
**Source:** <https://www.sanJoseca.gov/home/showpublisheddocument/92524/638054026112130000>

Veterans Experiencing Homelessness by Race		
	Veterans	Non-Veterans
American Indian/Alaska Native	11%	9%
Asian	0%	5%
African American	26%	16%
Native Hawaiian/Other Pacific Islander	0%	2%
White	56%	56%
Multi-Racial/Other	7%	12%
* Veterans N = 27; Non-Veterans N = 411		

**Table 30 – Veterans Experiencing Homelessness by Race**

**Data** City of San José Point-In-Time Count 2022, City of San José 2022 Homeless Census and Survey  
**Source:** <https://www.sanJoseca.gov/home/showpublisheddocument/92524/638054026112130000>

Youth and Young Adults Experiencing Homelessness by Race	
American Indian/Alaska Native	2%
Asian	5%
African American	24%
Native Hawaiian/Other Pacific Islander	0%
White	65%
Multi-Racial/Other	4%
* Youth and Young Adults N = 55	

**Table 31 – Youth and Young Adults Experiencing Homelessness by Race**

**Data** City of San José Point-In-Time Count 2022, City of San José 2022 Homeless Census and Survey  
**Source:** <https://www.sanJoseca.gov/home/showpublisheddocument/92524/638054026112130000>

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The total of persons experiencing homelessness in Santa Clara County in the 2022 PIT count was 10,028— 23 percent sheltered and 77 percent unsheltered. The total for San José accounts for 66 percent of the total homeless in the County, or 6,650 persons. San José, as the largest City in Santa Clara County, has the majority of homeless services and shelters in the County. The table below illustrates the trend of sheltered versus unsheltered homeless in the City of San José, which has fluctuated over the years. While homelessness increased overall in 2022, a positive development was 695 more individuals accessing shelter, the highest over a nine-year period.

Point-In-Time Homeless Population by Shelter Status						
	2013	2015	2017	2019	2022	2019-2022 Net Change
Sheltered	1,110	1,253	1,119	980	1,675	+695
Unsheltered	3,660	2,810	3,231	5,117	4,975	-142
<b>Total</b>	<b>4,770</b>	<b>4,063</b>	<b>4,350</b>	<b>6,097</b>	<b>6,650</b>	<b>553</b>

**Table 32 – Point-In-Time Homeless Population by Shelter Status**

**Data** City of San José Point-In-Time Count 2022, City of San José 2022 Homeless Census and Survey  
**Source:** <https://www.sanJoseca.gov/home/showpublisheddocument/92524/638054026112130000>

Population Experiencing Chronic Homelessness			
	2017	2019	2022
<b>Unsheltered</b>	89%	85%	81%
<b>Sheltered</b>	11%	15%	19%

**Table 33 – Population Experiencing Chronic Homelessness**

**Data** City of San José Point-In-Time Count 2022, City of San José 2022 Homeless Census and Survey  
**Source:** <https://www.sanJoseca.gov/home/showpublisheddocument/92524/638054026112130000>

**Discussion:**

To assist populations experiencing homelessness in San José and counteract the impacts on the community, the City of San José's Housing Department developed the Homelessness Response Framework, which uses a Coordinated Assessment System beginning with an Outreach Team that serves as the first point of entry to get unsheltered residents into systems of care. At the outset of outreach, staff and subgrantees help unsheltered residents to access basic needs. Individuals experiencing homelessness are then added to the Coordinated Assessment System and matched with the appropriate housing program.



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

### Introduction:

The City of San José accepts funding on behalf of its metropolitan statistical area under the HOPWA program. This section describes the housing and supportive service needs of low-income persons living with HIV/AIDS (PLWH) and their families. In addition, this section describes the needs of Special Needs populations including seniors (62 years and older) and persons with disabilities (including developmental disabilities).

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	5,102
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIC (PLWH)	3,922
Area Prevalence (PLWH per population)	205
Number of new HIV cases reported last year	171

**Table 34 – HOPWA Data**

**Data** CDC HIV Surveillance  
**Source:**

### HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	100
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term, or transitional)	0

**Table 35 – HIV Housing Need**

**Data** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet  
**Source:**

### Describe the characteristics of special needs populations in your community:

#### *HIV/AIDS*

Acquired immunodeficiency syndrome (AIDS) is a chronic, potentially life-threatening condition caused by the human immunodeficiency virus (HIV). By damaging the immune system, HIV interferes with the body's ability to fight the organisms that cause disease. As of December 31, 2023, a total number of 7,224 individuals diagnosed with HIV had been reported to the County. Of these, 5,102 (71%) were diagnosed with AIDS. A cumulative number of 2,810 (39%) persons with HIV infection were known to have died, including 2,701 with a diagnosis of AIDS. The most affected age group consists of individuals between 25 and 44 years old, highlighting the need for targeted outreach to young and middle-aged adults. Demographic disparities in HIV/AIDS persist with Latino/Hispanic individuals disproportionately

impacted, accounting for 60% of new HIV diagnoses in 2022. Additionally, men who have sex with men (MSM) represent a significant portion of those affected. These disparities underscore the urgent need for culturally competent prevention, treatment, and support services to address the unique challenges faced by these populations. Expanding access to healthcare, education, and community-based interventions is crucial to reducing transmission rates and improving health outcomes for individuals living with HIV/AIDS.

### *Senior Population*

Senior households (ages 65 and older) face multiple challenges in accessing and maintaining access to reasonably-priced housing. Many live on fixed incomes and are more likely to experience physical limitations including reduced mobility or chronic health conditions. The primary housing needs for seniors stem from limited incomes, high healthcare costs, and physical limitations.

According to the 2023 5-year ACS, San José is home to 139,756 seniors, representing 14% of the total population. Of this group, 47,249 (34%) have physical limitations, and 17,104 (10%) live below the poverty level. While the City's overall population declined by 4% between 2019 and 2023, the senior population grew by 9%.

According to the 2017-21 CHAS data, San Jose has 60,115 lower-income seniors (age 62 & older). 36,880 or 61% of them are owners and 23,235 or 39% are renters.

With this rapid growth, demand for affordable senior housing is expected to rise significantly. Currently, approximately 100,303 households of 324,340 total households in San José include at least one senior, but restricted affordable housing and low-cost private market housing meet only a fraction of the coming need.

### *Disabled Population*

Approximately 94,971 people with physical limitations reside in the City of San José, according to the 2023 5-year ACS. However, there is a significant gap in housing accessibility for this population. Given the diverse range of residents' physical needs, appropriate housing features can vary widely. These features include wheelchair ramps, grab bars, and specialized bathroom designs. Community feedback indicates a shortage of housing that can accommodate those with physical limitations. There are also limited resources to locate and secure such accommodations.

Key gaps in housing coverage include affordability, support services, supportive housing and physical accommodations to housing. To address these challenges, the City has implemented reasonable accommodation procedures. Chapter 20.160 of the Zoning Code outlines who can request accommodations, the application requirements, and the criteria for approval. These procedures enable modifications to standard development regulations to better serve individuals with disabilities.

### *Female Head of Households*

According to the 2023 5-Year American Community Survey (ACS), 11.5 percent of San José households (39,407 households) are female-headed family households. Female-headed households with children face unique housing challenges. They often deal with pervasive workplace and societal conditions that

result in their earning lower wages. About 12 percent of the female-headed family households in San José fall below the poverty level, compared with 5 percent of all San José families at this income level.

The City currently has 1,070 emergency shelter beds and transitional housing beds that serve homeless residents, including families with a female head of household and survivors of domestic violence.

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

See discussion above.

**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's Public Health Department reported that as of December 31, 2023, a total number of 7,224 individuals diagnosed with HIV had been reported. Of these, 5,102 (71%) were diagnosed with AIDS. A cumulative number of 2,810 (39%) persons with HIV infection were known to have died, including 2,701 with a diagnosis of AIDS. In 2023, 3,922 current County residents were living with HIV, including 2,832 (72%) first reported with HIV in the County and 1,090 (28%) out of jurisdiction cases.

For new cases, 171 were reported in 2023, most of which are male (84 percent). While data for African American residents are often masked due to smaller case counts, both African American and Hispanic residents have consistently experienced the highest rates over the years, highlighting growing disparities between these communities and White populations. From 2010 to 2023, rates among Asian/Pacific Islander and White males have decreased, whereas rates among Hispanic residents have continued to rise.

There was an increase in the proportion of cases in the County from 2021 to 2023, reaching 10.4 cases per 100,000 people. In 2023, the rate of new diagnoses for males ages 13 and older (17.3) was nearly eight times higher than the rate for females (2.2).

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

**Discussion:**

Traditionally, the City has funded two Tenant-Based Rental Assistance (TBRA) programs: one funded by HOME dollars, and another by HOPWA funds. The HOME TBRA Program is matched with local funds to increase capacity in the Rapid Rehousing System. The program will continue to provide housing subsidies and case management services to employed or employable homeless populations, including families with children, domestic violence survivors, and persons with HIV/AIDS.

The goal of the City's Rapid Rehousing Program is to help up to 300 households at any given time to locate and secure appropriate rental housing, assist with time-limited subsidies based on the rent of the identified unit, and help the participants increase their incomes so they can graduate out of the Rapid Rehousing Program and pay their rent in full.

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

### **Describe the jurisdiction's need for Public Facilities:**

Community members were given a chance to give input on what they think should be the top priorities for City investment of federal funds from HUD over the next five years. With respect to public facilities, residents noted the need for additional homeless facilities providing services and other resources so residents can receive proper care. Another comment suggested developing more community facilities to empower residents to become more involved in their neighborhood.

Residents who completed the survey were able to assign a priority value of low, medium, or high to 14 different public facility types. The three highest-ranked facility types were:

1. Mental health care facilities
2. Facilities for children who are abused
3. Homeless facilities (temporary housing and emergency shelters)

### **How were these needs determined?**

Residents of San José were able to complete a needs survey and/or attend community meetings to give input on community needs. These responses were collected and analyzed to determine the needs described above.

### **Describe the jurisdiction's need for Public Improvements:**

Residents expressed a need for more equitable investments in parks and recreational activities in neighborhoods, so that all residents can experience a higher quality of life. They shared an interest in having “walkable neighborhoods” where housing, community centers, schools, and parks are within walking distance.

Residents who completed the survey were able to assign a priority value of low, medium, or high to 15 different public improvement types. The three improvement types that were ranked as the highest priority were:

1. Clean-up of contaminated sites
2. Lighting improvements
3. Street improvements

### **How were these needs determined?**

Residents of San José were able to complete a needs survey and/or attend community meetings to give input on community needs. These responses were collected and analyzed to determine the needs described above.

**Describe the jurisdiction's need for Public Services:**

Participants emphasized that while more affordable housing is necessary, it is also important that these developments are located within high-resource and high-quality neighborhoods that are safe, clean, and close to schools, health clinics, transit, and other services. When discussing support services, they emphasized coordination with the County so that residents have access to a variety of support services, particularly for those in substance use recovery and for residents experiencing homelessness and using controlled substances.

Residents who completed the survey were able to assign a priority value of low, medium, or high to 24 different public service types. The three service types that were ranked as the highest priority were:

1. Mental health services
2. Emergency housing assistance
3. Homeless services

**How were these needs determined?**

Residents of San José were able to complete a needs survey and/or attend community meetings to give input on community needs. These responses were collected and analyzed to determine the needs described above.

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

San José has remained consistently one of the most expensive housing markets in the country and in 2024, it was ranked as the number 1 worst U.S city to purchase a home.<sup>13</sup> The most recent market data shows that renters must earn about \$124,360 a year to afford the average monthly rent for a 2-bedroom apartment of \$2,802.<sup>14</sup> The median single-family home price is currently \$1,616,000.<sup>15</sup> Buyers must earn \$391,350 a year to afford a median priced single family home.<sup>16</sup>

In 2024, there was weak residential permit activity. The City has issued approximately 192 residential building permits; all of which were for multifamily market rate housing. According to the City's Housing Element, the Association of Bay Area Governments (ABAG) estimates that the City is projected to accommodate approximately 20 percent of the Bay Area's regional housing growth, or almost 130,000 housing units by 2040.<sup>17</sup>

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<sup>13</sup><https://sanJoséspotlight.com/san-José-has-highest-home-prices-in-nation-us-cities-united-states/>

<sup>14</sup>[City of San José, Housing Market Update, Third Quarter 2024](#)

<sup>15</sup> *ibid*

<sup>16</sup> *ibid*

<sup>17</sup> City of San José, 2014-2023 Housing Element, January 27, 2015, III-2

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

### Introduction

The housing stock of San José in 2023 was made up of 51% single family detached homes, 11% single family attached homes, 6% multifamily homes with 2 to 4 units, 28% multifamily homes with 5 or more units, and 3% mobile homes.<sup>18</sup>

Areas where new development is likely to occur include the Downtown, North San José, Diridon Station area and approved Urban Village Plan areas; and these areas have environmental clearance at the level of zoning and development standards with near-term infrastructure impacts and mitigation measures already identified within environmental clearance documents.<sup>19</sup> San José's Specific Plan areas include "Planned Communities" that are designed to accommodate residential infill development.

Residential development permit activity is generally low and the City is not on target to meet its housing goals.<sup>20</sup> In 2024, the City saw a 41% decrease in permits for multifamily units year-over-year (from 2,498 to 1,472) and a 19% increase for ADUs (from 470 to 558).<sup>21</sup>

Property Type	Number	%
1-unit detached structure	176,440	52%
1-unit, attached structure	38,710	11%
2-4 units	22,245	7%
5-19 units	30,550	9%
20 or more units	58,135	17%
Mobile Home, boat, RV, van, etc	12,030	4%
<b>Total</b>	<b>338,110</b>	<b>100%</b>

**Table 36 – Residential Properties by Unit Number**

Data Source: 2019-2023 ACS

<sup>18</sup> 2019-2023 ACS

<sup>19</sup> 2023-2031 Housing Element, Chapter 5, Adequate Sites for Housing

<sup>20</sup> City of San José, Housing Market Update, Third Quarter 2024

<sup>21</sup> 2024 Housing Element Annual Progress Report Memorandum to City Council, March 6, 2025, <https://sanjose.legistar.com/View.ashx?M=F&ID=13916378&GUID=CBDE158C-D563-4BCC-827E-115AB00EEFEC>



	Owners		Renters	
	Number	%	Number	%
No bedroom	805	0%	13,545	10%
1 bedroom	3,345	2%	36,890	26%
2 bedrooms	29,330	16%	50,255	36%
3 or more bedrooms	150,019	82%	40,145	29%
<b>Total</b>	<b>183,499</b>	<b>100%</b>	<b>140,835</b>	<b>101%</b>

**Table 37 – Unit Size by Tenure**

Data Source: 2019-2023 ACS

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

The City contracts with the Santa Clara County Housing Authority (SCCHA) to administer San José's Section 8 Housing Choice Voucher Program. This is SCCHA's largest rental assistance program with about 17,000 participants Countywide. By law, the Housing Authority must provide 75% of the vouchers to applicants whose incomes do not exceed 30% of the area median income (extremely low income).

In addition to the Section 8 Housing Choice Voucher Program, in San José there are 232 affordable housing developments that contain a total of 19,428 units. These units are deed-restricted with active affordable restrictions, and the breakdown is listed in the following table.

Category	ELI Units (0-30% AMI)	VLI Units (30-50% AMI)	LI Units (50-80% AMI)	Mod Units (80- 120% AMI)	Res. Mgr Units	Other HUD Units	Total Affordable Units
Under Construction	672	493	1,234	133	-	-	<b>2,532</b>
Family Housing	1,068	6,105	5,577	844	15	1,284	<b>14,732</b>
Senior Housing	932	2,715	885	1	4	349	<b>4,870</b>
Special Needs Housing	674	870	109	1	3	0	<b>1,657</b>
<b>Total</b>	<b>3,346</b>	<b>10,183</b>	<b>7,805</b>	<b>979</b>	<b>22</b>	<b>1,633</b>	<b>23,791</b>

**Table 38 – Deed Restricted Affordable Units**

Data Source: Source: Affordable Apartments in San José as of 2/26/2025, City of San José

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

The table below is from the 2023-2031 Housing Element for the City of San José and lists the dates that affordable units are expected to convert to market rate. According to the table below, units at risk of conversion to market rate within the next eleven years include 1,405 affordable units, 1,297 of which are non-elderly units.

Name	Type of Assistance Received*	Nonprofit Sponsor ?	Affordability Expiration Date	Total Affordable Units	Total Elderly Units	Total Non-Elderly Units	Risk
Arbor Apartments - 1582 Kooser Road	HUD assisted		8/31/2025	122		122	H
Villa Torino - 29 West Julian Street	City funded		9/30/2025	85		85	H
Almaden Garden Apartments 947 Branham Lane	HUD assisted		4/30/2026	36		36	H
San José Apartments 1500 Cunningham Avenue	HUD assisted		9/30/2026	214		214	H
Willow Lake - 1331 Lakeshore Circle	Inclusionary		8/4/2027	12		12	H
YWCA Villa Nueva 375 S. 3rd Street	City funded	Y	3/4/2028	62		62	M
Enclave / Siena at Renaissance 4349 Renaissance Drive	City funded & Inclusionary		4/13/2028	271		271	M
Masson Building Rehabilitation 161 West Santa Clara Street	80% redevelopment funds		7/31/2028	4		4	M
Giovanni - 85 S. 5th Street	City funded & HUD 202	Y	11/12/2028	24	24	0	M
Hoffman – 5629 Hoffman Court	City funded	Y	10/28/2029	4		4	H
Monterey Grove 6100 Monterey Road	Inclusionary		11/4/2029	34		34	H
Burning Tree - 239 Burning Tree	City funded		4/1/2030	1		1	
Waterford Place - 1700 N. 1st Street	Inclusionary		4/5/2030	36		36	H
Market Gateway Housing 535 S. Market Street	Inclusionary		4/21/2030	22		22	H
Village @ Museum Park 465 W. San Carlos Street	Developer agreement		2/1/2031	19		19	H
101 San Fernando 101 E. San Fernando St.	Inclusionary		8/29/2031	65		65	H

North Park The Cypress I 65 Rio Robles East	Inclusionary		10/29/2031	35		35	H
North Park The Cypress II 75 Rio Robles East	Inclusionary		10/29/2031	37		37	H
College Park 190 Ryland Street	Inclusionary		12/14/2031	46		46	H
Casa Camino - 96 South 10th Street	City funded		4/1/2032	4		4	H
Santa Familia - 4984 Severance Drive	City funded	Y	4/28/2032	79		79	L
Avenida Espana Gardens 181 Rawls Court	City funded & Tax Credit	Y	10/26/2032	84	84	0	L
Lion Villas - 2550 S. King Road	Tax credits		5/24/2029	109		109	M
<b>TOTAL AFFORDABLE UNITS AT RISK OF EXPIRING:</b>				<b>1,405</b>	<b>108</b>	<b>1,297</b>	

\*Note: "City funded" includes assistance from the City of San José and the former San José Redevelopment Agency.

**Table 39– Affordable Units at Risk of Conversion to Market Rate**

Data Source: City of San José Housing Element 2023-2031

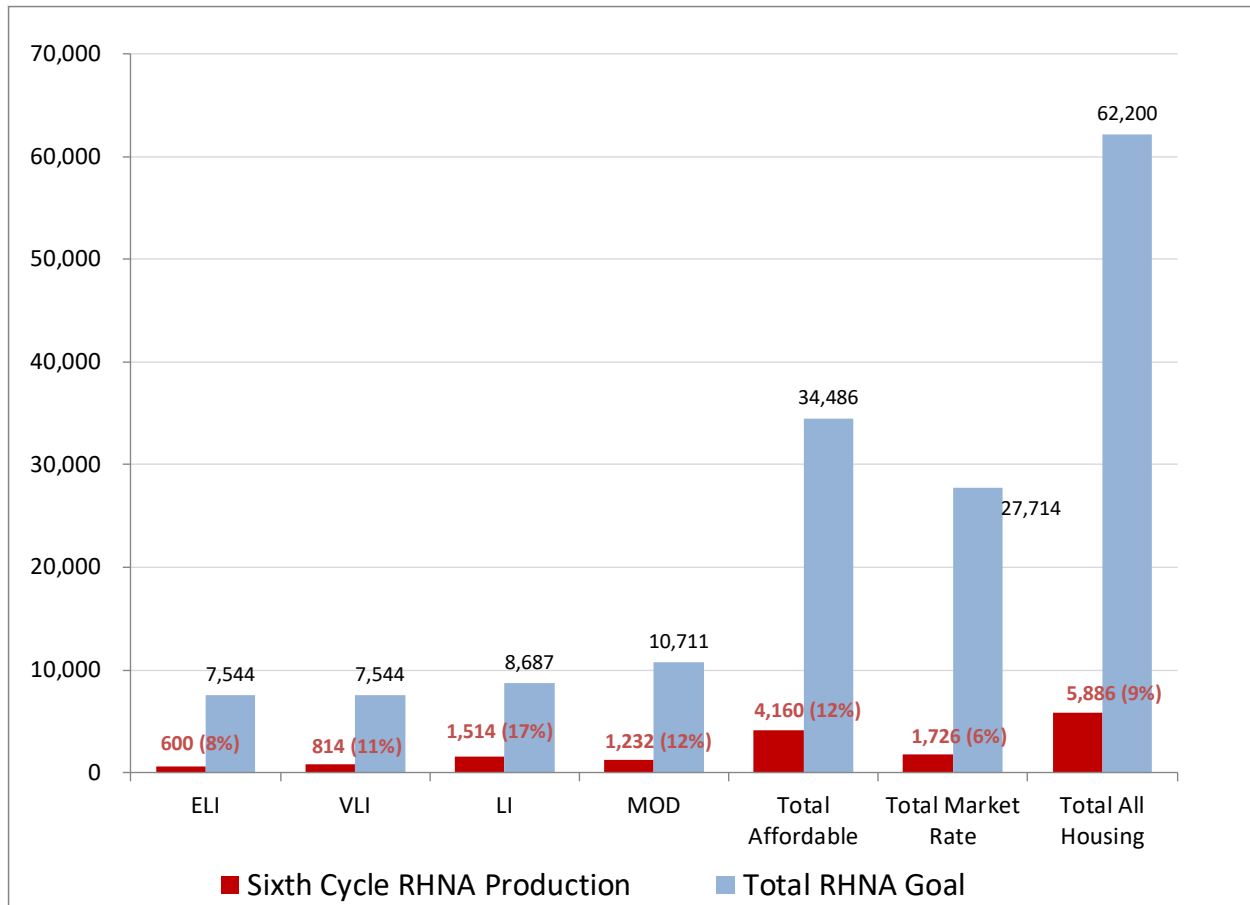
### Does the availability of housing units meet the needs of the population?

No. According to CHAS 2017-2021, there is a total of 324,375 households in San José. Of total households, 16% are extremely low income; 12% are very low income; 15% are low income. In San José, 44% of households earn between 0 to 80% of the area median income. The family type that experiences extremely low income the most are small family households, accounting for 5% of total households. Elderly households make up 9% of total households in the City.

Based on the data in Table 33, there is a total of 18,365 assisted units for low-income households, 1,046 of which are under construction. Additionally, housing data available from the Santa Clara County Housing Authority indicates that the agency administers 13,654 Section 8 Housing Choice Vouchers in the City of San José. Together, these units would make up 9% of total housing stock, not nearly enough to accommodate the 44% of households in San José that earn between 0 to 80% of the area median income.

In addition, the graph below shows the 2023 to 2031 Regional Housing Need Allocation of units permitted at the end of the two years into its eight-year cycle, showing that the City has met 6% of its market-rate permit goals and 12% of its affordable housing permit goals.

**Figure 1 – Cumulative RHNA Residential Building Permit Performance**



**Describe the need for specific types of housing:**

More than half (52%) of the property types in the City are single-family detached structures; the second highest (17%) are multi-unit structures with 20 or more units. Other property types are spread somewhat evenly across single-family attached, 2-4 units, and 5-19 units (Table 31). Owners represent more than 56% of all occupied units. In addition, 80% of 3-bedroom units are owner occupied, while only 20% of 3-bedroom units are renter occupied.

There is a need for assisted affordable housing for lower-income households in San José, including larger units for families and small units to accommodate the aging population. Households experiencing the most need are in the extremely low-income bracket. Of the 324,375 households in San José, 16% (51,115) are extremely low income.<sup>22</sup> Table 33 shows there 2,384 assisted units in the city that are affordable to households in this income bracket; however, there are 40,515 very low-income households and only 8,743 assisted units in the city are affordable to them. There are 50,165 low-income households and 6,066 assisted units are affordable to these households. Further, the most common household type in the extremely low-income bracket (accounting for 5% of total households) are small family households, indicating a need for larger, 2- to 3- bedroom units. Elderly households in

<sup>22</sup> 2017-2021 CHAS

the extremely low make up 9% of total households in the City, indicating a need for smaller 1-bedroom and studio units.

**Discussion**

See above.

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

### Introduction

If housing costs are high, relative to household income, there will be a higher instances of cost burden and, potentially, overcrowding. According to HUD, households that pay more than 30 percent of income on housing are considered cost burdened and may have difficulty affording other necessities such as food, clothing, transportation and medical care. This section analyzes the cost of housing in the City.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	609,500	925,800	52%
Median Contract Rent	1,491	2,117	42%

**Table 40 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	10,175	7.2%
\$500-999	9,170	6.5%
\$1,000-1,499	17,440	12.4%
\$1,500-1,999	28,515	20.3%
\$2,000 or more	75,545	53.6%
<b>Total</b>	<b>140,845</b>	<b>100.0%</b>

**Table 41 - Rent Paid**

Data Source: 2016-2020 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	11,770	No Data
50% HAMFI	29,715	5,860
80% HAMFI	66,410	10,255
100% HAMFI	No Data	16,405
<b>Total</b>	<b>107,895</b>	<b>32,520</b>

**Table 42 – Housing Affordability**

Data Source: 2016-2020 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	2,383	2,694	3,132	4,011	4,425
High HOME Rent	2,058	2,206	2,649	3,052	3,385
Low HOME Rent	1,713	1,836	2,074	2,203	2,545

**Table 43 – Monthly Rent**

Data Source: HUD FMR and HOME Rents, 2024.

## Is there sufficient housing for households at all income levels?

No. Data indicate that there is not adequate housing affordable to LMI households, especially for extremely low- and very low-income households. For example, according to the CHAS 2017-2021 data, there are approximately 51,115 extremely low-income households; however, there are only 11,770 rental units available that are affordable to these households (no data is available on homeowner units). Further there are an additional 40,515 very low-income households, but only 35,575 units total available at that income level.

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

The median single-family home price saw a steady increase from \$400,000 in 2008 to a peak of just under \$1.8 million in 2024. During this same period, rents increased about three percent. Housing affordability is not expected to improve given these trends.

Median Home Value and Average Rent			
	2023	2024	% Change
Median Home Value	\$1,700,000	\$1,800,000	+6%
Average Rent	\$2,708	\$2,802	+3%

**Table 44 – Median Home Value and Average Rent**

SOURCE: Median Home Value, Santa Clara County Association of Realtors September 2025. Average Rent, Costar December, 2024.

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

The median gross rent for San José, according to the 2017-2023 American Community Survey 5-Year Estimates, for a 2 bedroom, was \$2,683. The HUD Fair Market Rent for a two-bedroom, \$3,132, is higher than the average rent in the City, as shown by the Santa Clara County Association of Realtors in the table above, which was \$2,802 in 2024. Building permit activity peaked in 2023 at approximately 776 permits per quarter but has since declined to approximately 624 permits per quarter in 2024.<sup>23</sup>

According to the number of units available to low- to moderate-income households, there is a substantial need to develop additional affordable units. HUD defines cost burdened families as those who spend 30

<sup>23</sup> City of San José, Housing Market Update, Third Quarter 2024.

percent or more of their income on housing costs, including utilities. Affordable rent for a family of four, earning 80 percent of the median family income would be \$3,686. The average rent for a three-bedroom in San José in the third quarter of 2024 was \$3,948, which further supports the need for affordable units.<sup>24</sup>

## **Discussion**

See above.

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<sup>24</sup> City of San José, Housing Market Update, Third Quarter 2024.



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

### Introduction

The following section describes the conditions of the housing stock in the City. HUD defines housing “conditions” identifies four areas that address housing conditions:

1. More than one person per room
2. Cost Burden greater than 30 percent
3. Lack of complete plumbing
4. Lack of complete kitchen facilities

The City’s Municipal Code identifies a more detailed list of conditions that constitute substandard housing. As defined in the Code, housing includes buildings, structures, or portions thereof used or designed or intended to be used, for human habitation or the property on which such building is located. Any housing in which there exists any of the following listed conditions is deemed to be substandard housing:

- A. Inadequate Sanitation/Ventilation/Space Requirements
- B. Structural Hazards
- C. Hazardous Wiring
- D. Hazardous Plumbing
- E. Hazardous Mechanical Equipment
- F. Faulty Weather Protection
- G. Fire Hazard/Inadequate Fire Protection
- H. Faulty Materials of Construction
- I. Hazardous or Unsanitary Premises
- J. Inadequate Maintenance
- K. Unhealthy Conditions
- L. Inadequate Exits
- M. Improper Occupancy

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	54,670	30%	67,625	48%
With two selected Conditions	2,230	1%	10,825	8%
With three selected Conditions	15	0%	310	0%
With four selected Conditions	0	0%	40	0%
No selected Conditions	126,585	69%	62,040	44%
<b>Total</b>	<b>183,500</b>	<b>100%</b>	<b>140,840</b>	<b>100%</b>

Table 45 - Condition of Units

Data Source: 2016-2020 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	18,070	10%	28,985	21%
1980-1999	39,425	21%	36,450	26%
1950-1979	111,280	61%	64,135	46%
Before 1950	14,720	8%	11,270	8%
<b>Total</b>	<b>183,495</b>	<b>100%</b>	<b>140,840</b>	<b>101%</b>

**Table 46 – Year Unit Built**

Data Source: 2016-2020 CHAS

## 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	126,000	69%	75,405	54%
Housing Units build before 1980 with children present	20,593	11%	9,058	6%

**Table 47 – Risk of Lead-Based Paint**

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	7,060	315	7,375
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 48 - Vacant Units Need for Owner and Rental Rehabilitation**

San José's housing stock is relatively new, with approximately 80 percent of the stock built in 1960 and after<sup>25</sup>. As a result, the number of homes in San José considered “substandard” is small, with 0.6 percent of all units having incomplete plumbing and one percent having incomplete kitchen facilities, some of which may be located in the same unit.<sup>26</sup> To identify deteriorated housing units in the City, staff used the U.S. Census American Community Survey definition of “selected conditions” as a measure of substandard housing. The selected conditions are:

- incomplete plumbing or kitchens
- overcrowding
- 30% or more of the household income spent on rent or monthly owner costs

According to 2019-2013 ACS, the City has 120,711 units with one selected condition, 12,352 with two selected conditions and 33 with three selected conditions. However, over the course of the 2015-2019 Consolidated Plan Cycle, 1,217 units of homeowner housing was rehabilitated with CDBG funding.

<sup>25</sup> City of San José 2023-2031 Housing Element.

<sup>26</sup> U.S. Census Bureau, American Community Survey 5-Year Data (2019-2023), Table B25053, Table B25049

The data show that there is a need for rehabilitation of renter and owner households in the City of San José. Based on the HUD's definition of the four housing conditions, almost one-half of renters (48 percent), and almost one-third of owners (30 percent) experience one or more of these conditions. In addition, as units continue to age, they will continue to deteriorate and therefore add to the number of units that will be considered substandard housing.

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

In order to estimate the number of housing units in San José that are occupied by low-moderate income families with lead-based paint (LBP) hazards, the age units should be taken into consideration. Although the use of LBP in residential units was prohibited after 1978, for the purposes of this Consolidated Plan, the number of units built before 1980 will be used to determine how many low-moderate income households may be at risk of LBP hazards.

The 2016-2020 American Community Survey (ACS) shows that approximately 201,405 units in San José were built before 1980, and data from the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) show that 53 percent of total households are occupied by low- to moderate-income persons. This means 106,745 households may have an LBP risk.

#### **Discussion**

Lead-based paint hazards are particularly dangerous for children ages 6 or younger, as they are the most susceptible to exposure, whose effects include damage to the nervous system, decreased brain development, and learning disabilities. The 2016-2020 CHAS data show that there are approximately 29,651 housing units built before 1980 that have children present, putting them at risk of LBP hazards.

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

### Introduction

As previously noted, the Santa Clara County Housing Authority (SCCHA) assists approximately 19,000 households through Section 8. Approximately 18,896 housing vouchers are in use Countywide. The Section 8 waiting list contains 42,800 households, and applicants are pulled from the list through a random lottery process as vouchers become available.

The following tables display the housing assistance maintained by SCCHA in the City of San José. SCCHA has four two-bedroom family public housing units in its portfolio; they are located in the City of Santa Clara. Specific SCCHA data on the number of units or vouchers available is only available for the City of San José (through the Housing Authority of the City of San José, administered by SCCHA) and the County as a whole.

### 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	23	0	20,226	2,034	16,919	1,540	190	392
# of accessible units	0	NA	0	NA	556	NA	NA	NA	NA
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 49 – Total Number of Units by Program Type**

Data Source: Santa Clara County Housing Authority

### Describe the supply of public housing developments:

Not applicable. There are no public housing developments in the City of San José.

### 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:

Not applicable. There are no public housing developments in the City of San José.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
n/a	n/a

**Table 50- Public Housing Condition****Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Not applicable. There are no public housing units in the jurisdiction.

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

Not applicable. There are no public housing developments in the City of San José.

**Discussion:**

Not applicable. There are no public housing developments in the City of San José.



## MA-30 Homeless Facilities and Services - 24 CFR 91.210 (c)

### Introduction

Numerous Santa Clara County agencies and other organizations provide services to persons and families experiencing homelessness, and those at risk of homelessness. Services provided by the County include but are not limited to rental housing, healthcare, food, benefits to recipients of Supplemental Security Income (SSI), school assistance services to school aged children (such as transportation and school supplies), counseling, drug and alcohol rehabilitation, youth programs, financial assistance to veterans and their families for medical and housing, and legal assistance for eviction and other housing-related issues. Various nonprofit organizations provide services including but not limited to shelter services, supportive housing, and transitional housing.

### 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)	1755	423	190	352	306
Households with Only Adults	72	n/a	125	516	91
Chronically Homeless Households	n/a	n/a	n/a	578	113
Veterans	61	n/a	110	0	13
Unaccompanied Youth	4		27	4	

**Table 51 – Facilities and Housing Targeted to Homeless Households**

Data 2023 Santa Clara County Housing Inventory Count, City of San José  
Source:

### 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

The County of Santa Clara updated its 2020-2025 Community Plan to End Homelessness (CPTEH) in 2020. The County, local cities, nonprofit advocacy groups, service providers, philanthropic organizations, elected officials, universities, and people with lived experience of homelessness have partnered together to leverage a coordinated system to effectively assist homeless populations. The City of San José committed to creating a clear vision for how the City would be a partner and leader in executing the CPTEH by publishing its own implementation plan.

Since the CPTEH's implementation through June 2023, 8,856 people have been housed through the supportive housing system and 1,652 people have been served by the Homeless Prevention System. To ensure residents do not return to homelessness, the goal has been to provide funding to tenants so they

may receive proper case management, health care, employment programs, and other services necessary to remain housed.

The CTEPH is monitored for progress and includes:

- Permanent Supportive Housing programs, Rapid Rehousing programs and short-term or one-time assistance
- Case management-staff working closely with formerly homeless supportive housing tenants to help them retain housing
- Services to address mental health and substance use
- Supportive services-assistance with obtaining public benefits such as legal services and employment programs

Primary partners in the 2020-2025 Community Plan to End Homelessness include:

- Abode Services
- City of San José
- Destination: Home
- HomeFirst Services of Santa Clara County
- Santa Clara County Housing Authority
- County of Santa Clara Office of Supportive Housing
- Sunnyvale Community Services
- The Health Trust
- US Department of Veterans Affairs

Regional programs that demonstrate mainstream service connections for the homeless population include:

- The Valley Homeless Health care 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 expedites 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) coordinates 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 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 preventing homelessness.



**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.**

There are 226 Adult Residential facilities in San José with the capacity to accommodate 3,418 individuals. There are 140 Residential Elder Care Facilities with the capacity to accommodate 3,226 individuals. The National Alliance on Mental Illness (NAMI) Santa Clara County provides local listings (all located in San José) of available licensed and unlicensed group homes, listings of emergency and mental health supportive housing agencies, resources for finding affordable single and family housing, homeless resources, and information on other housing related programs, services and issues (such as resident and/or tenant rights).<sup>27</sup>

The City of San José is home to an array of facilities, programs, and services to assist individuals and families experiencing homelessness. Services include:

- Housing for Families with Children
- Domestic Violence, Family & Children Issues
- Drop-In Day Time Service Centers
- Rental & Other Assistance
- Medical, Mental Health & Recovery Programs
- Veterans Services
- Legal Referrals
- Food & Meals
- Youth Services
- Employment/Vocational Services
- VTA Services
- Homeless Outreach

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<sup>27</sup> National Alliance on Mental Illness, Santa Clara County, <https://namisantaclara.org/>.

## MA-35 Special Needs Facilities and Services - 24 CFR 91.210 (d)

### Introduction

#### HOPWA Assistance Baseline Table

Type of HOPWA Assistance	Emergency Shelter Beds
TBRA	97
PH in Facilities	0
STRMU	0
ST or TH Facilities	0
PH Placement	0

**Table 52 – HOPWA CAPER and HOPWA Beneficiary Verification Worksheet**

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**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/Frail Elderly*

The population of persons 65 years and over accounts for 139,756 persons, or 14 percent of the City's population, according to the 2019-2023 American Community Survey. Of the City's population over 65 years, 34 percent are disabled. Further, 11 percent of seniors age 65 years and over live below the poverty level. As discussed in NA-10, elderly households in the extremely lower-income category make up 32 percent of total lower income households experiencing cost burden.

Senior populations have a wide range of housing needs that include daily care-provider assistance to assisted living various types of care facilities. However, surveys show that the many seniors prefer to "age in place" and services are provided with the City and County that assist seniors to remain in their home for as long as possible.

Residential Care Facilities for the Elderly (RCFE) are regulated by the California Community Care Licensing Division (CCLD) of the Department of Social Services. It provides services to persons 60 years and over. RCFEs are assisted living facilities, retirement homes, and board and care homes. According to the City's geocoding and analysis of CCLD data, San José has 140 RCFEs with a total licensed capacity of 3,226 persons.<sup>28</sup>

#### *Persons with Disabilities*

Federal laws define a person with a disability to include any (1) individual with a physical or mental

<sup>28</sup> California Department of Social Services, Care Licensing Programs, <https://www.cdss.ca.gov/inforesources/community-care-licensing>

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. A physical or mental impairment includes, but is not limited to, 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.

Approximately ten percent of the City's population has a disability.<sup>29</sup> Some persons with disabilities may have self-care and mobility limitations that require special housing design features such as wheelchair ramps, holding bars, special bathroom designs, wider doors, and other design features.

According to information from the Regional Center, there are 15,671 persons with developmental disabilities in Santa Clara County, or approximately 0.8 percent of the County's population, 9,900 persons with developmental disabilities in the City, or 1% of the City's population. The California Department of Developmental Services currently provides services to persons with developmental disabilities through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. The San Andreas Regional Center serves four counties, including Santa Clara County.

According to the City's Housing Element, the City of San José ensures housing units remain affordable for a portion of the supportive housing units for persons with disabilities in Santa Clara County. Deed restricted supportive housing units include approximately 95 percent of units that are set aside for seniors and 10 percent are set aside for developmentally disabled individuals.

Affordable Deed Restricted Housing Units in San José for Special Needs Households	
Seniors	4,412
Developmentally Disabled	446
Physically Disabled	112
People with HIV/AIDS	24
TOTAL IN-SERVICE PROJECTS	4,671

**Table 53 – Affordable Deed Restricted Housing Units in San José for Special Needs Households**

Data Source: *Affordable Apartments in San José as of 2/26/2025, City of San José*

## HIV/AIDS

Rental Assistance & Support Services for People Living with HIV/AIDS (PLWH), a program of Bay Area Community Health, assists persons living with HIV/AIDS in the City. Project services include outpatient ambulatory health services, medical case management, early intervention services, mental health services, Substance Use Disorder counseling, and psychosocial support. Housing placement services will include help in locating and obtaining housing such as housing counseling; information and referral to housing; and help securing financial assistance for security deposits and utility deposits. BACH also

<sup>29</sup> <https://data.census.gov/table?t=Disability&g=160XX00US0668000>

assesses eligibility for and addresses on a case by-case basis one-time emergency needs (e.g. rental and utility assistance) and costs associated with move-in, such as furniture, beds, and kitchen items. Housing clients are also eligible for additional services provided by Ryan White Care Act funding.

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

Facility Types	Number of Facilities	Facility Capacity
Adult Residential	226	3,418
Residential Elder Care	140	3,226

**Table 54 – Licensed Care Facilities**

**Data** California Department of Social Services, Care Licensing Programs

**Source:** <https://www.cdss.ca.gov/carefacilitysearch/>

There are 140 Residential Elder Care Facilities in San José with capacity to accommodate 3,226 individuals, and an additional 226 Adult Residential Care Facilities with capacity to accommodate 3,418 individuals. The National Alliance on Mental Illness (NAMI) Santa Clara County provides local listings (all located in San José) of available licensed and unlicensed group homes, listings of emergency and mental health supportive housing agencies, resources for finding affordable single and family housing, homeless resources, and information on other housing related programs, services and issues (such as resident and/or tenant rights).

**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 addition to tracking the supply of supportive housing in San José, the City continues to work with the Bay Area Community Health and other agencies supportive of the housing needs of persons with HIV/AIDS and support these agencies with the grant the City receives from HOPWA.

**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(e) 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.

### **Negative Effects of Public Policies on Affordable Housing and Residential Development**

As mentioned above in the overview, San José has remained consistently one of the most expensive housing markets in the country making it difficult for residents to afford a home, causing displacement from communities due to market forces. Demand continues to outpace supply. An examination of nongovernmental and governmental constraints that limit development, maintenance and improvement of housing can help create appropriate policy responses. Constraints that affect the local housing market's affordability and accessibility are also discussed in the City's Housing Element.

#### *Market Forces*

Financing. The availability of financing is an important aspect of the ability to construct new housing. In San José in recent years, the availability of financing has not been a constraint on the supply of housing. Construction costs as discussed in the next section, have been the most significant constraint. Prior to the COVID-19 pandemic, financing has been generally available at reasonable rates for construction. Rates remained very favorable through the majority of the pandemic, but the market uncertainty caused by the pandemic has made lenders more cautious. The growth of inflation and rising interest rates may start to have an impact on the availability of financing moving forward, but it remains to be seen what the long-term impact will be in San José.

New construction in San José for multifamily housing is dominated by a handful of very large publicly-traded or privately-held firms and/or real estate investment trusts (REITs), which tend to have easy access to financing or the ability to finance projects themselves. Lenders also tend to favor multifamily rental housing over housing intended for ownership. This is likely due to the higher demand and return on investment with rental housing coupled with the increased associated liability risks with providing for-sale housing types.

Overall, the high demand for housing coupled with the strong regional job market has made San José an attractive location for investment, but other factors have constrained the supply of housing outside of financing availability.

For affordable housing construction, the availability of financing has been constrained by level of subsidy available. In recent years, the competitiveness in obtaining funds has greatly increased especially for Low Income Housing Tax-Credit (LIHTC) financing making it more challenging for projects to obtain sufficient funds to start construction. Developments in San José have had to apply multiple times to receive a LIHTC award delaying the ability to start construction from six months to over two years in some instances. San José, and the larger Bay Area as a region, were recently disadvantaged due to scoring that elevated areas where construction costs were lower. This added to the difficulty in obtaining financing. The City advocated for changes in the California Debt Limit Allocation Committee (CDLAC) program guidelines to better position affordable housing developments in San José for future allocations of tax-exempt bonds and tax credits. Some of these changes were implemented in 2022 and in the coming years the City will be tracking the overall impact on affordable housing developments in San José and the Bay Area region as a result of these.

Price of Land. The price of land varies widely across the City of San José given its size, diversity of uses, and built densities. An analysis conducted in 2019 by the City’s consultant, David Paul Rosen and Associates, found that multifamily land prices have been trending upward since the Great Recession. From 2011 to 2015, land prices rose at annual rate of 23.6 percent. From 2015 to 2019, prices continued rising rapidly, particularly amongst properties designated for high density, with those increasing at a rate of 22.9 percent.

In real estate economics, land cost is traditionally somewhat elastic. While underlying land costs are generally informed by recent transactions within a submarket, projects that propose redevelopment of a property also factor in the residual land value — the amount a developer can afford to pay for the land when all other costs and revenues have been considered. Conventional thinking around residual land value suggests that while rents are high in San José, the high costs associated with construction would bring down the price of land. Land values should also take into account any increase in City fees and taxes. However, the above-mentioned analysis found that in San José there is “no apparent correlation between the sales price trends and the City’s land use and development fee regulatory actions affecting land. Rather the trends appear to primarily reflect market and economic cycles.”

A number of factors affect the relative high cost of land in San José:

- Long-term landholders may be less incentivized to sell because they maintain a low tax base on the property;
- Multigenerational or multiple owners can make consensus on selling difficult to reach;
- In urban village areas, of which several are transitioning from primarily commercial to mixed use or residential, there may be properties already occupied by businesses that are paying good rent, and the owner is thus reluctant to sell; and
- The perception of a strong real estate market, major employers moving in, and/or impending improvements, such as new transit and amenities, may create an expectation of higher future land values that the seller is willing to wait for.

In these instances, developers must either choose to pay over the residual land value for the property or look for other options. Since this analysis in 2019, data from CoStar, an online real estate database, shows that price growth slowed in the multifamily sector in 2020 at the onset of the pandemic. Due to the uncertainty of the market, the volume of sales was down in 2020 and 2021. Additionally, analysis conducted in 2022 by Century Urban, a City consultant, found that the median land price per multifamily unit in San José was \$50,000 and the maximum was \$125,000 based on 17 comparable data points. Given the volume of sales during the pandemic, many property owners seemed to have wanted to wait for more market certainty before selling, however, sales started to trend upwards in early 2022. With this recent data, there is reason to believe that land prices in San José continue to reflect market and economic cycles rather than any City actions affecting land.

Construction Costs. Construction costs have continued to increase and represent a major nongovernmental constraint on the supply of housing at all income levels in the City of San José. According to interviews with developers of both market-rate and affordable units in the City, construction costs rose 10-12 percent from 2021 to 2022, due to increases in both labor costs and materials, such as lumber. Labor costs were already a significant contributor to construction costs prior to the pandemic and have continued to increase. The ongoing challenges in global supply chain have further exacerbated material costs.

The City has been conducting regular analyses of the cost of multifamily residential development and has issued two reports to date working with a consultant. A third update was completed in November 2022 by the City's consultant, Century Urban. This analysis uses a variety of prototypical developments in submarkets across the City with different building types, and resulting data on construction costs are summarized in Table 48. The table also shows the costs to build a typical single-family home; this data was also developed by Century Urban.

MULTIFAMILY CONSTRUCTION *	AVERAGE UNIT SIZE (SF)	TOTAL HARD COSTS PER UNIT	TOTAL SOFT COSTS PER UNIT	TOTAL PER SF	TOTAL COST PER UNIT **
Type I / Rental – Downtown	900	\$688,800	\$171,900	\$956	\$860,800
Type I / For Sale – Downtown	950	\$797,400	\$191,700	\$1,041	\$989,100
Type III / Rental – Central	900	\$662,100	\$216,300	\$932	\$838,400
Type III / Rental – West	900	\$662,100	\$213,500	\$928	\$835,600
Type III / Rental – North	900	\$662,100	\$186,800	\$899	\$808,900
Type V / Rental – Central	900	\$552,900	\$199,900	\$836	\$752,700
Type V / Rental – South & East	900	\$552,900	\$179,300	\$813	\$732,100
Type V / For Sale – South & East	1,150	\$737,900	\$233,500	\$845	\$971,400
Type V / For Sale – Central, West & North	1,150	\$737,900	\$228,600	\$840	\$966,500
* Type I is 22-story high-rise building; Type III is 7-story mid-rise building; Type V is 5-story low-rise building. ** Total Cost Per Unit includes hard and soft costs, parking, city fees, permits, and financing costs. Location Map: <a href="https://csj.maps.arcgis.com/apps/webappviewer/index.html?id=8518bc095ae54f4ea025d7743c650881">https://csj.maps.arcgis.com/apps/webappviewer/index.html?id=8518bc095ae54f4ea025d7743c650881</a>					

SOURCE: Century Urban, prepared for City of San José 2022 Report on the Cost of Development.

SINGLE-FAMILY CONSTRUCTION	AVERAGE UNIT SIZE (SF)	TOTAL HARD COSTS PER UNIT	TOTAL SOFT COSTS PER UNIT	TOTAL PER SF	TOTAL COST PER UNIT
Single-Family - Small	2,600	\$1,092,000	\$365,000	\$560	\$1,457,000
Single-Family - Large	5,000	\$2,625,000	\$775,000	\$680	\$3,400,000

SOURCE: Century Urban, prepared for Bard + Driskell for County Collaborative Group, 2022.

**Table 55 – Constructions Costs for Multi-Family and Single-Family Homes**

San José is at a unique disadvantage compared to other nearby cities. Rents remain high in San José, but are still lower than rents in some nearby cities. However, the City is still subject to the same construction costs as those jurisdictions. For market-rate development, this has been a major setback to production of new units in recent years. New market rate development has also been limited to specific areas where rent levels are sufficient to support new development and has resulted in uneven development patterns across the City. Increased construction costs are also a constraint on the production of affordable housing by increasing the size of the subsidy that must be provided by the city, county, or state. The layering on of these additional funding sources adds time, which adds costs due to escalating construction costs. Additionally, these new funding sources may add on additional requirements to the project that can take time incorporate or add additional expense.

Resident Opposition. As in many other cities in California and the United States, proposals for housing development in San José are often opposed by residents who raise various objections. These objections can be on procedural grounds (e.g., insufficient public consultation<sup>30</sup> or violation of the California Environmental Quality Act (CEQA)<sup>31</sup>) or concerns about project impacts (e.g., less parking and increased traffic<sup>32</sup>, increased crime, reduced property value,<sup>33</sup> etc.). This opposition can result in longer review periods, additional political intervention, and delayed construction through appeals after City approval. This in turn increases project risks and costs in multiple ways: it jeopardizes financing (private or public) that in turn affects the time value of money, and it pushes private developers toward more expensive projects with more favorable rates of return.<sup>34</sup> It also often results in reduction in project unit delivery (either preemptively or due to backlash), eroding the ability of the City to deliver on its affordable housing production goals. Therefore, significant and sustained opposition by residents is a constraint on new housing.

### *City Policies*

General Plan. In November 2011, following significant community engagement, the City Council adopted the Envision San José 2040 General Plan, the blueprint for the city's growth and development through 2040. The General Plan centers on 12 Major Strategies that reflect the community's desire to see San José grow as a prominent city in the region, state and country. For future land use, the plan focuses growth into existing infill areas along transit, thus limiting sprawl while creating new, vibrant urban villages that provide enough homes for all ages and income levels. The General Plan influences housing in the City primarily through land use designations and the Land Use Map, which control where new homes can be built and at what density. Of the plan's 23 land use designations, 11 allow for residential development.

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<sup>30</sup> Ramona Giwargis, San José Mercury News, August 12, 2016, "San José council Oks controversial homeless housing project," <https://www.mercurynews.com/2016/06/28/san-josé-council-oks-controversial-homeless-housing-project/>.

<sup>31</sup> Grace Hase, San José Mercury News, July 28, 2022, "San José: Residents sue city over impact a Whole Foods store would have in El Paseo shopping center redevelopment," <https://archive.ph/BrpNK>

<sup>32</sup> Emily Deruy, San José Mercury News, August 21, 2019, "San José senior housing faces backlash from neighbors," <https://www.mercurynews.com/2019/08/21/senior-housing-development-faces-backlash-from-neighbors/>.

<sup>33</sup> Art Duran, Change.org, "No To Homekey Proposal in D2: Residence Inn on San Ignacio Avenue," <https://www.change.org/p/no-to-homekey-proposal-in-d2-residence-inn-on-san-ignacio-avenue>

<sup>34</sup> Jenny Schuetz, Brookings, January 17, 2020, "Who's to blame for high housing costs? It's more complicated than you think," <https://www.brookings.edu/research/whos-to-blame-for-high-housing-costs-its-more-complicated-than-you-think/>.



The development of urban villages is the fifth of 12 Major Strategies embodied within the Envision San José 2040 General Plan. The urban villages concept is a policy framework to direct most new job and housing growth to occur within walkable and bike-friendly urban villages that have good access to transit and other existing infrastructure and facilities. The urban village strategy fosters revitalization of underutilized properties, densities that support transit use, bicycling, and walking, and mixed residential and employment uses that are attractive to an innovative workforce. The urban village strategy is a critical path to achieve multiple interconnected goals (e.g., environmental sustainability, transit supportive communities, fiscally sound city, etc.) and these areas also provide for significant residential growth capacity planned in the Envision San José General Plan 2040. Urban village planning is critical for the City to achieve residential growth envisioned in the General Plan.

The urban village planning process however can be a constraint. Urban village planning requires significant staff resources and advanced planning. Since the adoption of the General Plan in 2011, staff has planned 14 urban villages areas—roughly 1.2 every year. At this rate the City cannot reasonably expect to plan the remaining urban village areas (46) within the time frame of the current General Plan unless several changes are implemented to streamline the process. While housing development may proceed in unplanned urban villages through General Policies IP-5.10 and IP-5.12, these policies do not provide opportunities for residential and mixed-use residential development outside of one-hundred percent affordable developments and “Signature” (or outstanding/catalyst) projects. Essentially, unplanned urban villages are not primed yet to facilitate residential development.

The total staff and consultant cost to prepare an urban village plan ranges from \$350,000 to \$850,000, and the time to prepare ranges from 18 months to 2.5 years. Pursuant to General Plan Policy IP-5.15, staff is encouraged to “actively pursue outside funding opportunities for the Village planning process.” However, given the limited Planning and fiscal staff positions in the Department, as well as the complexity of administering federal and state grants, it is inefficient for the Department to seek grant funds to wholly support urban village planning processes. In practice, planners are spending too much time administering grants than engaging in real, land use planning.

Zoning. High-density residential development is allowed in Mixed-Use Neighborhoods, Mixed-Use Commercial, Urban Residential, Transit Residential, Transit Employment Residential Overlay, Urban Village, and Downtown zones. Rezoning can be time-consuming requiring amendments to the Zoning Ordinance and a lengthy approval process. About, 94 percent of San José residential land is zoned for single-family homes.

Infrastructure and Impact Fees. Impact fees are charged to housing developers to pay for city infrastructure that will support the project, pay for parks, or other city services that protect the welfare of City residents. However, research reports that increases of impact fees over time is one factor feeding the expensive residential development in the Bay Area, which ranks the most expensive nationally. Construction costs, permitting fees, and impact fees are passed on to the consumer, driving up the cost of housing at all income levels.

Environmental Review. Environmental review can be a long, expensive process. If a developer is applying to rezone an area or parcel, an amendment to the General Plan or Zoning Ordinance is required, which is considered a project under the California Environmental Quality Act (CEQA). The City

completed program-level EIRs for many of its priority planned development areas in order to expedite the process, which helps reduce the overall cost.

### Displacement

Despite a thriving and growing economy and decades of population growth, the most recent data indicates that Silicon Valley has lost population in the past few years, especially during the pandemic, mid-2020 to mid-2021, when the region lost 44,800 residents.<sup>35</sup> In community outreach for this Consolidated Plan and engagement around the Housing Element and in prior community engagement around the Citywide Residential Anti-Displacement Strategy, City staff heard from many community members who want to continue to live in San José but worry about being priced out of the market, and who report that family and neighbors have already been displaced. A more detailed analysis of displacement can be found in the City's Assessment of Fair Housing, Appendix B to the Housing Element.

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<sup>35</sup> 2025 Silicon Valley Index, <https://jointventure.org/images/stories/pdf/index2025-ivsv.pdf>

## MA-45 Non-Housing Community Development Assets - 24 CFR 92.215 (f)

### Introduction

The City of San José is committed to boosting its community and economic development through services, policies, and incentives that help new, as well as already established, companies grow and thrive. It is dedicated to supporting a competitive economy that assists in increasing prosperity for residents and businesses through catalyzing job creation, private investment, revenue generation, and talent attraction. The City's Economic Development department provides four core services:

1. Business Development
2. Regional Workforce Development
3. Real Estate Services
4. Cultural Affairs

The business development services help companies locate, expand, and thrive in San José. Regional workforce development provides services to business and job seekers in San José and Santa Clara County. Real estate services help to manage the City's real estate assets to support City projects and generate revenue. The office of cultural affairs promotes and develops the arts in San José and manages outdoor and special events.

Although the 2019-2023 ACS data shows the unemployment rate of San José at 4.7 percent, more recent data from the State Employment Development Department's Labor Market Information, January 2025 to be closer to 2.5 percent, just slightly above the County as a whole (2.4 percent).

### Economic Development Market Analysis

## 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	3,724	497	1	0	-1
Arts, Entertainment, Accommodations	53,553	44,821	11	11	0
Construction	25,339	26,119	5	7	1
Education and Health Care Services	75,754	63,941	16	16	0
Finance, Insurance, and Real Estate	19,494	18,220	4	5	0
Information	25,958	14,373	6	4	-2
Manufacturing	74,743	53,935	16	14	-2
Other Services	15,746	13,653	3	4	0
Professional, Scientific, Management Services	68,814	48,778	15	13	-2
Public Administration	0	0	0	0	0
Retail Trade	42,528	40,854	9	10	1
Transportation and Warehousing	9,227	8,610	2	2	0
Wholesale Trade	18,307	17,087	4	4	0
Total	433,187	350,888	--	--	--

**Table 56 - Business Activity**

**Data** 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

## Labor Force

<b>Total Population in the Civilian Labor Force</b>	<b>566,833</b>
<b>Civilian Employed Population 16 years and over</b>	<b>540,505</b>
Unemployment Rate	4.65
Unemployment Rate for Ages 16-24	12.11
Unemployment Rate for Ages 25-65	3.34

**Table 57 - Labor Force**

Data Source: 2016-2020 ACS

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	190,669
Farming, fisheries and forestry occupations	17,704
Service	55,479
Sales and office	96,354
Construction, extraction, maintenance and repair	36,095
Production, transportation and material moving	25,180

**Table 58 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	244,631	51%
30-59 Minutes	180,648	37%
60 or More Minutes	56,807	12%
<b>Total</b>	<b>482,086</b>	<b>100%</b>

**Table 59 - Travel Time**

Data Source: 2016-2020 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 Years and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	51,620	2,605	22,420
High school graduate (includes equivalency)	67,800	3,545	19,849
Some college or Associate's degree	108,244	4,410	24,680
Bachelor's degree or higher	230,190	8,800	35,810

**Table 60 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	1,210	5,675	10,700	26,615	21,220
9th to 12th grade, no diploma	7,015	6,745	8,730	18,185	9,269
High school graduate, GED, or alternative	23,840	25,240	22,165	43,789	26,540
Some college, no degree	36,945	27,839	21,965	44,500	21,880
Associate's degree	4,355	10,720	9,820	22,620	9,785
Bachelor's degree	14,240	53,434	41,205	64,750	26,810
Graduate or professional degree	2,000	35,959	35,410	44,190	17,904

**Table 61- Educational Attainment by Age**

Data Source: 2016-2020 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	30,065
High school graduate (includes equivalency)	35,719
Some college or Associate's degree	47,565
Bachelor's degree	81,588
Graduate or professional degree	120,767

**Table 62 – Median Earnings in the Past 12 Months**

Data Source: 2016-2020 ACS

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

The Business Activity table shows that the top employment sectors in San José are Education and Health Care Services, and Manufacturing, which each account for 16 percent of the share of workers, and 16 and 13 percent, respectively, of the share of jobs in the area. These two sectors are followed closely by Professional, Scientific, and Management Services, which accounts for 15 percent of the share of workers, and 13 percent of the share of jobs.

As of 2024, one of the largest employers in San José was Cisco Systems, with approximately 7,500 local employees.<sup>36</sup> Cisco is a technology conglomerate that develops, manufactures, and sells networking hardware, telecommunications equipment, and other high-tech services and products. Other major employers in San José include Adobe Inc., eBay Inc., Netapp Inc., Prime Materials, SAP Center, and Super Micro Computer Inc.<sup>37</sup>

**Describe the workforce and infrastructure needs of the business community:**

With two of the largest employment sectors in San José in Education and Health Care Services, and Professional, Scientific, and Management Services, there will be an increasing need for a highly educated workforce. In order to meet the demand for qualified employees to fill these positions, it is important that the City continues to ensure that its schools provide consistent, high-quality education for the residents. The City currently has a couple of business assistance programs that give businesses an incentive to keep business in San José. It offers the Store Activation Grants program that provides financial assistance to small, ground-floor businesses with two types of grants to activate vacant commercial storefronts and/or businesses wanting to improve their exteriors.<sup>38</sup> The Foreign Trade Zone allows companies to delay, reduce, or eliminate customs duties on imported goods.

**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 of San José has several pending development projects that will have an economic impact on the area once completed, including housing units, commercial use property, schools, senior facilities, office space, and public park areas. The addition of this infrastructure to San José will help increase property values, create jobs, generate housing for more employees, and offer opportunities for private investment.

Some examples of projects that have already been approved or are under construction are the Bascom Station (Dick's Center) Project, Communications Hill, and Downtown West.<sup>39</sup> Downtown West makes up approximately 80 acres of the Diridon Station Area Plan. Although the project has been delayed, if market conditions improve and it moves forward, it would have significant implications for the surrounding area. It calls for 6,500,000 to 7,300,000 gross square feet (GSF) of office space, 3,000 to 5,900 new housing units, 300,000 to 500,000 GSF of active uses (retail, cultural, arts, etc.), 100,000 GSF of event space, up to

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<sup>36</sup> <https://www.bizjournals.com/sanJosé/subscriber-only/2025/01/03/largest-silicon-valley-employers.html>

<sup>37</sup> <https://www.labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000085>

<sup>38</sup> <https://www.sjeconomy.com/how-we-help/programs-and-services>

<sup>39</sup> <https://www.sanJoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/major-development-projects>

300 hotel rooms, and up to 800 rooms of limited-term corporate accommodations. The plan also includes infrastructure, utilities, and public space.

Bascom Station will include the construction of a 200,000 square foot office building, 590 residential units, and an alternative parking arrangement (tandem parking). Communications Hill will be a dense, highly urbanized, pedestrian-oriented residential neighborhood with industrial park uses. The proposed project includes the development of approximately 2,200 residential units, up to 67,500 square feet of commercial/retail uses, 1.44 million square feet of industrial park uses, and other open space.

These projects above fall under the fifth of the twelve major strategies embodied within the Envision San José 2040 General Plan -- the development of urban villages. The villages are walkable, bicycle-friendly, transit-oriented mixed-use settings that provide both housing and jobs.<sup>40</sup>

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

The data displayed in the “Educational Attainment by Age” table shows the education level of the workforce of San José by age. The percentages by education level for San José residents that are 18 years of age or older are as follows:

- Less than 9<sup>th</sup> grade: 8 percent
- 9<sup>th</sup>-12<sup>th</sup> grade, no diploma: 6 percent
- High school graduate, GED, or alternative: 18 percent
- Some college, no degree: 19 percent
- Associate’s degree: 7 percent
- Bachelor’s degree: 25 percent
- Graduate or professional degree: 17 percent

San José is in the heart of Silicon Valley and is a large producer of technology. Due to the technical nature of the work, these companies often require higher education for their employees.

### **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.**

One of San José’s workforce training initiative is called Work2Future, which is the local administrative arm of the Workforce Innovation and Opportunity Act (WIOA) that operates America's Job Center of California One-Stops. Located in San José and Gilroy, these centers serve the areas of San José, Campbell, Morgan Hill, Los Altos Hills, Gilroy, Los Gatos, Saratoga, Monte Sereno, and the unincorporated areas of Santa Clara County.<sup>41</sup> The US Department of Labor is the main funding stream for the centers, but other sources include State, local, other federal grants, and corporate support. Work2Future’s mission is to assist businesses and individuals in meeting the workforce demands and opportunities of a global economy with the goal of strengthening the economic base in San José and Santa Clara County by increasing employment opportunities and job retention for all residents.

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<sup>40</sup> City of San José, “Urban Villages,” under Citywide Planning, <https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/citywide-planning/urban-villages>.

<sup>41</sup> Work to Future, <http://www.work2future.biz/>.



Each Work2Future one-stop center offers services and resources that:

- Help job seekers obtain the skills and training they need to find a job
- Assist businesses in meeting their workforce and economic development needs
- Enable youth to jump-start their career with skills training and job search assistance

One of the ways that Work2Future helps job seekers is by providing talent coaches, who help individuals navigate through the available services to develop an individualized. Businesses receive tools and resources to help them succeed by focusing on four main areas: employment services, business development, access to capital, and industry trends and information. The Youth Employment and Training program helps 18-24 year-olds secure employment through intensive case management, training services, educational programs, and supportive services. Work2Future also provides labor market information that gives the community insight into specific industries, occupations, and area employers.

**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.**

Not applicable.

#### **Discussion**

Please see above.

## MA-50 Needs and Market Analysis Discussion

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

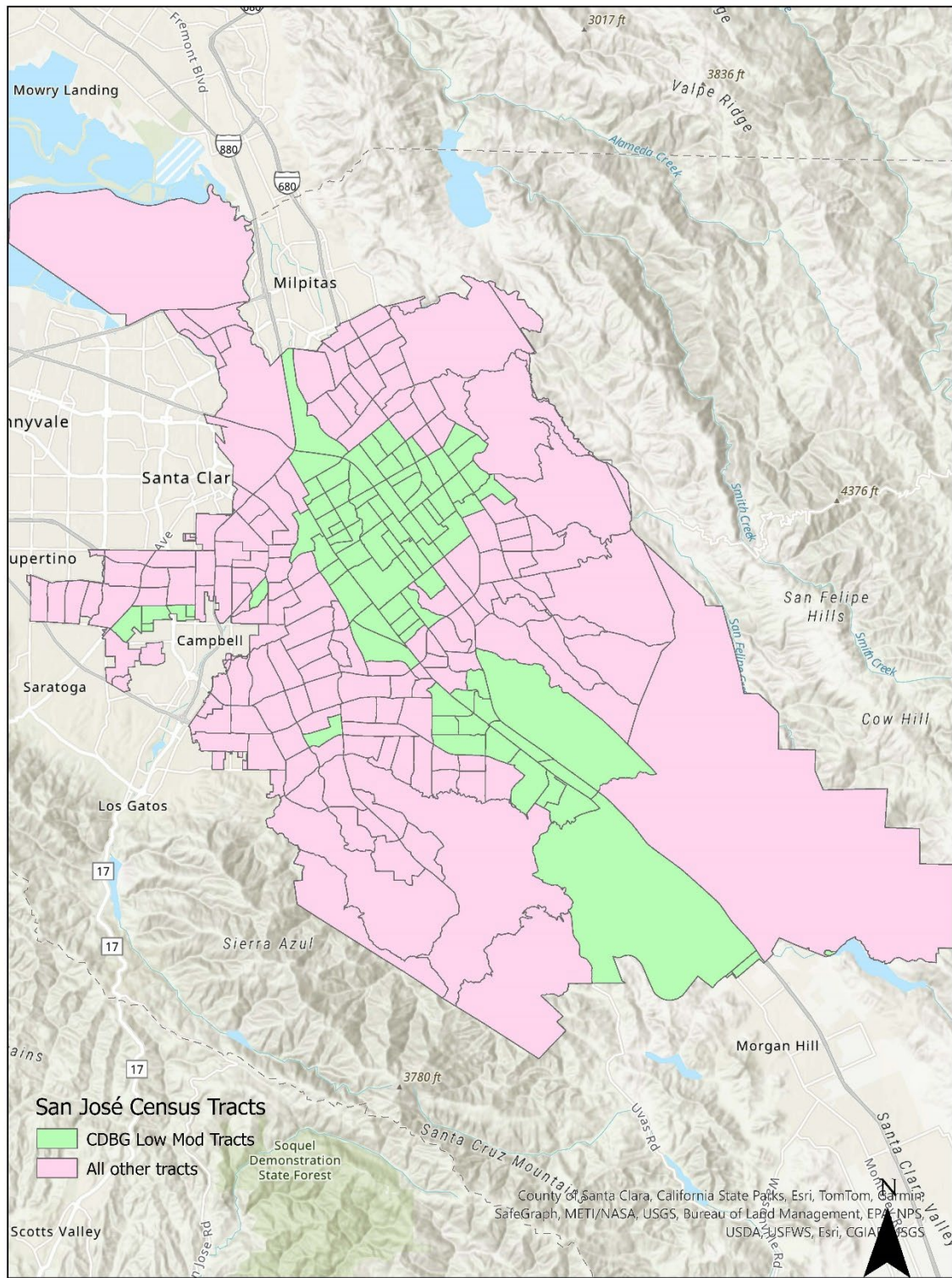
As illustrated in the Needs Assessment, as households with higher incomes tend to have fewer housing problems, such as overpayment on housing costs. Households with housing problems are likely occurring in census tracts that are mostly occupied by low- to moderate-income households. Concentration of low- to moderate-income (LMI) households is defined by HUD as census tracts where 51 percent or more of households in the tract earn low to moderate income. See Map 2 below for concentrations of LMI households.

% of Area Median Income	Number of Households Experiencing Housing Problems	Number of Households Experiencing Severe Housing Problems
0-30	41,580	34,070
30-50	28,330	18,680
50-80	29,310	12,330
80-100	12,800	4,435

**Table 63 - Housing Problems by Income Category**

**Data Source:** 2017-2021 CHAS

## City of San José CDBG Low Mod Tracts



Map 2. Source: U. S. Census, American Fact Finder 2025

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

Please see Map 1 of minority concentrations in NA-30, Disproportionally Greater Need discussion. A minority concentration is defined as a non-White population of 51 percent or more.

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

As previously stated in MA-05, San José is one of the country's most expensive residential markets. According to the 2016-2020 CHAS data, there are 124,010 units that are affordable to households earning between lower incomes, but there 142,010 households earning lower incomes, creating a need of at least 18,000 affordable units.

Households earning	Renter and Owner Affordable Units	Households	Units Needed
30% HAMFI	11,770	54,270	42,500
50% HAMFI	35,575	42,060	6,485
80% HAMFI	76,665	45,680	(30,985)

**Table 64 - Units Needed by Income Category**

**Data Source:** 2016-2020 CHAS

**Are there any community assets in these areas/neighborhoods?**

Assets in these areas include the following:

1. Community and recreation centers
2. Senior centers
3. Hospitals
4. Fire stations
5. Public libraries
6. Medical facilities
7. Transit centers
8. Parks

**Are there other strategic opportunities in any of these areas?**

There are many commercial high opportunity areas in these neighborhoods including Urban Villages. The Envision San José 2040 General Plan lists Urban Villages as one of 12 major strategies, designed for optimal pedestrian and transit oriented mixed use that also will provide both housing and jobs. The urban village strategy carries out the following<sup>42</sup>:

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<sup>42</sup> Envision San José 2040 General Plan, City of San José.

- Engagement of village area residents in the urban village planning process
- Mixed residential and employment activities that are attractive to an innovative workforce
- Revitalization of underutilized properties that have access to existing infrastructure
- Densities that support transit use, bicycling, and walking
- High-quality urban design

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

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

Broadband access is essential for education, employment, healthcare, civic engagement, and everyday services. While basic broadband that meets the Federal Communications Commission (FCC) of at least 100/20 Mbps speed, is widely available across San José according to the FCC's National Broadband Map, affordability and infrastructure challenges persist, especially in low- and moderate-income communities.

The broadband market in San José is largely dominated by established wireline carriers such as Comcast Xfinity for cable and AT&T for fiber and DSL, raising concerns about the lack of competitive pricing. Households in mobile homes and multifamily housing are most impacted by inadequate broadband infrastructure and limited options for service providers.

The U.S. Census' 2018-2023 American Community Survey estimates that 39,200 San José households lack reliable home internet; or approximately 116,800 individuals. 39% are seniors; 23% lack a high school degree or equivalent; 42% have an annual income below \$35,000; and 27% earn between \$35,000 and \$75,000.

More than 40% of respondents to the Consolidated Plan Community Survey said they did not feel that low- and moderate-income areas have adequate broadband access. Many survey respondents said that there are common/pressing broadband internet problems related to unreliable access and slow service. However, according to survey respondents, the primary problem with broadband internet access is that it is too costly.

Some municipal, public facilities, and social service facilities provide free indoor Wi-Fi internet service for the public and/or customers within San José, including San José Public Libraries, San José Convention Center, and San José International Airport. The City provides free outdoor Wi-Fi in the downtown core area, seven community centers, nine libraries, and eight parks. Additionally, Community Wi-Fi provided in partnership with East Side Union High School District (ESUHSD) is now fully constructed serving over 200,000 users in eight ESUHSD attendance areas. However, outdoor Wi-Fi initiatives face sustainability challenges due to high costs for maintenance, operations, and upgrades.

The City's Digital Inclusion & Broadband Strategy is a comprehensive plan to expand digital access and affordability through sustained investment, innovative public-private partnerships, and strong community engagement. One of the key initiatives is the Digital Inclusion Grant Program, which supports the development of Tech Hubs within multi-service centers operated by local organizations in low-income areas. These hubs provide free internet, devices, culturally tailored digital navigation support, and skill-building classes to empower residents in education, employment, health, and civic engagement.

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

The lack of high-speed internet access can result from both infrastructure unavailability and adoption constraints, such as affordability and a lack of digital skills. While the City has good coverage for basic internet speeds, there is a lack of competition among providers. According to the FCC's National Broadband Map, currently, 99% of the City has access to basic speeds of 100/20 Mbps, but 68% of residents have only one or two service options. When it comes to ultra-high-speed internet (1000/500 Mbps), coverage is limited to 36% of the City and is only available through fiber connections. According to the Community Survey, many respondents said that broadband access could be improved by lowering rates, improving fiber optics, and breaking up large companies.

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

San José faces several increased natural hazard risks, including extreme heat, wildfires, and flooding. Rising temperatures and more frequent heat waves threaten public health, particularly for vulnerable populations, as seen increasing hotter summers. On September 6, 2022 the hottest temperature ever recorded in San José, California was 109°F. Wildfires, fueled by hotter and drier conditions, have become more frequent, with the 2020 SCU Lightning Complex fires burning over 390,000 acres and blanketing the city in hazardous smoke. Flooding is another growing threat, as demonstrated by the 2017 Coyote Creek flood, which displaced over 14,000 residents. Severe storms, including atmospheric rivers like those in early 2023, have caused widespread flooding, downed trees, and power outages.

In response to these traumatic events, the City has developed Emergency Operations Plan (EOP) Support Annexes for the facilitating evacuation, especially for supporting populations lacking access and other functional needs. In 2019, The City of San José adopted an Emergency Operations respond to disasters and emergencies and integrates lessons learned during a variety of emergencies, including COVID-19, public safety power shutoffs, wildfires, atmospheric river events, and localized flooding. The plan continues to be updated every five years.

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

Land development on floodplains is more affordable than in areas with lower risk, making it the only viable option for many low- and moderate-income (LMI) families. However, this also exposes them to higher flood risks and costly flood insurance.

The Federal Emergency Management Agency (FEMA) recognizes floods as the most frequent and costly natural disaster. FEMA has identified that San José has approximately 38,000 parcels at risk of flooding.<sup>43</sup> The city is preparing for potential flooding from Coyote Creek and other waterways, particularly following the severe flooding that occurred during the 2017 Coyote Creek flood. Coyote Creek runs along Highway 101 and through census tracts on the city's east side, where much of the housing is occupied by LMI families. Similarly, the Guadalupe River poses a flood risk as it flows through northern and central San José, including areas near State Route 87 and Interstate 880, which also contain LMI housing.

To address these risks, the City of San José and the Santa Clara Valley Water District developed the Joint Emergency Action Plan for Severe Storm and Flood Response.

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<sup>43</sup> <https://s3.us-west-1.amazonaws.com/valleywater.org.us-west-1/s3fs-public/2022%20Final%20Joint%20Action%20Plan%20Volume%201%20-%20Public%20Version.pdf>



## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

The Consolidated Plan allocates federal entitlement dollars according to low- and moderate-income (LMI) census tracts.

San José remains one of the most expensive cities in the nation to rent or buy a home and remains significantly out of reach for extremely low-, very low-, and low-income residents as well as some moderate-income and middle-income households. Additionally, the market remains quite challenging for residents in protected class categories.

Informed by data, stakeholder consultations, and community surveys, the 2025-2030 Consolidated Plan identifies the following strategic priorities: affordable housing affordability, addressing homelessness, and revitalizing neighborhoods through public facility and infrastructure improvements, along with enhanced public services.

The following priorities are established for the Five-Year Consolidated Plan:

1. Reduce Unsheltered Homelessness – Expand housing access and self-sufficiency resources for individuals and families experiencing or at risk of homelessness.
2. Increase Housing Affordability – Develop new affordable housing opportunities and preserve existing housing.
3. Strengthen Communities – Enhance community well-being and improve residents' quality of life.

Given these three priorities, program activities that could be funded are further detailed in Table 65.

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

### **Geographic Area**

Not applicable. The City has not established specific target areas to focus the investment of funds.

### **General Allocation Priorities**

#### **Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

One of the listed strategies in the City's 2023-2031 Housing Element, required under California Government Code sections 65580-65589, is to focus the City's investments on increasing equity in racially/ethnically concentrated neighborhoods with extremely low-incomes as defined by HUD. This strategy is in accordance with California Government Code section 8899.50, the state's obligation to affirmatively further fair housing, by engaging community members and seeking a common data-informed approach across initiatives.

Staff will use this information and prioritize investing federal CDBG funds and other funds, to the extent legally permissible, in capital projects and to deliver services to areas with a high proportion of lower-income residents.

In 2024, the City's CDBG internal Notice of Funding Availability for infrastructure projects in other City departments continued to prioritize emphasizing areas in San José that are recognized as R/ECAP areas by HUD. Proposals will be included in the FY 2025-2026 Annual Action Plan which will be brought forward in spring 2025. Projects include updating a neighborhood tot lot and replacing traffic signals with accessible traffic signals.

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

### Priority Needs

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Reduce Unsheltered Homelessness	High	Provide mental health services, at-risk youth, substance abuse treatment, Domestic violence support, support services for seniors (meals, transportation), Homeless prevention, one-time rent/utility payments, legal assistance, Homeless services, housing education	Homeless: Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/Aids Victims of Domestic Violence Unaccompanied Youth	Increase housing opportunities and self-sufficiency for homeless populations and assist in the prevention of homelessness of at-risk individuals and families.	Input from community and stakeholder outreach and surveys
Increase Housing Affordability	High	Rehabilitation of existing affordable housing stock and new construction, improving accessibility (ADA), provide tenant-based rental assistance, and security deposit assistance	Extremely low, very low, and low-income individuals and families Large households, small families, seniors, and disabled household types Emergency shelter, transitional and supportive housing for homeless individuals and families	Develop and preserve affordable housing opportunities and expand housing access for residents	Input from community and stakeholder outreach Input gathered through surveys and community forums supported by data from the Needs Assessment was evaluated to determine the priority needs

Strengthen Communities	High	Grassroots outreach skills development and neighborhood leadership development.	City wide	Enhance community well-being and improved the residents' quality of life	Input from community and stakeholder outreach Input gathered through surveys and community forums.
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**Table 65 – Priority Needs Summary**

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

### 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)	According to the CHAS 2016-2020 data, approximately 54,264 households are extremely low-income yet there are only 11,770 rental units available to such households. San José's persistently high rents are driven by limited housing supply and strong demand. Rents have risen 20% between 2020 to 2024.
TBRA for Non-Homeless Special Needs	<p>As of December 31, 2023, a total number of 7,224 individuals diagnosed with HIV had been reported to the County. Of these, 5,102 (71%) were diagnosed with AIDS. Persons with HIV/AIDS sometimes face misunderstanding about their illness that affect their access to housing. A survey was administered to 908 unsheltered and sheltered individuals experiencing homelessness in the weeks following the PIT county in January 2022, and 1% of respondents reported having HIV.</p> <p>Approximately 94,971 people with physical limitations reside in the City of San José, according to the 2023 5-year ACS. However, there is a significant gap in housing appropriate for this population. Given the range of physical limitations, housing needs vary widely, including features such as wheelchair ramps, grab bars, and specialized bathroom designs. Community feedback indicates a shortage of appropriate housing and limited resources to locate and secure such accommodations.</p>

Affordable Housing Type	Market Characteristics that will Influence the Use of Funds Available for Housing Type
New Unit Production	<p>There are 54,264 households who are extremely low-income, but only 11,770 (21%) rental units affordable extremely low-income households. The problem is less severe for households earning very low-incomes; there are 42,060 very low-income households, and 35,575 (84%) units affordable to them.</p> <p>According to the City of San José’s FY 2022-23 to 2027-28 Affordable Housing Investment Plan and Pipeline Report, the City has funded the development of approximately 21,000 affordable rental apartments since 1987. Over the next five years, over 2,000 new affordable homes are expected to complete construction. There are around 9,700 affordable homes in the pipeline that may begin construction within the next five years. According to The Gap, a 2025 report published by the National Low Income Housing Coalition, there are just 33 homes available for every 100 extremely low-income households in the San José-Sunnyvale-Santa Clara metro area.</p> <p>In the City’s latest Annual Progress Report reported to the California Department of Housing and Community Development, housing units permitted reflect market forces that have favored the development of above-market housing. While development feasibility is particularly challenging in early 2025, production of affordable housing is typically far below market-rate housing. In that cycle, only 25% of the housing allocation in the extremely low- and very low-income combined category was permitted, 17% for low-income, 60% for moderate-income, and 117% for incomes above moderate.</p>
Rehabilitation	<p>There is a need for rehabilitation of renter and owner households in the City of San José. Based on the provided definition of “conditions”, more than one-half of renters (63%), and more than one-third of owners (31%), are experiencing one or more of these conditions. The 2023 5-year American Community Survey (ACS) shows that approximately 250,115 units in San José were built before 1980. Data from the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) shows that 44% of total households are occupied by low-/moderate-income persons. This means 142,004 households may have an increased risk of lead-based paint, which is common in older housing with low rents.</p>

Affordable Housing Type	Market Characteristics that will Influence the Use of Funds Available for Housing Type
Acquisition, including preservation	<p>Severe cost burden (cost burden greater than 50 percent of a household's gross income) is experienced by 45,909 lower-income households representing 14 percent of total households.</p> <p>Most of the local population that is vulnerable to displacement lives in rental housing that is older and naturally lower-cost. These types of properties are at risk of redevelopment. Some older properties also are appropriate for financial repositioning, rehabilitation, and increased rents that are unaffordable to existing tenants. Much of San José's low-cost housing stock is naturally occurring rather than deed-restricted, as is the case in most of the country. In 2021, the most recent year of available data, roughly 68,000 San José households at or below 60% of AMI were living in units with affordable rents. 47,000, or 69 percent, of these units were naturally occurring, without any deed restrictions on the units (source: Public Use Microdata Survey &amp; National Housing Preservation Database). Without protection for these households, they may experience increased rents and be vulnerable to physical and/or economic displacement.</p>

**Table 66 – Influence of Market Conditions**

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

### Introduction

The amount of federal entitlement funding saw a steady decrease in funding in the five-year period from fiscal years (FY) 2020-2025.

	FY 20	FY 21	FY 22	FY 23	FY 24	Total
<b>CDBG</b>	\$8,947,319	\$8,761,415	\$8,454,606	\$8,350,201	\$7,883,242	\$42,396,783
<b>HOME</b>	\$3,319,683	\$3,221,675	\$3,564,527	\$3,380,549	\$2,665,376	\$16,151,810
<b>ESG</b>	\$778,209	\$763,052	\$747,341	\$743,071	\$733,895	\$3,765,568
<b>HOPWA</b>	\$1,440,393	\$1,553,405	\$1,652,667	\$1,797,713	\$1,801,081	\$8,245,259
<b>TOTAL</b>	\$14,485,604	\$14,299,547	\$14,419,141	\$14,271,534	\$13,083,594	\$70,559,420

**Table 67 - Allocations for 2020-2024**



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	Home Repair Program  Community Development Improvement Program- Construction and Rehab Projects  Public Service  Administrative and Planning  Microenterprise Program Childcare	\$7,489,232					This program funds various nonprofit agencies and other city departments to implement services that benefit low- and moderate-income persons, resolve slum and blight concerns, or address community development needs.
HOME	Public Federal	General Administration (includes Housing activities, and city staff HOME administration activities)  Tenant-Based Rental Assistance (project delivery costs and administrative costs)  Home Repair Program	\$2,522,607					This program is designed exclusively to preserve affordable housing for low-income households.

<b>ESG</b>	Public Federal	Administration  Emergency Shelter, Outreach, and HMIS	<b>\$696,417</b>					This program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help them quickly regain stability in permanent housing.
<b>HOPWA</b>	Public Federal	City Administration and Planning  Sponsor Administration  Tenant-based Rental Assistance & Supportive Services	<b>\$1,711,027</b>					The program is exclusively dedicated to the housing needs of people living with HIV/AIDS.

**Table 68 – 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*

Leveraging HUD resources allows the City to bring in local, State, and other resources to combine with federal financial resources to maximize the reach and impact of the City's HUD-funded programs. The following are either HUD or City-required matching requirements for the four federal housing and community development programs:

- In both the CDBG and HOPWA programs, the City requires subrecipients to contribute at least 20 percent of the program/activity/service cost from non-federal sources (that is, \$1 of non-federal funds for every \$5 of federal funds).

- In the HOME program, HUD requires entitlement cities to contribute at least 25 percent of the program/activity/service cost from non-federal sources (that is, \$1 of non-federal funds for every \$4 of federal funds).
- In the ESG program, there is a one-to-one match (that is, \$1 of non-federal funds for every \$1 of ESG funds).

### *State Housing and Community Development Sources*

In addition to federal resources, the State of California has provided funding for affordable housing development, transit-oriented development, special needs housing, and infrastructure. However, over the last few years, resources have either been depleted or eliminated.

The following is a list of State funding sources that the City has either accessed in the past or seeks to access in the future:

- Low-Income Housing Tax Credit Program: administers both federal and State programs that encourage private investment in affordable rental housing.
- Homekey: A statewide effort to sustain and expand housing for persons experiencing homelessness or at risk of homelessness.
- Transit-Oriented Development Fund: supports dense development and affordable housing near public transportation.
- Affordable Housing and Sustainable Communities (AHSC) Program: funding for transit-oriented affordable housing development and transportation-related infrastructure.
- Veterans Housing and Homelessness Prevention (VHHP) Program: new construction of rental homes as well as supportive services for low-income and homeless veterans.
- Mental Health Services Act (MHSA) funds: State funds administered at the county level to serve low-income mentally ill clients.
- Housing Related Parks Program: Competitive funding for Parks that support affordable housing projects.

### *County and Local Housing and Community Development Sources*

There are a variety of Countywide and local resources that support housing and community development programs. Some of these programs offer assistance to local affordable housing developers and community organizations while others provide assistance directly to individuals. These resources are discussed below:

- Low- and Moderate-Income Housing Asset Fund: Repayments from the Housing Department's \$675 million loan portfolio, originally funded by former redevelopment affordable housing funds, are reused to finance a variety of affordable housing programs for lower-income households.
- The Inclusionary Housing Ordinance, Chapter 5.08 of the San José Municipal Code, was adopted on January 12, 2010. The Inclusionary Housing Ordinance requires that, in market-rate developments of 20 or more units, 15 percent of the units be made affordable to income eligible buyers or renters. Although the Ordinance was operative on January 1, 2013, its implementation was delayed by court challenges.
- City of San José Housing Trust Fund (HTF): provides ongoing funding for housing and support programs that seek to address homelessness, in part by creating a vehicle eligible to compete for outside funding sources.

- Affordable Housing Impact Fee Program: in November 2014, the City established the Affordable Housing Impact Fee Program, to be levied on market-rate rental housing developments, excluding developments that qualify for pipeline status and other exemptions. Implementation of the Affordable Housing Impact Fee (AHIF) Program is successfully underway.
- City of San José General Fund: The City's General Fund is used to supplement services to homelessness and at risk of homelessness programs.
- City of San José Measure E: Measure E was placed on the ballot by City Council in 2019 and approved by voters on March 3, 2020. It enacted a Real Property Transfer Tax, which is imposed on property transfers of \$2 million or more. Revenues generated by Measure E provide funding for general City services, including affordable housing for seniors, veterans, disabled, and low-income families; and helping families who are homeless move in to shelters or permanent housing.
- City of San José Housing Authority Litigation Award (HALA): The City established a new local funding stream in HALA, which will be used to provide safe and sanitary housing for low income households within the jurisdiction of the Housing Authority.
- Veterans Affairs. OSH is making available services commitments for vulnerable populations.
- Measure A – Affordable Housing Bond Fund: In November 2016, the voters of Santa Clara County passed Measure A, a \$950 million affordable housing bond measure. Measure A funds the development of permanent affordable housing for the County's most vulnerable populations, including homeless, veterans, disabled, seniors, foster youth and others.
- Housing Authority: Acting on behalf of the City of San José Housing Authority, the City contracts with the Santa Clara County Housing Authority (SCCHA) to administer and manage the Section 8 Voucher program and public housing programs within San José. The SCCHA receives federal funding to run the programs below:
  - Section 8 Housing Choice Voucher Program: rental assistance to low-income households.
  - Family Self-Sufficiency Program: employment assistance program for Section 8 participants.
  - Veterans Affairs Supportive Housing (VASH): housing assistance for homeless veterans.
  - The Family Unification Program: voucher assistance for families who have been separated due to a lack of adequate housing.
  - Non-Elderly Disabled (NED) Vouchers: voucher program to allow non-elderly disabled people to transition out of care-giving institutions.
  - Moderate Rehabilitation Program: project-based rental assistances for low-income families.

The SCCHA plays a direct role in developing affordable housing units. Acting as a nonprofit housing developer, the Housing Authority applies for funds from the City and a variety of state, federal, and private sources for its various development projects. The City also partners with the Housing Authority through Project-based vouchers.

**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 is exploring opportunities to develop affordable housing on public and surplus lands, such as with the Santa Clara Valley Transportation Authority (VTA), which owns land in transit-rich locations. The City also continues to review opportunities to purchase surplus land from other public agencies to meet its housing and community development goals.

## **Discussion**

See discussion above.

## 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, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of San José Housing Department	Government	Affordable housing—rental assistance and minor home repair  Homelessness response-Transitional and Supportive housing  Community development: public facility improvements  Community development: public services  Community development: microenterprise program	City wide
County of Santa Clara – Office of Supportive Housing	Continuum of Care	Homelessness	City of San José and County of Santa Clara
Santa Clara County Housing Authority	Public Housing Authority	Section 8 administration	City of San José and County of Santa Clara

**Table 69 – Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

#### *Strengths*

The City of San José partners with the business community, other government agencies such as the County of Santa Clara, the Santa Clara County Housing Authority, non-profit organizations that provide housing assistance and public services, faith-based organizations, the Continuum of Care, and collaborates interdepartmentally to carry out goals and strategies of the Consolidated Plan. When possible, the City also uses various means to grant City owned land for the purposes of providing affordable housing units. In addition, the City has a variety of leveraging sources which include but are not limited to the following:

- Inclusionary Housing Ordinance (IHO)
- Affordable Housing Impact Fee
- The Housing Trust Fund-respond to impacts of homelessness and supports the Continuum of Care
- General Fund
- Santa Clara County Housing Authority

Further, the City has made efforts in the efficiency and improvement of the institutional delivery structure in several ways:

- Regular quarterly meetings between entitlement jurisdictions at the CDBG Coordinators Meeting and Regional Housing Working Group
- Developing joint jurisdiction RFPs and project review committees, to take advantages of cost and operational efficiency as a result of economy of scales. In 2016, the City released a joint NOFA with the County of Santa Clara for the development of low-income housing.
- Coordination on project management for projects funded by multiple jurisdictions.

### *Gaps*

Access to multiple services is challenging to many in need. Transportation is a need for individuals and families that must use a variety of services to sustain important necessities for not only their lives, but to obtain and retain housing. Persons in need often get referred to services that are in locations that require access to transportation.

As noted, there is a substantial lack of funding for affordable housing, and there is a significant need for facilities to house people experiencing homelessness. Funding for affordable housing and other needs is primarily sourced from government at the local, State, or federal levels or from philanthropy channeled through non-profit organizations specializing in the construction of affordable housing.

There is a continued need for housing education and enforcement for renters. Despite ongoing efforts, there is still potential for unequal access to housing. Working with housing providers to provide workshops to educate the public, including landlords, realtors, non-profit agencies, and others about fair housing laws and regulations, continues to be needed.

### **Availability of services targeted to homeless persons and persons with and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

**Table 70 - 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)**

As discussed above, numerous Santa Clara County agencies and various organizations in the County provide services to individuals and families experiencing homelessness, and those at risk of homelessness. Services provided by the County include but are not limited to housing, healthcare, food, benefits to recipients of Supplemental Security Income (SSI), school assistance services to school aged children (such as transportation and school supplies), counseling, drug and alcohol rehabilitation, youth programs, financial assistance to veterans and their families for medical and housing, legal assistance for eviction and other housing related issues. Various non-profit organizations provide services including but not limited to shelter services, supportive housing, and transitional housing.

In addition to agencies and organizations in place to serve homeless populations, the Continuum of Care (CoC) of the County of Santa Clara is composed of a broad group of stakeholders committed to and preventing homelessness. The key CoC responsibilities are ensuring community-wide implementation of planning efforts to reduce unsheltered homelessness, as well as ensuring programmatic and smooth effectiveness of the entire system of services available in the region.

**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**

A lack of funding to construct much-needed affordable housing is a significant system gap. In addition, there is a lack of enough service providers to address the level of need, which also requires funding. business sector, and non-profit and philanthropy to leverage resources.



**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**

*Encourage better coordination among service providers to better serve those in need.*

The City benefits from a strong jurisdictional network of housing and community development partners, such as the Regional Housing Working Group, the CoC, and the San José Silicon Valley Workforce Investment Network. To improve intergovernmental and private sector cooperation, the City will continue to participate with other local jurisdictions and developers in sharing information and resources.

The City of San José's Housing Department has developed the Homelessness Response Framework, which uses a Coordinated Assessment System, which begins with an Outreach Team that is the first point of entry for the unsheltered homeless population to the system. At the outset of outreach, obtaining basic needs are facilitated. Individuals experiencing homelessness are then added to the Coordinated Assessment System and matched with the appropriate housing program. Housing programs are coordinated with each other and include client referral to the following:

- Interim Housing, which provides temporary housing and site-based services, and is effective for certain homeless sub-populations.
- Permanent Supportive Housing, which provides long-term rental subsidies and intensive case management for households with disabilities and special needs.
- Rapid Rehousing System, which provides time-limited subsidies and supportive services to households that can achieve economic self-sufficiency within the program term.

*Other Actions to Overcome Gaps in the Institutional Structure and Delivery System*

- Continue to support the maintenance of federal entitlement programs such as the CDBG Program, ESG, HOPWA, HOME, Section 8, Section 202, and Section 811 programs.
- Grow new partnerships with re-entry programs, food programs, legal services, tenant protections, etc.
- Foster existing partnerships with the County of Santa Clara, local governments, the business sector, and non-profit and philanthropic partners to leverage available resources and bring in new funding streams.
- Increase funding and resources for supportive and affordable housing, specifically for extremely low-income households and streamline access-funding includes Measure E, HEAP, CDBG, HOME, HOPWA, ESG.
- Pilot/invest in alternatives to traditional rental assistance, e.g., shared housing, board and care.
- Provide housing subsidies with more flexible eligibility criteria and term of assistance.
- Develop programs to address higher needs populations.
- Provide more population-specific programs and services that meet their unique needs and programs for people that have difficulty accessing housing and services (e.g. undocumented; criminal history).
- Develop programs that meet the needs of those not prioritized for or not likely to receive a referral to Permanent Supportive Housing (PSH) or Rapid Re-housing (RRH).
- Increase the capacity and diversity of temporary housing options.
- More oversight and monitoring of the Coordinated Assessment System.
- Provide community education on available resources and services.

- Adjust tax and land use policies to increase housing stock and better address affordability of housing.
- Modify development rules to permit affordable housing that is less costly and built more efficiently.
- Ensure access to adequate income (e.g. living wages) and education through public policy and collaboration with private sectors and partner with schools to provide educational and vocational opportunities and incentivize, support, remove constraints to hiring of people who are unhoused or in housing programs, including in the supportive housing system
- Better coordination, data collection, and data sharing between safety net system and the criminal justice system and the homelessness system of care
- Educate the broader community, including funders and community leaders, about realities of homelessness.
- Bring more services to unsheltered people through increased street outreach and mobile services and improve and expand communication about available services and programs to people who are unsheltered.

## SP-45 Goals Summary – 91.215(a)(4)

### Goal Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Reduce Unsheltered Homelessness	2025	2030	Homelessness Non-Homeless Special Needs	N/A	Homelessness	CDBG: \$1,650,000 ESG: \$2,000,000	Homeless citywide outreach, programs  HMIS data systems support
2	Increase Housing Affordability	2025	2030	Increase Housing Affordability	N/A	Affordable Housing	HOME: \$8,500,000 CDBG: \$4,000,000 HOPWA: \$8,500,000	Single family and mobile home repair programs  Enhanced and targeted code enforcement  Tenant based rental assistance
3	Strengthen Communities	2025	2030	Non-Housing Community Development  Non-Homeless Special Needs	N/A	Strengthening Neighborhoods	CDBG: \$27,000,000 CDBG: \$200,000 HOME: \$200,000	Grassroots outreach skills development  Neighborhood leadership development  Senior Nutrition Program  Education, compliance, and legal assistance with City's Apartment Rent Ordinance, Tenant Protection Ordinance, and Source of Income Discrimination Ordinance  Housing education and legal assistance

**Table 71 – Goals Summary**

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	<b>Reduce Unsheltered Homelessness</b>
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Homeless citywide and Downtown outreach</li> <li>• HMIS data systems support</li> <li>• Tenant-based rental assistance</li> <li>• Emergency shelter or interim housing</li> </ul>
<b>2</b>	<b>Goal Name</b>	<b>Increase Housing Affordability</b>
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Single family and mobile home repair programs</li> <li>• Enhanced and targeted code enforcement</li> <li>• Tenant-based rental assistance</li> </ul>
<b>3</b>	<b>Goal Name</b>	<b>Strengthen Communities</b>
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>• Grassroots outreach skills development</li> <li>• Neighborhood leadership development</li> <li>• Microenterprise program-childcare</li> <li>• Rehabilitation of public owned facilities</li> <li>• Legal Service for low-mod income renters</li> <li>• Education, Compliance, and legal assistance with the City's Apartment Rent Ordinance, Tenant Protections Ordinance, Source of Income Discrimination Ordinance</li> <li>• Housing education and legal assistance</li> </ul>

**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 of San José's allocation for HOME grants will assist members from all low-income categories in several ways: through rental assistance, production of new units, and/or acquisition of existing units over the 2025-2030 Consolidated Planning period. Tenant-Based Rental Assistance will be provided to low-income residents in need.

## 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)**

There are no public housing units in the City of San José. However, SCCHA's housing portfolio includes 24 developments located in the City of San José. This includes the following affordable housing projects developed or acquired since 2020:

- Park Avenue Senior Apartments, a 100-unit new construction senior property completed in 2020. 99 units are subsidized with PBVs, including 20 PBVs for special needs population.
- Belarmino Place, a 116-unit new construction family property completed in 2024. 53 units are subsidized with PBVs, including 24 PBVs for the chronically homeless.
- Alvarado Park, a 90-unit new construction senior property scheduled to be completed in 2025. 41 units will be subsidized with PBVs, including 23 PBVs for the chronically homeless.
- Hawthorn Senior Housing, a 103-unit new construction senior property scheduled to be completed in 2026. 47 units will be subsidized with PBVs, including 20 PBVs for homeless seniors.
- Girasol Senior Housing, a 60-unit senior property acquired in 2023.
- Jardines Paloma Blanca, a 43-unit senior property acquired in 2023.
- Rincon de los Esteros, a 246-unit family property acquired in 2024.

In addition, SCCHA allocates PBVs to projects under development by other affordable housing partners, many of which received funding through Santa Clara County's 2016 Measure A bonds. Since 2020, SCCHA has added 872 PBVs to 28 projects located in San José, and 605 PBVs have been conditionally awarded to 16 projects currently under development.

### **Activities to Increase Residential Involvement**

Though there are no public housing units in the City, the SCCHA uses innovative ways to improve the self-sufficiency of its Section 8 Housing Choice Voucher (HCV) holders to move them out of assisted housing programs, as well as ways to move households off the current HCV waiting list and into affordable housing. HUD designated the SCCHA as a "Moving to Work" (MTW) agency in January 2008. The MTW agreement was extended from 2018 through 2028. The MTW program increases cost-effectiveness, promotes self-sufficiency of tenants, and expands housing options for low-income families and benefit homeless populations.

SCCHA continues to run the Family Self Sufficiency (FSS) program, which provides case management and advocacy to current program participants in order to help them attain self-sufficiency goals. Families enroll and sign a five-year contract to participate in the program. After enrolling in the program, participants set goals such as finishing their education, obtaining job training, and/or employment.

During the contract term, participants who increase their earned income can receive cash bonuses. When the family reports an increase in earned income, SCCHA calculates a monthly bonus amount that is deposited into an 'escrow' account which the family can receive upon program graduation.

SCCHA also operates a scholarship program which provides financial assistance to participants enrolled in higher education. The annual scholarships are awarded as unrestricted funds which can be used to offset

the cost of tuition, fees, books, high-speed internet, transportation, groceries, or any other student-identified need. MTW funds are used to cover the scholarships, and SCCHA also supplements with non-MTW funds for awardees who are non-Section 8 residents of SCCHA properties.

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

The public housing agency is not designated as troubled.

**Plan to remove the 'troubled' designation**

Not applicable.



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

### **Barriers to Affordable Housing**

While San José has experienced encouraging economic improvements, many San José residents continue to face a lack of affordable housing, and some lower-income households experience displacement from their communities due to market forces. There is a substantially greater demand for housing than the supply, which drives up costs in all of Silicon Valley, including San José. Average income increases have not kept pace with rising rents. Between 2020 and 2024, San Jose added roughly 21,700 jobs and just 5,111 housing units.<sup>44</sup>

Constraints to affordable housing in San José stem from a complex interplay of market forces and funding challenges. High land costs, driven by market dynamics rather than local regulations, pose a significant hurdle. These costs have been rising rapidly, making land acquisition for development increasingly expensive. Coupled with escalating construction costs due to rising labor and material expenses, the financial feasibility of both market-rate and affordable projects is severely impacted.

While market-rate development struggles to pencil out in some areas due to the gap between construction costs and achievable rents, affordable housing projects face a more difficult financing challenge. Competition for limited funding sources such as the Low-Income Housing Tax Credit, has greatly increased and the process of securing layered funding can be lengthy and complex, further adding to project costs and timelines.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of San José is committed to reducing constraints to affordable housing. The following are the most significant affordable housing preservation and production policies that San José has passed since the 2020-2025 Consolidated Plan.

**Multifamily Housing Incentive Program (2024):** The San José City Council approved creating a temporary Multifamily Housing Incentive Program to encourage the development of high-density multifamily developments by waiving city fees and taxes for the first 1,500 units that also obtain a City building permit by December 31, 2025.

**Downtown High-Rise Exemption Renewal (2024):** The San José City Council voted to extend the existing Downtown Residential High-Rise Program to promote development feasibility and incentivize dense housing construction in the downtown. Under the new program, developers that build the first 2,000 homes receive a 100% cut in construction taxes and a 50% reduction in park fees. The next 2,000 homes developed will receive a 50% cut in construction taxes and a 30% cut in park fees.

**Affordable Housing Overlay Zones (2023):** The San José City Council approved an affordable housing overlay in North San José that would streamline development of affordable housing on sites with a

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<sup>44</sup> <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/>

General Plan designation for industrial, office, and research and development uses that to incentivize the greater integration of affordable housing into this large growth area.

Parking and Transportation Demand Management (TDM) Ordinance Update (2022): The San José City Council voted unanimously on December 6, 2022 to update its parking ordinance to no longer have minimum parking requirements for development proposals and to favor other modes of transportation. In a first significant shift in parking rules since 1965, the City Council agreed with the Planning staff's reasoning that zoning requirements for minimum parking is an obstacle to the expansion of housing and the reduction of carbon emissions.

Inclusionary Housing Ordinance Amendments (2021): In 2021, the San José City Council approved several amendments to the Ordinance, which was first adopted in 2010 and built off the City's Inclusionary Housing Policy in former redevelopment project areas in effect since the 1970s. The goal of the 2021 Ordinance amendments was to increase the production of affordable housing through the Ordinance by:

- Lowering the minimum threshold for applicable projects
- Streamlining compliance for all 100% affordable projects
- Exempting City-funded 100% affordable projects
- Changing fee structures to account for weaker and stronger submarkets, and creating fee-based incentives to produce units
- Allowing a broader menu of compliance options, including a standalone 100% affordable development next to a market-rate development.
- Extending the affordability period to 99 years for non-tax-credit projects.

Commercial Linkage Fee (2020): The City Council approved a new program to create affordable housing revenues, with fees levied on larger commercial developments (100,000+ square feet) for affordable housing. The timing of this approval was particularly important as it occurred prior to the development of the planned Downtown West Mixed-Use development at the to-be rebuilt Diridon transit center.

Measure E (2020) for Affordable Housing and Homelessness: The City Council supported and voters approved a new real property transfer tax imposed on property transfers of \$2 million or more. Eligible uses are affordable housing production, preservation, and provision of homelessness services. Measure E revenues have ranged from approximately \$40 to \$60 million per year.

Citywide Residential Anti-Displacement Strategy (2020): The City Council adopted this multi-year Strategy to help prevent displacement of low-income residents, directing staff to focus on initial priorities that included funding for the preservation of lower-cost multifamily housing, tenant preferences to help fight displacement, and COVID-response stabilization activities.

Pre-Approved Accessory Dwelling Units (ADUs) (2019): The City implemented a process that has pre-approved plans for 45 different ADU types from almost two dozen companies. Since 2019 ADUs have made up 23% of housing production in the City with more than 1,500 units completed. These units often rent below market, allow families to support each other, and allow relatives to age in place.

## SP-60 Homelessness Strategy – 91.215(d)

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

The City of San José employs a multi-pronged approach to connect with and assess the needs of individuals experiencing homelessness, particularly those who are unsheltered. This outreach is crucial for effectively addressing the complex challenges faced by this population.

One key strategy is the deployment of dedicated outreach teams. These teams proactively engage individuals at encampment sites, often in response to community concerns or prior to encampment abatements. Their primary goal is to establish contact, build trust, and offer immediate assistance. Outreach teams act as a vital link to essential services, connecting individuals with resources like emergency shelter, basic necessities, case management, and even employment training opportunities.

San José's efforts are part of a larger, coordinated approach. The City collaborates with other agencies through the countywide Homelessness Prevention System. These efforts are aligned with the 2020-2025 Community Plan to End Homelessness, which provides a framework for addressing the root causes of homelessness, expanding preventative measures and housing programs, and improving the lives of unsheltered individuals.

Recognizing the diverse needs of the homeless population, San José also offers specialized services. Supportive parking programs provide a safe haven for those living in their vehicles, along with connections to support services. The City also partners with or supports organizations that provide specialized assistance, such as showers and laundry facilities (Dignity on Wheels), healthcare (Valley Homeless Healthcare Program), support for LGBTQ+ youth (San José Youth Space, Bill Wilson Center), food resources (Second Harvest Food Bank), and eviction prevention assistance.

### **Addressing the emergency and transitional housing needs of homeless persons**

Since the last submission of the 2020-2025 Consolidated Plan Cycle, the City has made significant strides in expanding supply in the shelter management system. At 2022 Point in Time Count, even though the homeless population increased by 8%, 25% of those counted were sheltered versus 16% from the 2019 Point in Time Count.

In 2020, the City opened its first interim housing community and has since opened five more totaling 499 beds. Most recently, the Rue Ferrari Emergency Interim Housing began construction of an additional 144 interim shelter beds and the opening of Pacific Motor Inn consisting of 72 beds for interim housing.

The City anticipates adding an additional 1,089 emergency and transitional housing units, expanding the development of emergency shelter and interim housing, supportive parking, and safe sleeping in 2025. Key priorities include:

- Finalizing construction of 86 new emergency shelter units currently underway at specialized sites, such as the Supportive Parking for Recreational Vehicles Program 1300 Berryessa Road site

and 216 new interim housing beds at the Branham and Monterey emergency interim housing sites;

- Using emergency procurement powers to secure a site operator to develop up to 60 supportive outdoor sleeping spaces at the Taylor Street Navigation Hub site to provide safe, monitored accommodations for individuals experiencing unsheltered homelessness; and,
- Preparing to break ground on up to 336 new emergency interim shelter beds at the Santa Clara Valley Transportation Authority's Cherry Avenue and Cerone Bus Yard Emergency Interim Housing sites.

By prioritizing these efforts, the Housing Department will ensure that emergency shelter solutions remain central to the City's strategy for mitigating the impacts of homelessness, aligning with broader goals to achieve functional zero unsheltered homelessness.

In addition, the City has historically funded two tenant-based rental assistance (TBRA) programs: one funded by HOME dollars, and another by HOPWA funds. The HOME TBRA Program is matched with local funds to increase capacity in the Rapid Rehousing System. During this five-year ConPlan cycle, the programs will provide housing subsidies and case management services to employed or employable homeless populations, including families with children and domestic violence survivors.

**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 uses the Coordinated Assessment System to match homeless households to appropriate housing. Other primary goals include working with property owners and managers to educate them on the social benefits of renting to extremely low income and formerly homeless individuals and families. Another main strategy, due to its effectiveness, is increasing the number of units of permanent supportive housing, a housing type available to homeless people that includes a wraparound services component offering services such as case management to assist in keeping them housed. San José currently has 1,380 supportive housing units in the City.

The goal of the City's Rapid Rehousing Program is to serve approximately 300 individuals at any given time to locate and secure appropriate rental housing, assist with time-limited subsidies based on the rent of the identified unit and help the participants increase their income so they graduate and pay the rent in full. The Rental Subsidy Administrators verify income eligibility, assist in housing search and placement, perform housing inspections, and coordinate monthly subsidy payments. The Supportive Services Administrators receive referrals from the CoC's coordinated assessment. Once enrolled, the role of the Supportive Services Administrator is to ensure that by the time the participant's subsidy terminates, they are stable, self-sufficient and do not return to homelessness. The HOPWA TBRA Program targets low-income residents living with HIV/AIDS who are homeless or at-risk of homelessness.

On a regional level, leaders from the City, the County, other government agencies such as the Santa Clara County Housing Authority (SCCHA) and the Santa Clara Valley Water District, service providers, philanthropy, community institutions, and business organizations and those involved with homeless services delivery developed the Community Plan to End Homelessness 2020-25.

Input from this planning process helped to inform the City's strategy to address homelessness. The Community Plan is developed to enhance the community's work towards ending and preventing homelessness among all homeless persons and families. Input at stakeholder meetings focused on topics including,

- Lived Experience focus groups
- Permanent supportive housing being built
- Prevention through early childhood education and diversion programs
- Temporary solutions- Safe Parking, Street teams that are keeping people engaged and managing boredom that comes with homelessness
- Coordinated Assessment System
- Growing partnerships and outreach- jail re-entry programs, food, legal resources, tenant rights

The plan notes that many vulnerable populations are just a paycheck or medical emergency away from homelessness. A coordinated effort between local jurisdictions, service providers and other engaged groups over the last decade demonstrates that a Housing First model works in Santa Clara County –it is less expensive to permanently house someone than to continually care for them while they live on the street. The Community Plan for 2020-2025 has three main strategies:

1. Address the root causes of homelessness through system and policy change
2. Expand homelessness prevention and housing programs to meet the need
3. Improve quality of life for unsheltered individuals and create healthier neighborhoods for all.

The Community Plan for 2020-2025 strongly support the need to prioritize funding for affordable housing development, homelessness strategies, homelessness prevention, and anti-displacement strategies.

**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**

The City of San José participates in a countywide Homelessness Prevention System (HPS) supported by Destination: Home and Sacred Heart Community Service. HPS provides assistance to low-income families or individuals who are at risk of losing their housing, including: temporary financial assistance, legal support, case management and other service. The goal of the Homelessness Prevention System is to expand the ability of families with children to become quickly connected to prevention services with multiple points of entry to keep them housed. The System identifies households at risk of experiencing homelessness and provides client-centered services, including short-term rental subsidies, financial

assistance, and supportive services to help them regain stability. The regionally developed systemwide performance benchmark is that 85% of individuals enrolled in prevention services will remain stably housed while receiving assistance.

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

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The San José Housing Department coordinates the “Minor Repair Program” along with our partners Rebuilding Together and Habitat of Humanity. The program focuses on minor repairs to low-income households of San José. Unless determined through a professional lead paint testing process, lead-based paint (LBP) is presumed in housing built prior to 1978. Therefore, the San José Housing Department and its housing rehabilitation partners test all projects with the potential of the scope disrupting LBP surfaces. LBP testing is conducted in partnership with an environmental consultant service, “Benchmark Environmental,” who provide testing and monitoring services.

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

There is a total of 250,115 units that were built before 1980 in San José. Since LBP was banned from consumer use in 1978. There are 44.7 percent of households in the city that are LMI, meaning that there are an estimated 91,548 units occupied by an LMI household that may have an LBP risk. Lower-income families with children are particularly vulnerable to LBP hazards, partly because of a lack of disposable income to make repairs. Therefore, the city address LBP hazards when encountered with the coordination of the housing rehabilitation efforts of the Minor Repair Program.

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

All units built prior to 1978 are tested for lead and hazards are mitigated when necessary. All services provided for LBP hazard reduction are following Federal regulations 1012 and 1013 of Title X. LBP hazard remediation has been and will remain a component of all scope of works related to the Minor Repair Program rehabilitation activities as a matter of policy and law compliance.

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

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City, in its continuing effort to reduce poverty, will prioritize funding to agencies that provide direct assistance to the homeless and those in danger of becoming homeless. Additionally, the City has made a commitment to improve the communication and service delivery capabilities of agencies and organizations that provided programs to assist the homeless, including a job training program. The City-support homeless programs also work with individuals and families to increase their self-sufficiency by providing employment readiness assistance or help with applying for State or federal benefits.

A key component of the City's other efforts to reduce the number of poverty-level families is work2Future, the local administrative arm of the Workforce Innovation and Opportunity Act of 2013. work2Future operates one-stop centers that serve the areas of San José, Campbell, Morgan Hill, Los Altos Hills, Gilroy, Los Gatos, Saratoga, Monte Sereno, and the unincorporated areas of the County. Strategically positioned within the Office of Economic Development, Work2Future addresses the workforce and economic development needs of the local area in collaboration with small and large businesses, educational institutions and community-based organizations.

For calendar year 2023, work2future secured employment for nearly 1,000 participants with 83% placed into high-wage, high-growth occupations.

Additionally, the San José Works program placed 375 high school youth in subsidized employment, with 100% placed in areas related to high-growth wage occupations. Furthermore, the San José Works program, during FY 2022-2023 secured unsubsidized employment for another 454 youth participants ages 16-29 and anticipates meeting or exceeding this number for the current fiscal year.

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

The City uses CDBG funding to support the Vietnamese Voluntary Foundation's Neighborhood Engagement Program and SOMOS Mayfair's Eastside Neighborhood Development Program which provide safety net services and economic development opportunities for low-income residents. The services include referrals and support to meet food, housing, financial, and health needs of participants, as well as viable economic opportunities that tap into the local assets of the community. Economic opportunities include workforce training, childcare owner/provider training, and urban agriculture training.



## 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**

*Monitoring CDBG, HOME, HOPWA and ESG*

The City continues to follow the grantee monitoring requirements outlined by HUD for the use of federal funds. The City has also standardized policies and procedures for use City-wide, which incorporate many of the HUD requirements. City staff continues to participate in the Grants Management Working Group that brings together all City departments that provide grants to the community. The Working Group shares best practices and discusses program performance of the grantees that each City department funds.

A major element of the monitoring process is the tracking of grantee performance. The Department of Housing uses the Citywide Webgrants database system. This database tracks programmatic and financial performance and allows potential applicants to apply for funds electronically. Staff completes pre- and post- risk assessments.

The intent of the monitoring process is to identify any potential red flags and, if necessary, provide the necessary technical assistance so that subrecipients can successfully implement their projects. If a significant problem is discovered, City staff meets with project staff to discuss and resolve any issues. Examples of such problems include:

- Services are not documented
- Goals are not being met
- Project files are not in order
- Lack of fiscal controls and/or documentation
- Required reports are not being submitted in a timely manner
- Expense reporting does not adhere to regulations or policies

For CDBG, HOME, ESG and HOPWA programs, service providers are required to submit monthly Reimbursement Requests and Reconciliation Reports to document expenses and ensure that both line item budgets and total project budgets are not over-expended. Monthly review of reimbursement requests enables the City to ensure that all costs incurred by subrecipients are eligible and documented as required by the applicable federal regulations. Additionally, service providers are required to submit quarterly performance reports and a cumulative annual report. Review of these reports allows staff to determine whether corrective measures are necessary and provide a basis for monitoring procedures.

In addition, the Housing Department staff reviews financial documentation of its subrecipients, who are required to establish and maintain a system of accounts that is in conformance with generally accepted principles of accounting for budgeted funds. This system of accounts is subject to review and approval by the City. In addition, subrecipients are required to submit an annual agency audit. Financial monitoring is based on the program budget that is incorporated in the grant agreement between the City and the subrecipient. Subrecipients are required to submit to the City the name of a fiscal agent, if any, who is

responsible for the financial and accounting activities of the project, including the receipt and disbursement of project funds. In addition to the review of quarterly progress reports and financial documents, the City conducts onsite visits with subrecipients at least every two years. Programmatic monitoring visits include a review of documentation of national objective and eligibility, client intake documentation, income eligibility, staffing levels, recordkeeping, and outcome measures tracking. Financial monitoring visits involve a review of invoices and all backup documentation including staff timesheets, receipts, and proof of payment documentation on file. If deficiencies are identified, the City determines whether corrective action, technical assistance, or both are needed.

Fiscal Year 2025-2026 Annual Action Plan

# **2025-2026**

# **Annual Action Plan**

Prepared by:

**City of San Jose**  
**Housing Department,**  
**Grant Management Division**  
*200 East Santa Clara Street,*  
*San Jose, CA 95113*

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## 1. Introduction

The Fiscal Year (FY) 2025-2026, Annual Action Plan (AAP) marks the first year of implementation under the new 2025-2030 Consolidated Plan. As an entitlement jurisdiction, the City of San José receives annual funding from the U.S. Department of Housing and Urban Development (HUD) to support the housing and community development initiatives. The AAP outlines the City's specific strategies, projects, programs, and funding allocations to advance priorities established in the Consolidated Plan (Con Plan). The Consolidated Annual Performance and Evaluation Report (CAPER) then assesses progress made toward these goals at the end of the program year.

The City administers HUD funding through four key federal grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). In addition to these recurring funds, the City also received one-time HOME-ARP (American Rescue Plan) funding to support affordable housing and homelessness initiatives.

The San José Housing Department administers HUD funds by partnering with community-based organizations, City departments, and the County of Santa Clara to implement programs that address housing affordability and community development needs. By leveraging federal, state, and local funding, the City maximizes its impact by expanding affordable housing opportunities, reducing homelessness, increasing access to supportive services, lowering barriers to housing stability for vulnerable populations, and revitalizing neighborhoods through community development initiatives.

HUD funding provided under the CDBG, HOME, HOPWA, ESG, and HOME-ARP primarily address the needs of low- and moderate-income (LMI) households whose incomes do not exceed 80% or less of the Area Median Income (AMI). HUD categorizes income levels as follows: extremely low-income households earn 30% or less of AMI, very low-income households earn 50% or less of AMI, and low-income households earn 80% or less of AMI. All federally funded programs in this AAP are designed to address critical housing and community needs while ensuring equitable access to resources for the City's most vulnerable residents.

## 2. Summarize the objectives and outcomes identified in the Plan.

The Annual Action Plan supports the goals and needs identified in the five-year Consolidated Plan:

- **End Homelessness**  
Expand housing access and self-sufficiency resources for individuals and families experiencing or at risk of homelessness.
- **Increase Housing Affordability**  
Develop new affordable housing opportunities and preserve existing housing.
- **Strengthen Communities**  
Enhance community well-being and improve residents' quality of life.

## 3. Evaluation of past performance.

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG, HOME, ESG, and HOPWA, entitlement programs. Evaluating past performance is critical to ensuring that the City and its subrecipients effectively implement activities that align with the strategies and goals identified in the five-year Con Plan and AAP.

To assess program performance, the City conducts quarterly performance evaluations of subrecipients providing public services and implements ongoing monitoring to track progress toward program goals. Subrecipients are required to submit quarterly progress reports detailing participant data, including demographic information, activity outputs, and program-specific outcome measures. The City also completes quarterly progress review reports for each funded program, assigning an overall performance rating. These evaluation reports enable the City to measure progress against annual targets and collaborate with subrecipients to adjust goals and improve program effectiveness, as needed.

Before program implementation, the City works with subrecipients to establish outcome measures that align with goals and strategies outlined in the AAP. For homelessness programs, performance outcomes are also aligned with the Continuum of Care (CoC) performance measures and align with the strategies in the Santa Clara County's Community Plan to End Homelessness, and are developed in coordination with the City's Homelessness Responses Division.

In addition to the quarterly review of progress reports, the City conducts an annual risk assessment for all subrecipients to determine the appropriate level of monitoring – low, moderate, or high risk. Monitoring site visits are determined and scheduled based on risk level, ensuring that all subrecipients receive monitoring at least once every two years to maintain compliance with City requirements and federal regulations. These monitoring efforts provide additional opportunities to evaluate progress toward program goals and ensure that federally-funded programs remain effective, accountable, and compliant.

The following highlights key accomplishments from the 2023-2024 CAPER, demonstrating progress toward the 2020-2025 Con Plan goals:

#### Spending Priority #1: Respond to Homelessness

684 individuals received individualized support on housing options. Of those, 198 individuals exited outreach services to permanent or temporary housing placements.

#### Spending Priority #2: Increase and Preserve Affordable Housing Opportunities

84 low-income households affected by HIV/AIDS remained stably housed and received supportive health services

#### Spending Priority #3: Strengthen and Stabilize Communities

438 low-income seniors received nutritious meals and in-person health check-ins. Additionally, 343 individuals participated in neighborhood engagement programs, gaining access to leadership training, education programs, or basic supportive services. A total of 1,088 individuals received phone-based legal assistance referrals to improve their housing stability. A total of 664 housing units were inspected to ensure compliance with housing and blight codes.

#### Spending Priority #4: Promoting Fair Housing Choices Through Services

184 individuals received fair housing services. Of these, 142 improved their housing stability through legal education, while 42 gained housing stability through legal representation. Among those receiving legal representation, at least one or more of the following outcomes were achieved: 11 prevented evictions, 26 obtained opportunities for other housing options, and 7 retained or preserved their housing placement.

### **4. Summary of Citizen (Community) Participation Process and consultation process**

During the development of the 2025-2026 Annual Action Plan, City staff solicited public comment to help identify community needs, and non-profit agencies that could provide services to address those identified needs.

Public Hearing #1. This Public Hearing satisfied the Community Participation Plan requirement to hold at least one Public Hearing during the drafting phase of the Annual Action Plan. The hearing gives the public an opportunity to provide input. A public hearing was provided to hear the Funding Priorities on March 13, 2025 at the Housing and Community Development Commission (HCDC) meeting. The first Public Hearing for the Draft FY 2025-2026 Annual Action Plan will be held on May 8, 2025, at the regularly scheduled Housing and Community Development Commission (HCDC)

Public Hearing #2. The second and final Public Hearing was held on June 3, 2025, during the City Council meeting. This Hearing provided a final opportunity for public comment/input. The final version of the FY 2025-2026 Annual Action Plan was presented. Any comments are included in the final version of the Action Plan and the Plan will be submitted to HUD.

Public Noticing. The noticing follows the Community Participation Plan requirements. The following information for the FY 2025-2026 Annual Action Plan was publicly noticed in the Mercury News, El Observador, Vietnam Daily, Asian Journal and World Journal. Notice was also posted on the City website, and copies were accessible at City Hall:

- 1) Notice of Public Comment Period (May 01, 2025 – May 31, 2025) for the Draft FY 2025-2026 Annual Action Plan
- 2) Notice of Public Hearing #1 on May 8, 2025, for the Draft FY 2025-2026 Annual Action Plan
- 3) Notice of Public Hearing #2 on June 3, 2025, for the approval of the FY 2025-2026 Annual Action Plan

**a) Summary of public comments**

Public Hearing #1:

Commissioner	Comments	Staff Response
Commissioner Navarro	Does the City of a list of where the accessibility traffic lights will be placed?	Yes, Department of Transportation provided an extensive list for FY 2024-2025 Annual Action Plan. This is year 2 of the project. We can forward the list to you.
Commissioner Moore	Can you describe the enhanced code enforcement area?	The City's Planning, Building and Code Enforcement (PBCE) Department will use CDBG resources for enhanced code enforcement in four specific neighborhoods that include Santee, Five Wounds/Brookwood Terrace, Cadillac/Winchester - Project Hope, and Roundtable - Project Hope II.
Commissioner Sapermin	I just had a disclosure that some of the organizations that are listed that are going to be authorized. Funds are organizations that are members of the nonprofit I work for. There's no financial bearing for my organization or for	

	myself, so I don't have a conflict. I just wanted to provide that disclosure.	
Commissioner Beehler	Can you define eviction diversion?	There are a couple ways that we help prevent evictions. One is regular participation in the courts, and then also, we were able to get a 2 million dollars, State earmark to provide augmentation of people's unpaid rent.
Commissioner Beehler	Have we thought about any other small businesses that we could expand this idea of providing business with technical advice and training?	CDBG use is restrictive and cannot be used generically on job training.
Commissioner Finn	Why do we provide rental assistance in San Benito County?	San Jose receives a HOPWA allocation and has an agreement with HUD to provide assistance to San Benito County. Santa Cruz County does not receive HOPWA.
Commissioner Finn	When are proposals due for the programs?	The next Notice of Funding Availability (NOFA) will be in December 2025. Housing will extend current agreements one more year.
Commissioner Del Buono	Do the housing non-profits contribute to their construction/rehab requests.	Yes. Mid-Peninsula Housing will be contributing to the proposed projects.
Commissioner Dawson	Do we expect to get HUD funding?	There is no clear evidence yet of elimination, of funding nor commitment of ongoing funding. As we are apprised of the situation from HUD, we will provide updates to the Commission.
Commissioner Dawson	Are we auditing our agencies?	Yes. Housing completes annual monitoring of all agreements/programs. Both programmatic and financial monitoring is completed.
Commissioner Mowad	Will there be any HOME for affordable housing development?	No. The focus of HOME in FY 2025-2026 will be for the Home Repair Program and for Fair Housing.
Commissioner Mowad	How do we use the County's Homeless Management Information System (HMIS)?	The system is the repository for almost all information in regards to the unhoused population. When our outreach workers go and engage with unhoused residents or unhoused individuals the repository for where that info is stored is HMIS. The city leverages the county infrastructure. It's about a 24 million dollars system.



Commissioner Gabrien	Can you explain HOPWA?	HOPWA Is Housing Opportunities for People Living with AIDS/HIV. The program provides rental assistance and supportive services.
Commissioner Penn	Is there an option of rent to buy a home?	This was a program available in the 1970's. Currently through funding the Community Land Trust, their long term goal is not to just operate a rental property. It's actually to turn it into a limited equity co-op.

### 30-Day Public Comment Period

[TBD]

### Public Hearing #2:

A motion by Councilmember XXXX, seconded by Councilmember XXXX, and carried XXXX, Resolution No. RES-XXX was adopted, (a) approving the Fiscal Year 2025-2026 Annual Action Plan; (b) authorizing the Director of Housing to submit the Fiscal Year 2025-2026 Annual Action Plan to Housing and Urban Development; and (c) authorizing the Director of Housing to negotiate and execute agreements with grantees for the activities identified in the Fiscal Year 2025-2026 Annual Action Plan and all related contract amendments, extensions, and changes. (11-0.)

All public comments are included in Appendix C. The document has been uploaded in AD 26.

### **b) 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 Plan.

## PR-05 Lead & Responsible Agencies – 91.200 (b)

Agency Role	Name	Department/Agency
CDBG Administrator	SAN JOSE	Department of Housing
HOPWA Administrator	SAN JOSE	Department of Housing
HOME Administrator	SAN JOSE	Department of Housing
ESG Administrator	SAN JOSE	Department of Housing

**Table 14 – Responsible Agencies**

The City of San Jose is the lead agency and administrator for the CDBG & HOME funds. The Consolidated Plan and Annual Action Plan Public Contact is:

Erik L. Soliván

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## AP-10 Consultation – 91.100, 91.200(b) 91.215 (I)

### Introduction

The FY 2025-2026 Annual Action Plan was prepared by City staff with input from a variety of local, county, and regional stakeholders including public service providers (e.g., senior services, homeless services, minor repairs services, legal services, and fair housing, and services for people with aids), and County partners. Service partners administer projects and activities that align with the goals and objectives of the Con Plan.

The City is implementing programs and projects consistent with the 2025-2030 plans that were heavily coordinated and received significant outreach. These programs and projects are all in alignment with the goals and objectives identified in the 2025-2030 Consolidated Plan.

### **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(I)).**

The City of San Jose contracts with the Santa Clara County Housing Authority to administer the Housing Choice Voucher program because there are no public housing units in San Jose. However, community and stakeholder meetings discussed how to enhance coordination and develop new approaches between housing providers and legal advocates, private and governmental health agencies, mental health service providers, and other stakeholders that use the funding for eligible activities, projects, and programs.

Additionally, comprehensive outreach was conducted to enhance coordination and discuss new approaches to working with public and assisted housing providers, legal advocates, private and governmental health agencies, mental health service providers, and other stakeholders that utilize funding for eligible activities, projects, and programs.

To encourage broad and meaningful community participation, the City used various community outreach methods, including public meetings, a community survey, and stakeholder consultations. Community outreach and engagement was conducted from October 2024 through February 2025. Community meetings were held in San José. These local meetings were designed to solicit public input from a broad range of constituents on the highest community development and housing needs.

Print newspaper display ads were posted in the *El Observador* (Spanish), the *Vietnam Daily News* (Vietnamese), the *Philippine News* (Tagalog), the *World Journal* (Chinese), and the *San Jose Mercury News* (English).

### **Action Plan Development**

City leadership meets with the Santa Clara County Housing Authority and the County Office of Supportive Housing on a regular basis to discuss collective priorities around housing and homelessness and progress toward the strategic plans.

**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 Continuum of Care (CoC) is a multi-sector group of stakeholders dedicated to ending and preventing homelessness in the County of Santa Clara (County). The CoC is considered by HUD to be a Major City CoC, and is one of 48 CoCs that cover the 50 largest cities in the U.S. The CoC primary responsibilities are to coordinate large-scale implementation of efforts to prevent and end homelessness in the County. The Santa Clara CoC Board (CoC Board) governs the CoC, representing its members and serving as the driving force dedicated to supporting and advancing a systemic approach aimed at preventing and ending homelessness in the County).

The CoC Board is comprised of five ex-officio members from the County of Santa Clara, City of San José, City of Morgan Hill, Santa Clara Housing Authority, and Destination: Home, as well as seven at-large members chosen to represent individuals with lived experience and homeless service providers within the CoC. Destination: Home is a public-private partnership committed to collective impact strategies to end chronic homelessness and leads the development of community-wide strategy related to the CoC work.

The County Office of Supportive Housing serves as the Collaborative Applicant for the CoC and is responsible for implementing by-laws and protocols that govern the operations of the CoC. The Office of Supportive Housing is also responsible for ensuring that the CoC meets the requirements outlined under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).

The City of San José is committed to ending homelessness, aligning our goals with a county-wide community action plan developed by the CoC. The Community Plan to End Homelessness 2020-2025 outlines strategies that serves as our roadmap for ending homelessness:

Strategy 1 – Address the root cause of homelessness through system and policy changes

Strategy 2 – Expand homelessness prevention and housing programs to meet the need

Strategy 3 – Improve the quality of life for unsheltered individuals and create healthy neighborhoods for all

The City of San José has established a robust supportive framework encompassing interim, permanent, and preventative solutions. The Policy and Planning team leads initiatives aimed at addressing the systemic issues that contribute to homelessness through policy reforms, while the Homeless Response Division collaborates with the Grants Management team to implement homeless prevention and diversion initiatives.

An essential function of ending homelessness is to ensure efficient coordination with CoC partners. This coordination utilizes a coordinated entry system that involves a community-wide intake process that matches individuals facing homelessness with the appropriate community resources. In Santa Clara County, this process begins at an access point where clients complete a standardized assessment using the VI-SPDAT tool. This assessment evaluates each household's specific needs to determine the best housing intervention to address their situation. Eligible households are placed into a community queue to connect them with the best fit housing program, such as transitional housing, rapid rehousing, permanent supportive housing, or other supportive services programs.

Currently, the City of San José funds programs including, rapid rehousing, homelessness prevention, supportive parking, emergency interim housing, and other supportive services programs aimed at those who are homeless or at-risk of homelessness. Those who qualify for these programs through the coordinated entry system may be enrolled in a City-funded program. Additionally, the City of San José funds capital improvement projects for agencies that assist chronically homeless individuals, families, veterans, and unaccompanied youth. Our aim is to elevate the living standards for those experiencing homelessness while simultaneously enhancing the community as a whole.

All homelessness programs utilize the CoC's Quality Assurance Standards as a benchmark and model for program policies and procedures. All programs have measurable goals and regular progress reviews to assess the effectiveness of the programs. Aggregate data is provided to the CoC and is readily available through the Homeless Management Information System (HMIS).

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

The City of San José utilizes ESG funds to support programs aimed at ending homelessness, including assisting individuals in regaining permanent housing stability after experiencing a housing crisis or homelessness. In January 2023, the City released a Notice of Funding Availability (NOFA), which included Citywide Outreach and Engagement. HomeFirst, the subrecipient, was selected to administer and implement the ESG program, beginning July 2023, for two fiscal years. Additionally, ESG funds supports County of Santa Clara's operation of HMIS.

As the County's ESH recipient, the City continues to coordinate with public and private partners to ensure that the local CoC meets all Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act requirements. This coordination includes:

Coordination with the County: *Assessing and analyzing service needs to avoid duplication of efforts in ESG-funded programs.*

Evaluating Program Outcomes: Monitoring the outcomes of ESG-funded projects and reporting them to HUD.

Coordinated Entry System: Operating and participating in a system that provides comprehensive assessments of individuals' and families' needs for housing and services. This includes policies to address the needs of domestic violence survivors seeking shelter or services from non-victim service providers.

Standards for CoC Assistance: Establishing and adhering to standards for providing CoC assistance, including evaluating eligibility, prioritizing transitional housing, rapid re-housing, and permanent supportive housing assistance. This includes determining the percentage or amount of rent each program participant must pay while receiving rapid re-housing assistance.

Planning and Evaluation: Planning for the allocation of ESG funds and reporting on the performance of ESG-funded programs.

The County's Office of Supportive Housing (OSH) oversees the administration of HMIS, utilizing Clarity Human Services software. This system meets and exceeds HUD requirements for HMIS compliance, ensuring accurate data collection, reporting, and performance monitoring across a network of service providers.

All City-funded homelessness programs are required to participate in HMIS. To strengthen efforts to improve data quality, the City a five-member data team trained in HMIS operations. All City program managers regularly review HMIS data to verify that subrecipients are accurately entering and entering data. Additionally, the City's data team conducts extensive data quality checks every first and third quarter to ensure consistency, accuracy, and compliance when reviewing quarterly report data against HMIS records.

**Describe agencies, groups, organizations, and others who participated in the process and describe the jurisdiction's consultation with housing, social service agencies and other entities.**

**Table 15 – Agencies, groups, organizations who participated**

Agency/group/organization	Agency/group/ Organization type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Bay Area Community Health	Services – Health  Services – Persons with Disabilities  Services – Persons with HIV/AIDS  Services – Elderly Persons	Needs Assessment, Strategic Plan,  Non-homeless special needs	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
California Apartment Association	Regional Organization	Needs Assessment, Strategic Plan,	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
County of Santa Clara- Office of Supportive Housing	Other government – Regional  Continuum of Care	Needs Assessment, Housing, Non-homeless special	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.

		needs, Strategic Plan	
Destination Home	Services – Homeless  Services – Housing  Services – Children	Needs Assessment, Strategic Plan, Homelessness Needs (Chronically homeless, Families with children, Veterans, Unaccompanied youth), Homelessness strategy	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
Fair Housing Consortium – Law Foundation, Project Sentinel, Senior Adult Legal Services and Asian Law Alliance	Services – Fair Housing	Needs Assessment, Strategic Plan	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
Lived Experience Advisory Board	Services – Homeless  Services – Persons with Disabilities	Needs Assessment, Strategic Plan, Homelessness Needs (Chronically homeless, Families with children, Veterans, Unaccompanied youth), Homelessness strategy	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
People Acting in Community Together (PACT)	Regional Organization	Needs Assessment, Housing Market Analysis	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan
Sacred Heart Housing Action Committee	Services – Homeless	Needs Assessment, Strategic Plan, Homelessness Needs	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.

	Services – Persons with Disabilities  Services – Elderly Persons  Regional organization		
San Andreas Regional Center	Services – Persons with Disabilities  Regional organization	Needs Assessment, Housing Market Analysis	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
SOMOS Mayfair	Services – Children	Needs Assessment, Strategic Plan, Non-homeless special needs	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
San José Digital Divide Team	Government-Local	Needs Assessment, Broadband internet needs	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
San José Office of Emergency Management and Housing Department Maintenance	Government-Local	Needs Assessment, Lead-based Paint Strategy	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.
San José Office of Emergency Management	Government-Local  Services- Homeless	Needs Assessment, Strategic Plan, Homelessness Needs	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan.

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

All agency types were consulted during the FY 2025-2030 Consolidated Plan. The FY 2025-2026 Annual Action Plan goals and objectives are consistent with the previous plans and the feedback received by the various service agencies serving the City and County.



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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Regional Continuum of Care Council	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan goal to support activities to respond to homelessness and its impacts on the community
City of San Jose Housing Element (2023-2031)	City of San Jose	The Housing Element is the State-required component of the City General Plan and provides a policy guide and implementation work plan to help the City meet its future regional housing needs. This effort aligns with the Strategic Plan goal to assist in the creation and preservation of affordable housing opportunities.
Community Plan to End Homelessness in Santa Clara	County of Santa Clara	The Community Plan to End Homelessness in the County is a five-year plan to guide governmental actors, nonprofits, and other community members as they make decisions about funding, programs, priorities, and needs. This effort aligns with the Strategic Plan goal to support activities to respond to homelessness and its impacts on the community.
City of San Jose Envision 2040 General Plan	City of San Jose	The Envision 2040 General Plan provides the City seeks to create a sustainable, equitable, and economically strong city that invests in infrastructure, jobs, and housing opportunities. These goals align with the Strategic Plan goals to invest in programs and infrastructure that strengthen neighborhoods and to increase and preserve affordable housing opportunities.

**Table 16 – Other local / regional / federal planning efforts**

## AP-12 Participation – 91.105, 91.200 (c)

### 1. Summarize resident participation process and how it impacted goal setting.

To gather community input, the City conducted a resident participation process that included multiple outreach efforts. In addition to these efforts, two public hearings were held before City Council, one of which occurred during the drafting phase of the AAP, as well as public notices and the posting of the draft AAP on the City's website. These activities were designed to encourage public engagement and ensure transparency in the planning process. The feedback received through these efforts informed the City's priorities and contributed to the development of the goals outlined in the AAP. The table below provides a summary of the City's outreach activities and the corresponding outcomes.

#### Resident Participation Outreach

	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	Public Hearing	Non-targeted/broad community  Broad outreach to Santa Clara County stakeholders with computer and internet access	The City Housing Department conducted a Public Hearing on the funding priorities for the Annual Action Plan.  Announcements were posted to the City of San Jose website, the Housing Department website to promote the meeting on March 13, 2025 for HCDC during the drafting phase of the Plan.	See Appendix C	All comments accepted	n/a

	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	<p>The City Housing Department conducted Public Hearings #1 and #2 for the Annual Action Plan.</p> <p>*Announcements were posted to the City of San Jose website, the Housing Department website to promote the meetings were on May 8, 2025 for HCDC and June 3, 2025 for City Council Meeting</p>	See Appendix C	All comments accepted	n/a

	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	<p>The following information for the FY 2025-2026 Annual Action Plan was publicly noticed in five local newspapers of wide circulation and translated for foreign-language newspapers. AAP was posted on the city website, and had copies accessible at City Hall:</p> <p>1) Notice of Public Hearing #1 on May 8, 2025 for the Draft FY 2025-2026 Annual Action Plan;</p> <p>2) Notice of Public Comment Period (May 01, 2025, to May 31, 2025) for the Draft FY 2025-2026 Annual Action Plan;</p> <p>3) Notice of Public Hearing #2 on June 17, 2025, for the FY 2025-2026 Annual Action Plan (FINAL).</p>	<p>No public comments received for 30-day comment period.</p> <p>Public hearing comments are attached.</p>	Not Applicable	n/a

	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	E-blasts	Mass emails to new and established distribution	Over 2,600 entities, organizations, agencies, and persons have been engaged through e-blast outreach efforts to inform them of opportunities to obtain draft documents, attend public hearings, and ways to give public input. Staff contacts were listed to answer questions in English, Spanish, Vietnamese and Chinese.	No Public Comments Received	Not Applicable	
5	Website	Non-targeted/broad community  Broad outreach to Santa Clara County stakeholders with computer and internet access	Meeting announcements were posted to the City of San Jose website and its social media accounts to promote public hearings. The website also carried a short news blast that automatically got sent to media outlets. Draft documents were made available on the website per the City Community Participation Plan.	No public comments Received	Not Applicable	<a href="http://www.sjhousing.org">www.sjhousing.org</a> + <a href="http://www.sanjoseca.gov/housingconplan">www.sanjoseca.gov/housingconplan</a>

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

### Introduction

The City of San Jose FY 2025-26 Action Plan covers the period from July 1, 2025, to June 30, 2026 (HUD Program Year 2025). The City FY 2025-2026 entitlement amount is \$12,419,284. The City received \$11,676,334 in HOME-ARP. The city will continue to leverage additional resources to successfully provide support and services to the populations in need.

	CDBG	HOME	ESG	HOPWA	HOPWA-PSH
<b>FY 25/26 Estimated Entitlement Funds</b>	\$7,489,232	\$2,522,607	\$697,200	\$1,711,027	\$662,996
<b>Estimated Prior Year Balance</b>	\$4,358,740	\$18,032,718	0	\$442,158	0
<b>Estimated FY25/26 Program Income</b>	\$200,000	\$300,000	0	0	0
<b>TOTAL</b>	\$12,047,972	\$20,655,325	\$ 697,200	\$2,153,185	\$662,996

**AP-15 Table –Expected Resources Priority Table**

Prog.	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resource	Total:		
			\$	\$	\$	\$		
<b>CDBG</b>	Public-Federal	Public Services;  Housing Rehab;  Capital Improvement Projects – Public Facilities & Public Infrastructure;  Capital Improvement Projects – Community-based Organization Center Improvements;  Microenterprise Program  Admin./Planning.	\$7,489,232	\$200,000	\$4,358,740	\$12,047,972	[need to update]	CDBG funds may be used for:  1) Public Services;  2) Minor Repair Prog. (RTSV & Habitat);  3) Public infrastructure and other public facility improvements;  4) Community-based Center Improvements; and  5) Microenterprise Program  5) Admin & Planning

<b>HOME</b>	Public-Federal	<p>CHDO and regular HOME rental projects, such as property acquisition, new const., and/or rehabilitation;.</p> <p>Tenant based rental assistance</p> <p>Home repair program</p> <p>Admin. and Planning (funds for Fair Housing Activity) for HOME programs and activities.</p>	\$2,522,607	\$300,000	\$18,032,718	\$20,655,325	[need to update]	<p>HOME funds may be used for:</p> <ol style="list-style-type: none"> <li>1) Tenant Based Rental Assistance (TBRA)</li> <li>2) Rental development;</li> <li>3) Home Repair Program</li> <li>4) Fair Housing Services; and/or</li> <li>5) Admin &amp; Planning.</li> </ol> <p>Approx. \$1M in PI is expected</p>
<b>ESG</b>	Public-Federal	<p>Shelter Outreach;</p> <p>Homeless Prevention;</p> <p>Financial Assistance;</p> <p>Overnight shelter Rapid re-housing (rental assistance);</p> <p>Rental Assistance Services;</p> <p>Transitional housing.</p> <p>HMIS</p>	\$697,200	\$0	\$0	\$697,200	\$0	<p>ESG is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help them quickly regain stability in permanent housing.</p> <ol style="list-style-type: none"> <li>1) Outreach homelessness</li> <li>2) HMIS</li> <li>3) Rapid Rehousing</li> </ol>
<b>HOPWA</b>	Public-Federal	<p>Tenant-based Rental Assistance;</p> <p>Permanent housing in facilities</p>	\$1,711,027	0	\$442,158	\$2,153,185	\$0	<p>HOPWA is exclusively dedicated to the housing needs and supportive services of people living with HIV/AIDS.</p>

		Permanent housing placement;  Supportive services;  Short-term, mortgage and rent assistance;  Admin. and Planning for HOPWA programs and activities.						
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**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

Federal funds will leverage with local funds (i.e., General Funds, State, County and other federal funds) to increase project efficiencies and benefit from economies of scale. The HOME match requirement will be met through the waiving of property taxes on past HOME-funded multi-family affordable developments.

County and Local Housing & Community Development Sources:

County-wide & local resources support housing & community development programs. These programs offer assistance to local affordable housing developers and community organizations while others provide assistance directly to individuals. These resources include:

- Housing Trust Fund (HTF): HTF provides ongoing funding for housing and support programs that seek to address homelessness.
- Local Funds: Local funding, like Measure E and General Funds, in support of ESG and HOME matching funds requirement are utilized. Agencies have also provided matching funds through fund raising.
- Low- and Moderate-Income Housing Asset Fund: Repayments from this \$675M loan portfolio, originally funded by former redevelopment affordable housing funds, are reused to finance a variety of affordable housing programs for lower-income households. The City receives approximately \$18M each year in recycled funds repaid by existing loans in its Low-Moderate Income Housing Asset Fund.

**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 continues to explore opportunities to acquire surplus land from other public agencies to meet its housing and community development goals.

The Housing Authority of Santa Clara County (SCCHA) administers the Section 8 Voucher program and public housing programs on behalf of the City of San Jose Housing Authority. The SCCHA receives federal funding to operate the following programs:

- Section 8 Housing Choice Voucher Program: Provides rental assistance to low-income households.
- Family Self-Sufficiency Program: Offers employment assistance to Section 8 participants.
- Veterans Affairs Supportive Housing (VASH): Provides housing assistance for homeless veterans.
- Family Unification Program: Offers voucher assistance to families separated due to inadequate housing.
- Non-Elderly Disabled (NED) Vouchers: Assists non-elderly disabled individuals in transitioning out of caregiving institutions.
- Moderate Rehabilitation Program: Provides project-based rental assistance for low-income families.

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## AP-20 Annual Goals and Objectives – 91.220(c)(3)& (e)

**Table 1 – Annual Goals /Goal Description**

<b>1</b>	<b>Goal Name</b>	<b>End Homelessness</b>
	<b>Goal Description</b>	Address Homelessness and its community impacts by supporting activities aligned with Continuum of Care strategies to prevent and end homelessness. This includes constructing affordable housing for individuals who are homeless or at risk of homelessness, as well as providing essential support services to promote stability.
<b>2</b>	<b>Goal Name</b>	<b>Increase Affordable Housing</b>
	<b>Goal Description</b>	Expand access to affordable housing by supporting the development and preservation of multifamily rental housing for low-income and special needs households, and by providing rehabilitation assistance to low-income homeowners through Minor Repair Program. Assist households maintain housing stability through tenant-based rental assistance (TBRA). Promote fair housing choice through fair housing education, fair housing testing, a housing assistance hotline, and landlord-tenant mediation.
<b>3</b>	<b>Goal Name</b>	<b>Strengthen Communities</b>
	<b>Goal Description</b>	<p>Strengthen and stabilize community conditions while creating opportunities to improve employment prospects and asset growth.</p> <ol style="list-style-type: none"> <li>1. Public Services: Support activities that provide basic needs to lower income households and special needs populations. Services would be provided to low-income households, elderly individuals, homeless persons, people with disabilities, and victims of domestic violence.</li> <li>2. Make improvements to public facilities which can include City-owned facilities and/or improvements to properties owned and operated by non-profits which serve low-income clientele.</li> <li>3. Neutral-Tenant Landlord Dispute Services will enhance housing stability, prevent evictions, and promote fair housing practices through comprehensive education, personalized counseling, and effective mediation.</li> <li>4. Legal Services will prevent evictions and housing instability for low-income tenants by educating them about their rights and providing targeted outreach through culturally competent and accessible services.</li> <li>5. Provide microenterprise assistance to qualified child care providers.</li> </ol>
<b>5</b>	<b>Goal Name</b>	<b>Planning &amp; Administration</b>
	<b>Goal Description</b>	Provide management, planning and implementation of the CDBG, HOME, ESG, HOPWA, and HOME-ARP programs as well as monitoring of public services and housing projects.

## AP-23 Annual Goals Summary

Goal	Category	Needs Addressed	Funding
End Homelessness	Homeless Prevention, and Outreach for homeless individuals	Homelessness	<b>CDBG: \$330,000</b> <b>ESG: \$824,611</b>
	Start Year: 2025	End Year:	2026
	<b>Narrative:</b> Address Homelessness and its community impacts by supporting outreach activities aligned with Continuum of Care strategies to prevent and end homelessness. This includes supporting the administration of the HMIS system.  HomeFirst - Citywide Outreach: CDBG/\$330,000 & ESG/\$417,850 County of Santa Clara - HMIS Support: ESG/\$226,336 [PLACEHOLDER FOR RRH; ESG/\$180,425]		
	Goal Outcome Indicator	Quantity	Unit of Measure
	Homeless Outreach	720	Persons Assisted
	Rapid Rehousing		Persons Assisted

Goal	Category	Needs Addressed	Funding
Increase Affordable Housing	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Affordable Housing	<b>CDBG: \$1,308,571</b> <b>HOME: \$2,703,522</b> <b>HOPWA: \$2,101,855</b> <b>HOPWA-PSH: \$662,996</b>
	Start Year: 2025	End Year:	2026
	<b>Narrative:</b> Assist in the rehabilitation of low-income owner-occupied homes, provide TBRA rental subsidies, support the construction of new rental units, and enhance code enforcement inspections.  Promote fair housing choices and reduce barriers to housing through fair housing education and testing, a housing assistance hotline, landlord-tenant mediation, and legal assistance to ensure compliance with the City Apartment Rent Ordinance, Tenant Protection Ordinance, and Housing Equality Payment Ordinance.  Rebuilding Together Silicon Valley - Minor Repair: HOME/\$1,500,000 Habitat for Humanity - Minor Repair: HOME/\$660,000 City of San Jose, Planning, Building, and Code Enforcement Department - Enhanced Code Enforcement: CDBG/\$1,273,703  Bay Area Community Health – TBRA : HOPWA/\$1,801,855 & HOPWA-PSH/\$662,996 (100 households)		

	San Benito - TBRA: HOPWA/\$300,000 (10 households: 3 households receive TBRA & Supportive Services; 7 households receive supportive services only)		
	Law Foundation - Fair Housing: CDBG/\$34,868 & HOME/\$165,132		
	Community Housing Development Organization (CHDO) HOME/\$378,390		
	<b>Goal Outcome Indicator</b>	<b>Quantity</b>	<b>Unit of Measure</b>
	Rental Units Rehabilitated:	0	Household Housing Unit
	Homeowner Housing Rehabilitated	150	Household Housing Unit
	Tenant-Based Rental Assistance	103	Household Housing Unit
	Enhancement Code Enforcement	660	Household Housing Unit
	Public Service Activities Other Than Low/Mod Income Benefit	145	Persons Assisted

Goal	Category		Needs Addressed	Funding
Strengthen Communities	Non-Housing Community Development		Public Services Community Development Investments	<b>CDBG: \$5,402,959</b>
	Start Year:	2025	End Year:	2026
	<b>Narrative:</b> Strengthen and stabilize community conditions while creating opportunities to improve employment prospects and asset growth. Activities include supporting initiatives that provide basic needs to low-income individuals, households, special needs populations, the elderly, people with disabilities, and victims of domestic violence, as well as upgrading City-owned facilities and properties owned and operated by non-profits serving low-income clients and providing legal services and neutral tenant-landlord counseling services. Providing microenterprise training to qualified childcare business owners.			
	SOMOS – Neighborhood Engagement \$145,000 VIVO – Neighborhood Engagement \$45,000 POSSO – Senior Nutrition - \$293,385 Bay Area Legal (BALA) – Legal Services \$150,000 Legal Link – Legal Services \$10,000 Project Sentinel – Legal Services \$150,000 Upwards – Microenterprise Child Care - \$1,048,394 DOT - Sidewalk Repair Program - \$150,000 DOT-Accessible Pedestrian Signal - \$434,463 PW – Brahms Ave and Tully Road Street Light Improvement - \$260,000 Mid-Peninsula Housing – Arbor Park Fire Sprinkler Heads - \$290,590 Mid-Peninsula Housing – Italian Gardens Roof and Safety Lights - \$1,491,582 Reserve for Public Infrastructure/Rehabilitation [PLACEHOLDER] – \$4,403,141			
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Unit of Measure</b>
	Public Services (non-Legal Services)		630	Persons Assisted

	Public Services (Legal Services)	975	Persons Assisted
	Microenterprise Program - Upwards	175	Persons Assisted

Goal	Category Needs Addressed		Needs Addressed	Funding
Administration & Planning	Other		Administration & Planning	<b>CDBG: \$1,497,846</b> <b>ESG: \$52,231</b> <b>HOME: \$252,261</b> <b>HOPWA: \$51,331</b>
	Start Year:	2025	End Year:	2026
	<b>Narrative:</b> Grantee and HOPWA's Project Sponsor provide management, implementation and planning of the CDBG, ESG, HOME and HOPWA programs as well as monitoring of public services and housing projects.			

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 91.215(b).

210 households for Homeowner housing rehabilitation (CDBG),

- 75 Extremely low-income households
- 90 Very Low-income household
- 45 Low-income households

103 households for TBRA (HOPWA),

- 73 Extremely low-income households
- 30 Low-income households

## AP-35 Projects – 91.220(d)

### Introduction

The activities that the City will undertake in FY 2025-2026 using CDBG and HOME funds include: Public Services, Homeowner Rehabilitation, Tenant Based Rental Assistance, Program Administration & Planning, and Affordable Housing Improvements for low and moderate-income residents. The activities meet one or more priority needs identified in the 5-year Consolidated Action Plan.

In addition to the projects and activities funded with HUD funds as noted in table “AP-38 – Project Information Summary”, the City also funds other Public Service Activities with local funds that include:

The Consolidated Plan goals below represent high priority needs for the City of San Jose (City) and serve as the basis for the strategic actions the city will use to meet these needs. The activities that the City will undertake in FY 2024-2025 using CDBG, ESG, HOME and HOPWA funds include: Public Services, Homeowner Rehabilitation, Tenant Based Rental Assistance, Affordable Housing Improvements, Public Facilities Improvements, and Program Administration & Planning, for low and moderate-income residents. The activities meet one or more priority needs identified in the 5-year Consolidated Action Plan. The goals, listed in no particular order, are:

1. Create additional affordable housing and provide more housing options for low-income renters.
2. Improve non-profit community services to provide and services for vulnerable populations, in particular individuals with disabilities, seniors, and the unhoused.
3. Improve access to housing through the provision of services (such as assistance with tenant/landlord issues and understanding laws and ordinances for renters).
4. Enhance resident quality of life by improving neighborhood conditions and expanding economic opportunities.

In addition to the projects and activities funded with HUD funds as noted in table “AP-38 – Project Information Summary”, the City also funds other Public Service Activities with local funds that include:

### Projects List

#	Project Name
1	CDBG - Public Services
2	CDBG - Citywide Outreach for Unsheltered Populations
3	CDBG - Legal Services
4	CDBG - Enhanced Code Enforcement
5	CDBG - Minor Home Repair Program
6	CDBG - Public Facilities, and Public Infrastructure/Street Improvements
7	CDBG - Community-Based Organization Center Rehabilitations
8	CDBG - Rehabilitation, Infrastructure for Public Facility and Street Improvements
9	CDBG – Microenterprise Program-Childcare

#	Project Name
10	HOME – Minor Home Repair/Rehab Program
11	HOPWA – Bay Area Community Health
12	HOPWA - San Benito County
13	ESG - City of San Jose Citywide Outreach for Unsheltered Populations
14	CDBG/HOME Fair Housing
15	CDBG - CSJ Administration/Legal & NEPA Review
16	HOME - CSJ Administration & Monitoring
17	HOPWA - CSJ Administration & Monitoring

**Table 17 - Project Information**

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

Allocation of federal funds is based on needs and priorities identified in the 2025-2030 ConPlan. The City prioritizes allocations to projects that serve the lowest income households, from 0-80% of Area Median Income.

The Annual Action Plan was developed based on the goals and strategies of the 5-year Consolidated Plan.

The following priorities were identified during the outreach process for the Consolidated Plan:

1. End Homelessness – Expand housing access and self-sufficiency resources for individuals and families experiencing or at risk of homelessness.
2. Increase Housing Affordability – Develop new affordable housing opportunities and preserve existing affordable housing.
3. Strengthen Communities – Enhance community well-being and improve residents' quality of life.

## AP-38 Project Information Summary

1	<b>Project Name</b>	CDBG - Public Services
	<b>Goals Supported</b>	Strengthen and Stabilize Communities
	<b>Needs Addressed</b>	Enhance community well-being and improve residents' quality of life.
	<b>Funding</b>	CDBG: \$483,385
	<b>Description</b>	CDBG will fund community-based organizations to provide public services to low-income persons and/or households.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	POSSO/360 persons SOMOS Mayfair/170 persons VIVO/100 persons
	<b>Location Description</b>	Citywide, East San Jose
2	<b>Planned Activities</b>	<p>1-Senior Access &amp; Senior Nutrition – POSSO: This Project provides door-to-door transportation services for seniors and prepares hot meals with delivery to home-bound seniors (Budget: \$293,385/Matrix Code: 05A-Senior Services/LMC/PB: Yes).</p> <p>2-Neighborhood Engagement – VIVO: The Project aims to enhance the economic well-being of the community by imparting skills and knowledge and offering direct support services. Its goal is to address community needs through various activities, including educational classes, civic engagement workshops, and individualized case management (Budget: \$45,000/Matrix Code: 05Z-Other public services/LMC/PB: No).</p> <p>3-Neighborhood Engagement– SOMOS: This project will engage in community and power-building activities by offering leadership training and basic needs support through partnerships with local community organizations (Budget: \$145,000/Matrix Code: 05Z-Other public services/LMC/PB: No).</p>
	<b>Project Name</b>	CDBG - Citywide Outreach for Unsheltered Populations
	<b>Goals Supported</b>	Prevent and Address Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$330,000
	<b>Description</b>	Citywide Outreach for Unsheltered Populations



	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	720 unduplicated homeless individuals will be served
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Citywide Outreach – HomeFirst: The City will provide CDBG funds to HomeFirst to support a Citywide Homeless Outreach, Engagement, and Shelter program. The program will focus on utilizing an integrated approach to provide a comprehensive response to addressing chronic homelessness in the City. Activities may include street outreach, emergency shelter operations, rapid re-housing and financial/case management (Budget: \$330,000/Matrix Code: 03T/LMC/PB: Yes).
3	<b>Project Name</b>	CDBG - Legal Services
	<b>Goals Supported</b>	Strengthen and Stabilize Communities
	<b>Needs Addressed</b>	Enhance community well-being and improve residents' quality of life.
	<b>Funding</b>	CDBG: \$310,000
	<b>Description</b>	CDBG will fund community-based organizations to provide legal services to low-income persons and/or households.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<u>Neutral Tenant-Landlord Dispute Resolution</u> Project Sentinel/800 persons served Legal Link/75 persons served  <u>Legal Services:</u> Bay Area Legal/100 persons served
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	CDBG will fund legal services activity for Low-Income Tenants aims to increase housing stability by providing landlord/tenant counseling, education, referrals, legal assistance to tenants facing unlawful evictions and assistance for various other landlord/tenant issues. (Budget: \$310,000/Matrix Code: 05C-Legal Services/LMC/PB: No).  1-Neutral Tenant-Landlord Dispute Resolution –  Project Sentinel: This Project will enhance housing stability, prevent evictions, and promote fair housing practices through comprehensive education,

		<p>personalized counseling, and effective mediation. (Budget: \$150,000/Matrix Code: 05C-Legal Services/LMC/PB: No).</p> <p>Legal Link: This project focuses on building community capacity by providing trainings and the development of a training manual to equip community partners with tools to deliver housing education to the community. (Budget: \$10,000/Matrix Code: 05C-Legal Services/LMC/PB: No).</p> <p>2-Legal Services – Bay Area Legal Aid: The Project will prevent evictions and housing instability for low-income tenants by educating them about their rights and providing targeted outreach through culturally competent and accessible services, including legal assistance, advice, and representation to low-income tenants facing housing-related legal issues such as eviction, disputes with landlords, and other rental housing rights. (Budget: \$150,000/Matrix Code: 05C-Legal Services/LMC/PB: No).</p>
4	<b>Project Name</b>	CDBG - Enhanced Code Enforcement
	<b>Goals Supported</b>	Create and Preserve Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$1,273,703
	<b>Description</b>	Placed-based code enforcement for low-income neighborhoods.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	660 housing units (Households Assisted)
	<b>Location Description</b>	Project Hope, Santee, Mayfair, Five Wounds/Brookwood Terrace, and additional hotspots identified through the Mayor Gang Prevention Task Force.
	<b>Planned Activities</b>	Enhanced Code Enforcement activities will be conducted in low-income, residential neighborhoods by the Planning, Building, and Code Enforcement (PBCE) Department that meet the City definition of Deteriorated/Deteriorating Areas. Code Enforcement will focus primarily on the inspections of multifamily units. (Budget: \$1,273,703/Matrix Code: 15/LMA).
5	<b>Project Name</b>	CDBG – Public Facilities, and Public Infrastructure/Street Improvements
	<b>Goals Supported</b>	Strengthen and Stabilize Communities
	<b>Needs Addressed</b>	Strengthen and Stabilize Communities
	<b>Funding</b>	CDBG: \$5,247,604
	<b>Description</b>	CDBG funds will be used to renovate public neighborhood and recreation facilities, enhancing community stability and improving the quality of life for

	<p>residents in low-income areas. These improvements will benefit neighborhoods where at least 51% of the residents are low-income. The following projects will be allocated for the FY 2025-2026 program year:</p> <p><b>1-Sidewalk Repair Project:</b>  Department of Transportation (DOT) is looking to repair City owned sidewalks identified in Low-Mod communities. Useable and safe sidewalks are essential to ensuring community safety. The locations have been identified and contractors are standing by. Once the work is assigned, the work will be completed within 45 days, with some minor delay possibly extending the work to 90 days total. DOT has the systems in place and is partnering with property owners to get sidewalks repairs/replaced completed in FY2025-2026.  (Budget: \$150,000/ Matrix Code: 03K/LMA)</p> <p><b>2-Accessible Pedestrian Signal Project:</b>  DOT will continue its multi-year initiative to install Accessible Pedestrian Signals (APS) at signalized intersections to improve accessibility and safety, particularly for visually impaired and other vulnerable pedestrians. APS devices provide audible and vibrotactile cues that indicate when the traffic signal is in the "WALK" or "DON'T WALK" phase, offering clear, multimodal feedback to help pedestrians safely navigate intersections. (Budget: \$434,463/ Matrix Code: 03K/LMA).</p> <p><b>3-Brahms Ave and Tully Road Street Light Improvement Project:</b>  The Public Works Department will enhance street lighting in these areas will significantly improve pedestrian visibility, reduce traffic-related accidents, and promote a greater sense of safety for community members. At the intersection of Rigoletto Drive and Brahms Avenue, the project will upgrade one existing streetlight, install one new streetlight with a pole and foundation, and trench approximately 150 linear feet for underground conduit. On Tully Road near the Coyote Creek bridge, four existing streetlights will be upgraded, two new streetlights with poles and foundations will be installed, and approximately 250 linear feet of underground conduit will be added. (Budget: \$260,000/ Matrix Code: 03K/LMA).</p> <p><b>4-Reserve for Public Infrastructure Project:</b>  (Budget: \$4,403,141/ Matrix Code: 03K/LMA).</p>
<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	LMI qualified families
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Improvements of public facilities to improve public safety.
6	<b>Project Name</b>	CDBG - Rehabilitation, Public Facility, and Public Infrastructure
	<b>Goals Supported</b>	Strengthen and Stabilize Communities
	<b>Needs Addressed</b>	Strengthen and Stabilize Communities
	<b>Funding</b>	CDBG: \$1,782,172
	<b>Description</b>	<p>CDBG funds will be used to fund rehabilitation for community-based organizations in San Jose. These improvements will benefit neighborhoods where at least 51% of the residents are low-income. The following projects will be allocated for the FY 2025-2026 program year:</p> <p>1- Mid-Peninsula Housing-Italian Gardens Roofing and Lighting Improvements (MidPen Housing) Project: MidPen Housing will replace the roofs of the twelve residential buildings and two community facilities that are at the end of their useful life and require full replacement to preserve the property's long-term habitability, at the Italian Gardens location. Additionally, MidPen will upgrade outdated common area lighting, particularly in hallways and parking lots, where existing lighting levels are insufficient. New energy-efficient LED fixtures will improve visibility, enhance resident security, and reduce utility costs, allowing savings to be redirected to other critical property needs. (Budget: \$290,590/Matrix Code: 03E/LMA)</p> <p>2- Mid-Peninsula Housing-Arbor Park Fire Sprinkler Heads Replacements (Mid-Pen Housing) Project: MidPen Housing will replace the Arbor Park property's fire sprinkler heads in all residential units and common areas. After 23 years in service, the sprinkler system components have reached the end of their functional lifespan and require updating to maintain fire safety standards and protect resident well-being. (Budget: \$1,491,582/Matrix Code: 03E/LMA)</p>
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type</b>	LMI qualified families

	<b>of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Improvements to neighborhood facilities.
7	<b>Project Name</b>	Microenterprise Program-Childcare
	<b>Goals Supported</b>	Strengthen and Stabilize Communities
	<b>Needs Addressed</b>	Strengthen and Stabilize Communities
	<b>Funding</b>	CDBG: \$1,048,394
	<b>Description</b>	Upwards (Weecare)-BOOST Program: The goal of the BOOST Program is to provide comprehensive business and technical support to participating microenterprise childcare providers, contributing to the establishment and maintenance of a robust and sustainable local childcare ecosystem. This enhances the overall sustainability of LMI providers through operational stabilization and revenue maximization, which, in turn, improves the quality of life of the families they serve. (Budget: \$1,048,394/Matrix Code: 18B/LMA)
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	LMI qualified individuals
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide technical support to participating microenterprise childcare providers.
8	<b>Project Name</b>	HOME – Minor Home Repair Program
	<b>Goals Supported</b>	Create and Preserve Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$2,160,000
	<b>Description</b>	This program aims to repair housing units to address the immediate health and safety needs of extremely LMI homeowners in San Jose. The primary focus will be on emergency and critical repairs, alongside general accessibility and mobility improvements within the home. Additionally, the program provides funding for limited rehabilitation efforts to address more substantial safety concerns, ensuring a safe, affordable, and decent living environment for the occupants.

		<p>1-Rebuilding Together Silicon Valley (Budget: \$1,500,000/ Matrix Code: 14A/LMH)</p> <p>2-Habitat for Humanity (Budget: \$660,000/Matrix Code: 14A/LMH)</p>
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	125 low and moderate-income households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Homeowner housing rehabilitation.
9	<b>Project Name</b>	HOPWA – Bay Area Community Health
	<b>Goals Supported</b>	Create and Preserve Affordable Housing Strengthen and Stabilize Communities
	<b>Needs Addressed</b>	Affordable Housing Strengthen and Stabilize Communities
	<b>Funding</b>	HOPWA: \$2,101,855 HOPWA-PSH: \$613,272
	<b>Description</b>	<p>The HOPWA program will provide rent subsidies, permanent housing placement assistance, and supportive services to help low-income residents living with HIV/AIDS secure and maintain housing. Housing placement assistance includes working with a placement specialist and receiving security deposit assistance. Supportive services include medical and housing case management and self-sufficiency services. In addition, the project allocates 7% for the project sponsor to administer the HOPWA project.</p> <ul style="list-style-type: none"> <li>- Tenant-based Rental Assistance;</li> <li>- Support Services; and</li> <li>- Permanent Housing Placement.</li> <li>-</li> </ul> <p>1- Bay Area Community Health (Budget: \$1,801,855/HOPWA; \$613,272/HOPWA-PSH)</p> <p>2-San Benito County: HOPWA entitlement grant to San Benito County will provide housing placement assistance, rental subsidies, and nutritional and dental assistance to low-income clients living with HIV/AIDS. In addition, the project allocates 7% for the project sponsor to administer the HOPWA project. (Budget: \$613,272/HOPWA)</p>
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 households served (Bay Area Community Health) 10 households served (San Benito County)
	<b>Location Description</b>	Santa Clara County San Benito County
	<b>Planned Activities</b>	- TBRA - Supportive Services - Permanent Housing Placement - Project Sponsor Administration
10	<b>Project Name</b>	Fair Housing
	<b>Goals Supported</b>	Increase Housing Affordability
	<b>Needs Addressed</b>	Increase Housing Affordability
	<b>Funding</b>	CDBG: \$34,868 CDBG Admin: \$165,132 HOME: \$200,000 Total: \$400,000
	<b>Description</b>	Law Foundation of Silicon Valley-Fair Housing: The City will continue to program some of its CDBG Administrative funds, as well as some public service funds, and HOME Administrative Funds to support a consortium of five agencies to provide Fair Housing activities. Activities may include providing outreach and education on fair housing issues; conducting fair housing testing; enforcing fair housing laws through litigation; and providing technical assistance to the Housing Department on how to monitor City-financed developments for fair housing compliance. (Budget: \$34,868/CDBG; \$165,132/CDBG Admin; \$200,000/HOME)
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	LMI Households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Fair Housing Services
11	<b>Project Name</b>	ESG
	<b>Goals Supported</b>	Prevent and Address Homelessness

	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	\$877,625
	<b>Description</b>	The City will utilize ESG funds to support a Homeless Outreach and Engagement program for homeless and at-risk individuals and families and will also support HMIS. The Homeless Outreach and Engagement Program will focus on utilizing an integrated approach to provide a comprehensive response to addressing chronic homelessness. The program aim is to provide case management services, deposit/rental assistance, and other eligible services as needed to keep individuals and families from experiencing homelessness. The City will contract with HomeFirst to provide the Outreach and Engagement services. This program is combined with the CDBG Homeless Outreach, Engagement, and Shelter program. ESG funds will be used to support the administration of the ESG program. The ESG program will provide the following activities: 1-Shelter Outreach (\$417,850); 2-HMIS (\$226,336); 3-Rapid Rehousing (\$180,425); and 3-Grantee Administration (\$52,231).
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Shelter Outreach: 190 homeless; HMIS: N/A; Rapid Rehousing: TBD; Grantee Admin: N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Citywide Outreach for Unsheltered Populations
	<b>12</b>	
	<b>Project Name</b>	CDBG - CSJ Administration/Legal & NEPA Review
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	CDBG Admin: \$1,372,714
	<b>Description</b>	A portion of the CDBG grant allocation will be used for reasonable planning and administrative costs associated with the administration of CDBG funds and other related federal requirements. Administration funds will support oversight activities of the Housing Department for monitoring, legal services from the City Attorney Office, and environmental reviews from the Planning Department. 1. CDBG Admin. & Monitoring (Budget \$1,252,714 Matrix code: 21A); 2. CAO/Legal Consultation (Budget: \$50,000/Matrix Code: 21A); and



		3. PCBE/NEPA Review (Budget: \$70,000 /Matrix Code: 20 Planning).
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	200 E. Santa Clara Street San Jose, CA 95113
	<b>Planned Activities</b>	CDBG Planning and Administration
13	<b>Project Name</b>	HOME - CSJ Administration & Monitoring
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	HOME: \$62,261
	<b>Description</b>	The city will allocate \$62,261 to administrative costs associated with managing the HOME grant.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	200 E. Santa Clara Street San Jose, CA 95113
	<b>Planned Activities</b>	HOME Planning and Administration
17	<b>Project Name</b>	HOPWA - CSJ Administration & Monitoring
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	HOPWA: \$51,331
	<b>Description</b>	The city will allocate \$51,331 (approximately 3 percent of the entitlement grant) to administrative costs associated with managing HOPWA-funded projects and activities.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that</b>	N/A

	<b>will benefit from the proposed activities</b>	
	<b>Location Description</b>	200 E. Santa Clara Street San Jose, CA 95113
	<b>Planned Activities</b>	HOPWA Planning and Administration

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

Investments will be allocated citywide.

**Rationale for the priorities for allocating investments geographically**

The City does not plan to prioritize investments based on geography. However, HOME CHDO set-aside funds may be utilized in a neighboring jurisdiction if a suitable CHDO development cannot be identified within the City limits.

The Consolidated Plan allocates federal entitlement dollars to low- and moderate-income (LMI) census tracts without designating specific target areas. Given current budget constraints, San Jose recognizes the importance of coordinated investments in its neighborhoods. In the 2010-2015 Consolidated Plan, San Jose introduced its first neighborhood plan using a place-based strategy, focusing leveraged investments in the Santee/McKinley, Mayfair, and Five Wounds/Brookwood Terrace neighborhoods to foster clean, safe, and engaged communities.

In the 2025-2030 Consolidated Plan, the City further emphasized economic revitalization in neighborhoods, continuing to target investments strategically to advance these goals. The City will maintain its commitment to prioritizing investments in the original Place-based neighborhoods and has expanded this focus to include four additional targeted neighborhoods.

## AP-55 Affordable Housing – 91.220 (g)

### Introduction

For the purpose of this section, the term “affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. It is important to note that the City of San Jose intends to use “uncapped” 80% only income limits since San Jose is an entitlement city that is exempt from using the capped limits per HUD guidance effective June 1, 2021.

The City of San Jose has identified the production and maintenance of affordable housing as the primary objective for the expenditure of federal funds in the Consolidated Plan. While CDBG and HOME funds are limited, the City will continue to allocate funding to affordable housing projects, including owner-occupied rehabilitation. The City has non-federal funding sources that it will use toward the development of affordable housing during Fiscal Year 2025-2026.

AP-55A – One Year Goals for the Number of Households to be Supported (by Population Type)	
Homeless – Housing assistance for units reserved for homeless individuals and households.	
Non-Homeless – Housing assistance for all units NOT reserved for homeless individuals and households.	250
Special-Needs – Housing assistance for units reserved for households that are not homeless but require specialized housing or supportive services.	90
<b>Total</b>	<b>340</b>

AP-55B – One Year Goals for the Number of Households to be Supported (by Population Type)	
Rental Assistance – Housing assistance for programs such as tenant-based rental assistance (TBRA) and one time-time payments to prevent homelessness.	98 (HOPWA) 700 (HOME-ARP)
The Production of New Units – New units, including the conversion of non-residential properties.	0
Rehab of Existing Units – Rehabilitation of existing units, including reconstruction. If unit will be acquired and rehabilitated, report the unit only once.	200
Acquisition of Existing Units – Housing assistance for programs such as down payment assistance. If the unit will be acquired and rehabilitated, report the unit only once.	0
<b>Total</b>	<b>998</b>

200 households for minor repair programs (CDBG)

- 90 Extremely Low-Income Households
- 60 Very Low-Income Households
- 50 Low-Income Households

90 households for TBRA for households with HIV/AIDS (HOPWA)

- 30 Extremely Low-Income Households
- 30 Very Low-Income Households
- 30 Low-Income Households

700 households for TBRA and supportive services (HOME-ARP)\*

0 Extremely Low-Income Households  
0 Very Low-Income Households  
210 Low-Income Households

\*Not more than 30% of the total number of rental units assisted with HOME-ARP funds may be occupied by low-income households as defined in 24 CFR 92.2. HOME-ARP funds must primarily benefit individuals and families meeting one of the four qualifying populations.

## AP-60 Public Housing – 91.220 (h)

### Introduction

The Santa Clara County Housing Authority (SCCHA) provides rental assistance to approximately 19,000 households through the federal Housing Choice Vouchers (Section 8) program. The Section 8 interest list includes around 37,000 individuals, with an estimated wait time of five years. In addition to administering rental assistance, SCCHA develops, owns, and manages more than 2,700 affordable rental housing units across the County. SCCHA's programs primarily serve extremely low-income and very low-income households, with over 80 percent of clients being extremely low-income families, seniors, veterans, individuals with disabilities, and formerly homeless individuals.

The agency is an active developer of affordable housing and has either constructed, rehabilitated, or assisted with the creation of housing developments that service a variety of households, including special needs households

Note: Subsidized housing is housing owned and managed by private or nonprofit owners that receive subsidies in exchange for renting to LMI tenants, while public housing is housing owned and managed by the housing authority. Public Housing is defined by HUD as "housing assisted under the provisions of the U.S. Housing Act of 1937 or under a state or local program having the same general purposes as the federal program. Distinguished from privately financed housing, regardless of whether federal subsidies or mortgage insurance are features of such housing development." The Santa Clara County Housing Authority had 555 units of public housing in Santa Clara County including approximately 150 in the City of San Jose. Funding for the public housing program was not adequately meeting the needs for providing much-needed renovations and capital improvements to the projects and so, with HUD approval, the Housing Authority disposed of all but four of its public housing units. The units are now owned by a Housing Authority affiliate and maintain their affordability through LIHTC and Project-Based Vouchers

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

Not applicable. There are no public housing units administered by the City.

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

While most of its public housing units have been converted to affordable housing, SCCHA remains committed to resident engagement and incorporating resident input into its policy-making process. SCCHA encourages participation through public meetings and community feedback opportunities. Additionally, SCCHA's Board of Commissioners includes two tenant representatives, known as Resident Commissioners, who are current participants in SCCHA's housing programs, such as the Housing Choice Voucher (Section 8) program.

SCCHA has been a Moving To Work agency since 2008, which allows it greater flexibility to meet its goals. As of FY 2025, the agency has had 65 activities approved by HUD. The vast majority of its successful initiatives have been aimed at reducing administrative inefficiencies, which in turn opens up more resources for programs aimed at LMI families.

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

Not applicable.

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

### Introduction

The 2024 [UPDATE]Count reported approximately 10,394 individuals experiencing homelessness in Santa Clara County, representing a 5% increase from 2023. Of this total, 6,340 individuals—about 61%—were located in the City of San José, marking a 4% increase from the previous year. Among San José’s homeless population, approximately 73% were unsheltered, while an estimated 1,700 individuals were in emergency shelters, safe parking sites, or transitional housing. Over 40% of those counted were identified as chronically homeless.

### Community Plan to End Homelessness

The five-year Community Plan to End Homelessness, endorsed by the San José City Council in August 2020, serves as a countywide roadmap to guide public, private, and nonprofit stakeholders in making decisions about funding, priorities, and service delivery. The plan is structured around three key strategies:

1. Address root causes of homelessness through systems and policy change
2. Expand homelessness prevention and housing programs to meet the need
3. Improve quality of life for unsheltered individuals and create healthy neighborhoods for all

The City of San José is committed to aligning its funding and grantmaking efforts with these strategies. Through its Housing Department, the City seeks to establish and amend agreements with service providers to deliver crisis response services, housing placements, and shelter opportunities. These programs primarily support strategies two and three of the Community Plan.

### Homeless System Coordination

Homeless response planning and coordination is led by the Santa Clara County Continuum of Care (CoC), governed by the CoC Board of Directors. The CoC is a collaborative body that includes local jurisdictions, community-based organizations, the Santa Clara County Housing Authority, public agencies, health providers, advocates, individuals with lived experience, faith-based groups, and research and policy organizations.

The CoC oversees the Homeless Management Information System (HMIS), which tracks performance metrics and outcomes for all County-funded homeless service programs, ensuring accountability and data-driven decision-making across the system.

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

The Point-In-Time County is a countywide collaborative effort to help assess regional homeless needs. The City participates with the County and other jurisdictions to conduct a biennial countywide homeless count. The data from the count is used to plan, fund, and implement actions to reduce homelessness.

The City administers housing and shelter programs, supportive services, and outreach efforts aimed at reducing homelessness. These efforts include both permanent and interim (temporary) housing opportunities for individuals and families experiencing homelessness. Supportive services may include rental subsidies, case management, and individualized plans to help participants secure and maintain permanent housing.

All proposed agreements focus on service delivery and program operations. They do not include the development or construction of housing or shelter facilities.

The table provides an overview of the housing and shelter opportunities programs proposed to begin or continue in Fiscal Year 2025-2026



Service	Organization	Program	New or Amendment	Funding Source(s)	Award
Homelessness Prevention	County of Santa Clara	Homelessness Prevention System	Amendment	TBD	TBD
	HomeFirst	Targeted Outreach and Engagement Program	Amendment	TBD	TBD
	PATH	Targeted Outreach and Engagement Program	Amendment	TBD	TBD
	HomeFirst	Citywide Outreach	Amendment	CDBG and ESG	\$747,850
	Bill Wilson Center	Youth Financial Assistance	Amendment	TBD	TBD
	Unity Care	Youth Financial Assistance	Amendment	TBD	TBD
Rapid Rehousing	HomeFirst	Rapid Rehousing	Amendment	TBD	TBD
	LifeMoves	Rapid Rehousing	Amendment	TBD	TBD
	Bill Wilson Center	Rapid Rehousing	Amendment	TBD	TBD
Supportive Services	County of Santa Clara	Care Coordination Project	Amendment	Measure E	\$2,000,000 (FY 24-26)
	County of Santa Clara	UPLIFT	Amendment	HTF	\$250,000 (FY 24-26)
	County of Santa Clara	HMIS Support	Amendment	ESG	\$226,336
	County of Santa Clara	Centralized Shelter Hotline	Amendment	TBD	TBD
	LifeMoves	Supportive Parking for RVs	Amendment	TBD	TBD
	GoodWill	SJ Bridge	Amendment	TBD	TBD
	Bill Wilson Center	Safety Net Shelter	Amendment	TBD	\$10,000
	HomeFirst	Valley Water Outreach	Amendment	Valley Water Grant	\$1,789,000
	Pulse for Good	Engagement Evaluation Survey	New	HTF	\$75,000

		Surv			
Interim Shelter	HomeFirst	BHC	Amendment	PHLA and GF	\$2,552,889
	HomeFirst	EIH	Amendment	PHLA	\$4,119,175
	PATH	Evans Lane	Amendment	General Fund	\$2,080,000
	A0729	The Arena	Amendment	HomeKey	\$5,226,193
	Abode	Plaza	Amendment	TBD	TBD
	LifeMoves	Guadalupe	Amendment	General Fund and HHAP 3	\$2,070,952
Motel	LifeMoves	Motel Voucher Program	Amendment	TBD	TBD
	LifeMoves	Temporary Housing Access Program	Amendment	TBD	TBD
	PMI Partners	Pacific Motor Inn	New	HomeKey	TBD
TBRA	Catholic Charities	TBRA	New	\$9,924,884 HOME-ARP	\$9,924,884
TOTAL					\$31,445,700

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

Homeless outreach and engagement teams are the first responders to the unsheltered homeless population. The overall goals of outreach are to: build trust between outreach workers and the homeless; meet the basic needs of clients; refer and place individuals into a variety of shelter and housing opportunities; and conduct housing assessments. The assessments are used to populate the Homeless Management Information System (HMIS) so that unsheltered individuals have access to housing programs. The regionally developed systemwide performance benchmark is that 40% of individuals enrolled in street outreach programs will be successfully housed (includes permanent, temporary, foster care, long-term care, etc.).

The Housing Department currently operates several different homeless outreach and engagement programs that meet both general and specific demands of the community. These programs are currently being analyzed for a strategic and holistic redesign. In 2025, the City's Homeless Responses Division implemented their own outreach team, currently staffed with 12 community coordinators.

#### Addressing the emergency shelter and transitional housing needs of homeless persons.

The Housing Department currently operates five interim shelter facilities. Other facilities in the construction pipeline or near completion. This includes the Guadalupe Emergency Interim Housing program). These interim shelter programs are currently being analyzed for a strategic and holistic redesign. The Housing Department plans to release an RFP for interim shelter operations in the summer of 2023 with subsequent new contracts beginning in January 2024<sup>45</sup>. Interim shelter continues to be one of the Roadmap Initiative Priorities: Emergency Housing Construction and Operations. The Housing Department requests contract authority for the Director to negotiate and execute six-month amendments of four agreements (covering six interim shelter programs) from July 1, 2023 through December 31, 2023.

#### Summary of Interim Shelter Programs

Program	Council District	# of Units	# of Beds	Target Population
Monterey/Bernal Emergency Interim Housing	2	78	78	Individuals
Rue Ferrari Emergency Interim Housing	2	82	124	Individuals/Couples
Guadalupe Emergency Interim Housing	3	96	96	Individuals
Evans Lane Emergency Interim Housing	6	48	121	Families
Mabury Bridge Housing Community	3	40	40	Individuals
Felipe Bridge Housing Community	7	40	40	Individuals
Plaza	3	43	43	Individuals
<b>Total</b>		<b>427</b>	<b>542</b>	

**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 uses the Coordinated Assessment System to match homeless households to appropriate housing. Other primary goals include working with property owners and managers to educate them on the social benefits of renting to extremely low income and formerly homeless individuals and families. Another main strategy, due to its effectiveness, is increasing the number of units of permanent supportive housing, a housing type available to homeless people that includes a wraparound services component offering services such as case management to assist in keeping them housed. San Jose currently has 1,013 supportive housing units in the City. One example is Second Street Studios.

Completed, 2019 for formerly homeless households, it has 134 units with on-site mental health and medical services, and opportunities for social connection and involvement in community life through on-site gardens, inviting community spaces, and other programming.)

**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.**

The Housing Department has agreements with HomeFirst, LifeMoves, and Bill Wilson Center to provide time-limited rental assistance and supportive services through rapid rehousing programs. The goal of rapid rehousing is to provide time-limited rental assistance and individualized supportive services for individuals, families, and youth experiencing homelessness as identified through the Continuum of Care coordinated entry system. Participants are housed in existing apartments and homes located in San Jose. Service components of the rapid rehousing program include: 1) housing search and placement; 2) time-limited decreasing rent subsidy; 3) other temporary financial assistance, and 4) time-limited individualized case management. The three organizations assist enrolled households with rent subsidies and case management until the households are able to independently maintain stable housing. The regionally developed systemwide performance benchmark is that 83% of individuals enrolled in rapid rehousing programs will exit to permanent housing.

The HomeFirst rapid rehousing program will continue to assist individuals and families with rental subsidies and supportive services to remain stably housed. The one-year contribution of \$1,250,000 will support personnel and operations costs from July 1, 2023 through June 30, 2024.

The Life Moves rapid rehousing program will continue to assist individuals, families, and youth with rental subsidies and support to remain stably housed. The one-year \$1,250,000 award will support personnel and operations costs from July 1, 2023 through June 30, 2024.

The Bill Wilson Center rapid rehousing program will continue to assist individuals, families, and youth with rental subsidies and support to remain stably housed. The one-year \$1,000,000 award will support personnel and operations costs from July 1, 2023 through June 30, 2024.

The Housing Department will execute a one-year agreement with the County of Santa Clara to continue the implementation of the Care Coordination Project. The Care Coordination Project is a community-wide effort centralizing the care of the most vulnerable and long-term homeless residents by bringing together all the services needed to obtain and maintain housing. This includes drug and alcohol rehabilitation, mental health services, government benefits and housing resources. The \$2,000,000 award from Measure E funds supports personnel to provide supportive services to enrolled participants from July 1, 2024 through June 30, 2026.

TBRA

## **Discussion**

## AP-70 HOPWA Goals - 91.220 (I)(3)

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	90
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	90

## AP-75 Barriers to Affordable Housing – 91.220 (j)

### Introduction

The incorporated & unincorporated jurisdictions within the County face barriers to affordable housing that are common throughout the Bay. Governmental barriers may include the following, as identified in the State-mandated 2014-2023 Housing Element update:

- Restrictive General Plan land-use policies that limit the feasibility and add to the cost of housing development.
- Zoning regulations, including but not limited to design standards such as parking requirements, height limits, minimum lot sizes, setbacks, widths, & densities, & building and landscape coverage.
- California Building Standards Code, which apply to any application for a structural building permit.
- Development review procedures/processing time can increase the carrying costs of property under consideration for residential development.
- Fees, taxes, & other exactions add to the cost of housing development. These include fees for land use approval and environmental clearance, construction fees, impact/capacity fees that mitigate the costs that new development imposes on community infrastructure, & development taxes to finance capital projects.
- Reduction/depletion/elimination of affordable housing programs at the State & federal levels.
- Lack of regional/interagency coordination to respond to the regional impacts of the lack of affordable housing. This includes cities that are not producing their fair share of housing, requiring other cities to provide homes for the jobs created in under-housed cities.

In addition to potential governmental constraints to affordable housing, it is equally important to recognize and be aware of the non-governmental barriers to affordable housing. These may include but are not limited to the following:

- Land cost and availability.
- Speculation, which further drives up the cost & makes it more difficult for nonprofits and government agencies to compete with private developers for land.
- Increase in cost of construction.
- Cost and availability of financing.
- Structure of the financial system that does not create capital to help meet public

purpose needs.

- Environmental hazards and limitations, such as seismic hazards, water supply, etc.

Market forces/failures that lead to:

- Displacement—efforts to maximize investment returns by replacing lower-value land uses with higher-value ones cause increasing redevelopment pressures. This natural, profit-seeking behavior on the part of individual property owners can result in the steady elimination of existing affordable housing and, as a consequence, displacement of lower-income households.
- Product Uniformity—specialized housing types are designed to match the unique needs of persons comprising a relatively small share of the overall market. As a result, these housing types carry higher investment risks making them more difficult to finance. Product uniformity is the outcome, at least until demographic trends or changing preferences alter supply/demand & the associated risk profile.
- Overcrowding—the inability of lower-income households to afford to house can result in overcrowding as multiple or extended families are forced to live together. This overcrowding increase health & safety concerns and stresses the condition of the housing stock & infrastructure. As well, overcrowding stifles household formation and thus market demand that would otherwise trigger increasing supply.
- Labor/Housing Imbalances—the labor and housing markets operate somewhat differently, and as a result, communities can become imbalanced & inequitable. While both markets seek to maximize profits, the (private) housing market does so by pricing homes according to what the market will bear.

**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.**

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City is addressing the barriers that hinder affordable housing and residential investment with the key programs and policies below. These programs and policies are aimed at maximizing the ability to

promote and encourage affordable housing development in San Jose, and to mitigate barriers to affordable housing:

Implement the amended Inclusionary Housing Ordinance that adds flexibility in the ways that new rental and ownership housing developments can comply and monitor its effectiveness in producing affordable homes.

Actively seek opportunities to access existing and new local, state, and federal funding resources for housing affordable to low- and moderate-income households.

Monitor and support state and federal legislation and ballot measures to create additional sources of funding for affordable housing creation, rehabilitation, and preservation, including 0-30% AMI units.

Monitor and advocate legislation at the state and federal level for housing, community development, and homeless response funding and tools.

Allocate resources for the most vulnerable households by:

- Partnering with Santa Clara County and the Housing Authority to build new supportive housing with rental vouchers and wrap around services for the homeless.
- Partnering with service providers to better target and provide needed services to 0-30% AMI households
- Integrating 0-30% AMI units with various types and income levels within developments
- Seeking to appropriately leverage all funds to receive the greatest number of 30% AMI units
- Spending 45% of City subsidy on ELI units, per City Council direction
- Maximizing other, outside, funding resources to deepen affordability.

The City identified multiple barriers to affordable housing, including income and wages that are not consistent with the rising cost of housing, a competitive rental and home market, and diminishing public funds. The City has identified multiple constraints or barriers to the affordable housing and residential investment in its draft 2023-2031 Housing Element Update, including:

- Land use controls that limit the density of housing production;
- Parking requirements increase the cost of housing.

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

- High cost of 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; and
- Local opposition prevents affordable housing from being built in high-resource areas; and
- Insufficient subsidies and vouchers for deeply affordable units.



Additionally, the 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 of affordable units in a range of sizes
- 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 Housing Element includes the following actions to remove or ameliorate barriers: Work with nonprofits to acquire and rehabilitate distressed multi-family housing and convert it to low income housing, update the City zoning ordinance to comply with state laws on reasonable accommodations, emergency shelters, transitional and supportive housing and density bonuses, accommodation of the Regional Housing Needs Assessment for the 2015 Housing Element to maintain an inventory of housing sites appropriate for a range of income levels and for supportive housing for persons with physical and developmental disabilities, analysis of impact fees, promote construction of accessory units and low income housing types such as Single Room Occupancy units, continue to require developers of 10 or more homeowner units to provide Below Market Rate units, consider establishing an affordable housing mitigation fee for large office and industrial developments, consider a local source of affordable housing funds.

#### **Discussion:**

The Analysis of Impediments to Fair Housing Choice (AI) describes a the fair housing needs and provides strategies to address those needs.

The most recent Assessment of Fair Housing is found here:

<https://www.sanjoseca.gov/home/showpublisheddocument/88089/637941041956670000>

assessing the housing, demographic, and economic factors and how those elements affect Fair Housing beyond 2023-2024:

## AP-85 Other Actions – 91.220 (k)

### **Introduction**

This section discusses the efforts in addressing the underserved needs, expanding, and preserving affordable housing, reducing lead-based paint hazards, and developing an institutional structure for delivering housing and community development activities.

### **Actions planned to address obstacles to meeting underserved needs**

Please see activities in AP-20 and AP-38 to address the housing and community development needs in the City. Also, please see AP-75 regarding potential actions to address barriers to meet the affordable housing needs.

### **Actions planned to foster and maintain affordable housing**

The City funds Rebuilding Together Silicon Valley to administer the Minor Home Repair Program. The program addresses building/housing code deficiencies, abatement of hazardous conditions, repair/rehabilitation of deteriorated conditions, and accessibility for persons with disabilities, all to improve the habitability, use and occupancy of owner-occupied housing. Financial assistance is provided in the form of grants.

Please see AP-15 for actual and potential housing resources available, and AP-20 and AP-35 for activities that will be funded to address the housing and community development needs in the City. Also, see AP-75 regarding potential actions to address barriers to meet affordable housing needs.

The City has a Below Market Purchase Program (BMP). This program requires developers to set aside 15% of newly constructed units for housing affordable to moderate income homebuyers. The Program created an additional source of revenue to augment future housing and community objectives – the City Affordable Housing Fund (CAHF). After five years, a BMP housing unit can convert from a restricted sales price to a market price. If a BMP unit is sold after the initial 5-year period, the City recaptures the value of the affordable purchase price discount. Proceeds are deposited in the CAHF. Use of CAHF funds is not subject to federal or state restrictions. The CAHF funds will be used for activities that benefit low and moderate-income persons and address one or more of the housing and community goals set forth in the ConPlan and the City Housing Element.

### **Actions planned to reduce lead-based paint hazards.**

The Department of Housing continues to provide Lead Based Paint (LBP) testing and assessment services on all dwelling units built prior to 1978, and that receive rehabilitation assistance. Along with the trained

and lead-certified Housing Department staff, the City maintains a contract with a private environmental consultant to provide LBP testing and assessment services. The City also requires that:

Properties that use CDBG or HOME rehabilitation funds conduct testing for LBP and LBP hazard reduction.

Contractors are trained and certified in an effort to decrease the risk of potential use of LBP in new units. All services provided for LBP hazard reduction are in compliance with Federal regulations 1012 and 1013 of Title X.

#### **Actions planned to reduce the number of poverty-level families**

The City, in its continuing effort to reduce poverty, will prioritize funding to agencies that provide direct assistance to the homeless and those in danger of becoming homeless. Additionally, the City has made a commitment to improve the communication and service delivery capabilities of agencies and organizations that provided programs to assist the homeless. This includes a job training program for homeless individuals. The City-supported homeless programs also work with individuals and families to increase their self-sufficiency by providing employment readiness assistance or help with applying for state or federal benefits.

The City also utilizes CDBG funding to support the Home-Grown Talent project in East San Jose, which provides safety net services and economic development opportunities for low-income residents. The services include referrals and support to meet food, housing, financial, immigration and health needs of participants, as well as viable economic opportunities that tap into the local assets of the community. Economic opportunities include childcare owner/provider training, artist training, and urban agriculture training.

#### **Actions planned to develop institutional structure.**

The City is striving to improve intergovernmental and private sector cooperation to synergize efforts and resources and develop new revenues for community service needs and the production of affordable housing. Collaborative Efforts Include:

- Regular quarterly meetings between entitlement jurisdictions at the CDBG Coordinators Meeting and Regional Housing Working Group
- Developing joint jurisdiction RFPs and project review committees, to take advantages of cost and operational efficiency as a result of economy of scales.
- Coordination on project management for projects funded by multiple jurisdictions.

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

The City benefits from a strong jurisdictional network of housing and community development partners, such as the Regional Housing Working Group, the CoC, and the San Jose Silicon Valley Workforce Investment Network. To improve intergovernmental and private sector cooperation, the City will continue to participate with other local jurisdictions and developers in sharing information and resources.

The City will continue its efforts to encourage consortium-building among housing developers, public service providers, and governmental and non-governmental entities. The City has achieved proven results in using federal funds to leverage private funds. The City participates in the quarterly meetings of the Supportive Housing Roundtable, which includes government agencies, housing developers, service providers, legal services, and private funders.

## AP-90 Program Specific Requirements – 91.220 (I) (1,2,4)

### Introduction

The following provides additional information about the CDBG program income and program requirements for entitlement funds.

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(I)(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	100,000
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 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
<b>Total Program Income:</b>	<b>\$100,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

## **HOME Investment Partnership Program (HOME)**

### **Reference 24 CFR 91.220(I)(2)**

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

Not Applicable

## **Emergency Solutions Grant (ESG)**

### **Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The City written standards are an attached document in Appendix C.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

In the past year, the Continuum of Care has continued to conduct coordinated assessments utilizing the VI-SPDAT screening process to identify vulnerability of homeless people screened. The City was actively involved in the planning, development, and implementation of the screening process. The City requires all homeless service providers funded with ESG and CDBG funds to utilize the coordinated assessment system.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Approximately every 3 years, the City develops an RFP based on the needs identified in the Consolidated Plan and the Annual Action Plan and the needs identified by the Continuum of Care. The City selects and awards funds to subrecipients based on the following factors:

- Project eligibility under the ESG program
- Goals and outcomes
- Project relevance in meeting the need identified
- Organizational capacity and experience
- Budget and fee structure

The City utilizes Emergency Solutions Grant Program (ESG) funds to support programs aimed at ending homelessness.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Action Plan is distributed to the CoC applicant for review. The Board of the CoC applicant is the Destination: Home Board, which includes representation from the homeless community nominated and elected by the Collaborative nonprofit agencies. Services funded with ESG have aligned with CoC and Destination: Home strategic plans. The City solicits comments through the public comment process noted in the Action Plan.

5. Describe performance standards for evaluating ESG.

The CoC has developed performance standards for community-wide use and the City and its ESG recipients participate in the collection of performance data for the CoC and utilize the same standards to evaluate the performance of each individual ESG grantee. The grant agreements with all three agencies incorporated the CoC performance standards.

These performance standards include:

- Street Outreach - Change in placements to permanent housing destinations, temporary destinations (ES or TH), and some institutional destinations (e.g., foster care, long-term care facility).
- Homeless Prevention – Number of persons prevented from experiencing homelessness.

#### Additional CDBG Information

Overall Benefit – A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low- and moderate- income.

#### Additional HOME Information

Eligible applicants/beneficiaries for programs funded with HOME dollars vary based on program type.

TBRA: Applicants must be a part of the targeted population defined in the Annual Action Plan: Homeless. “Homelessness” is defined using the HUD definition. Each household/individual must have an income of less than or equal to 60% AMI. Income is determined using the Part 5 income determination.

TBRA applicants are taken from HMIS and paired with appropriate case management. Case management is funded from the general fund.

### *Additional HOPWA Information*

HOPWA project sponsors are chosen through a competitive Request for Proposals process. Proposals are rated on factors such as program design, organizational capacity and experience, performance measurement, and budget.



## Appendix

## Appendix A – Community Outreach and Survey Results

Please note that the notes for every outreach event are not included. This appendix is not meant to be comprehensive, but rather demonstrate the range of outreach activities conducted, organizations and community members consulted, and input received.

2025-2030 Consolidated Plan Community Engagement Efforts				
Engagement Events	Date	Year	Day	Attendees
Focus Groups on Housing Needs				
1. Disability Community	January 19	2022	evening	22
2. Veterans	January 25	2022	day	17
3. LGBTQ+	January 25	2022	evening	4
4. African Ancestry	January 31	2022	evening	3
5. Formerly Homeless (Second Street Studios)	February 2	2022	day	4
6. LGBTQ+	February 15	2022	evening	19
7. Affordable Housing Residents (Kings Crossing)	March 7	2022	afternoon	4
8. Indigenous Peoples	March 16	2022	evening	1
9. Residents with Disabilities and Affordable Housing	September 12	2024	morning	13
	subtotal focus groups			87
Stakeholder Meetings				
1. City's Developer Roundtable	September 15	2021	morning	5
2. BIA South Bay RPC Meeting	March 3	2022	day	4
3. Destination: Home/County/City Coordination Meeting on Homelessness	April 28	2022	morning	12
4. Sacred Heart Housing Action Committee	August 1	2022	Evening	6
5. VTA	August 8	2022	morning	5
6. Equity Advisory Group (EAG)	August 23	2022	day	9
7. SPUR San José Board of Directors	August 24	2022	day	26
8. California Apartment Association	September 2	2022	morning	1
9. Silicon Valley Leadership Group	September 12	2022	afternoon	1
10. City and County Community Advocate for Homelessness	October 17	2022	afternoon	15
11. People Acting in Community Together (PACT)	October 18	2022	morning	7
12. Carpenters Union	October 18	2022	afternoon	1
13. Law Foundation	October 19	2022	afternoon	3
14. Schools Collaborative	October 27	2022	afternoon	32
15. Carpenters Union	January 30	2023	morning	1
16. REAL Coalition	September 14	2023	morning	5
17. Department of Aging and Adult Services	August 14	2024	afternoon	3
18. LEAB Executive Committee	October 3	2024	afternoon	9
19. LEAB Board	October 17	2024	afternoon	13
20. City Digital Divide Team	October 22	2024	afternoon	3
21. Office of Emergency Management	November 1	2024	afternoon	3
22. Lead Based Paint Consult w HD Maintenance Team	November 8	2024	morning	3
23. Fair Housing Consortium	December 9	2024	morning	8
24. LUNA	December 11	2024	morning	1
25. SCCHA	December 11	2024	afternoon	2
26. SOMOS Vecinos Activos	December 19	2024	afternoon	19
27. Homelessness Response Department Consult	January 13	2025	afternoon	3
28. PACT	February 18	2025	afternoon	6
subtotal stakeholder meetings				206
Strategy Working Groups				
1. Access to Rental Housing	January 14	2022	morning	25
2. Development Barriers - For-profit Developers	February 24	2022	afternoon	8
3. R/ECAP areas and anti-displacement issues	February 24	2022	evening	45
4. Development Barriers - Nonprofit Developers	February 25	2022	morning	6

5. R/ECAP areas and neighborhood investment	March 7	2022	afternoon	19
6. Homeownership	April 5	2022	afternoon	7
7. Areas of High Opportunity	April 6	2022	evening	19
8. Homeownership	April 8	2022	afternoon	10
9. R/ECAP areas and neighborhood investment	April 8	2022	afternoon	14
10. Access to Rental Housing	April 8	2022	afternoon	23
11. Areas of High Opportunity	April 8	2022	evening	15
<b>subtotal stakeholder meetings</b>				<b>191</b>
<b>Public Community Meetings</b>				
1. San José virtual Community Meeting	January 30	2025	evening	4
2. San José Community Meeting at Seven Trees	February 5	2025	evening	4
<b>subtotal stakeholder meetings</b>				<b>8</b>
<b>Tabling at Community Events</b>				
1. Vietnamese American Organization Community Day	August 27	2022	day	75
2. Mexican Heritage Plaza Election Resource Fair	November 5	2024	day	20
<b>subtotal tabling</b>				<b>95</b>
<b>On-line and Written Survey</b>				
1. Survey 2024-2025	Nov 1- Jan 10	2024-25	N/A	405

<b>Estimated outreach (duplicated) participants count</b>	<b>992</b>
<b>Participants without surveys</b>	<b>587</b>

**Survey Nov 1, 2024 to Jan 10, 2025**

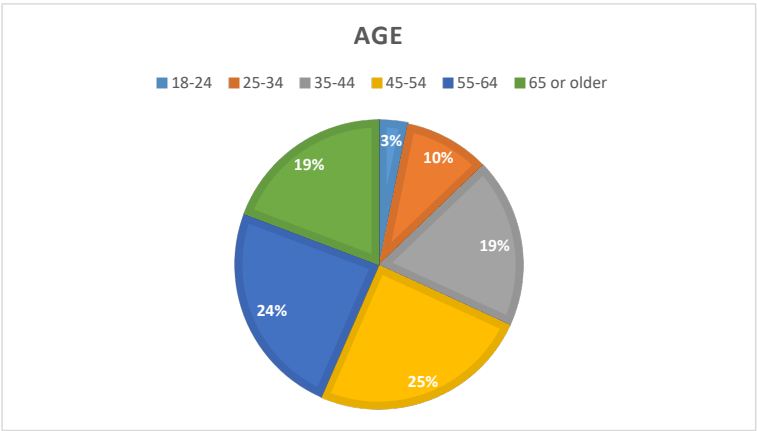
English	335
Spanish	56
Vietnamese	9
<b>total:</b>	<b>405</b>

Survey Results

Q1. What is your age?

Answer Choices	English	Spanish	Vietnamese	Chinese	Total	Percent
18-24	13				13	3%
25-34	38	1			39	10%
35-44	63	10	2	2	77	19%
45-54	74	25		1	100	25%
55-64	77	18	3		98	24%
65 or older	70	2	4	2	78	19%
Total	335	56	9	5	405	

Answer Choices	Total	Percent
18-24	13	3%
25-34	39	10%
35-44	77	19%
45-54	100	25%
55-64	98	24%
65 or older	78	19%
Total	405	



Q2. Are you the head of household?

	English	Spanish	Vietnamese	Chinese	Total	Percent
yes	262	39	7	3	311	77%
no	73	17	2	2	94	23%

Q3. Does anyone in your household have a physical or mental disability?

	English	Spanish	Vietnamese	Chinese	Total	Percent
yes	122	15	1	2	140	35%
no	213	41	8	3	265	65%

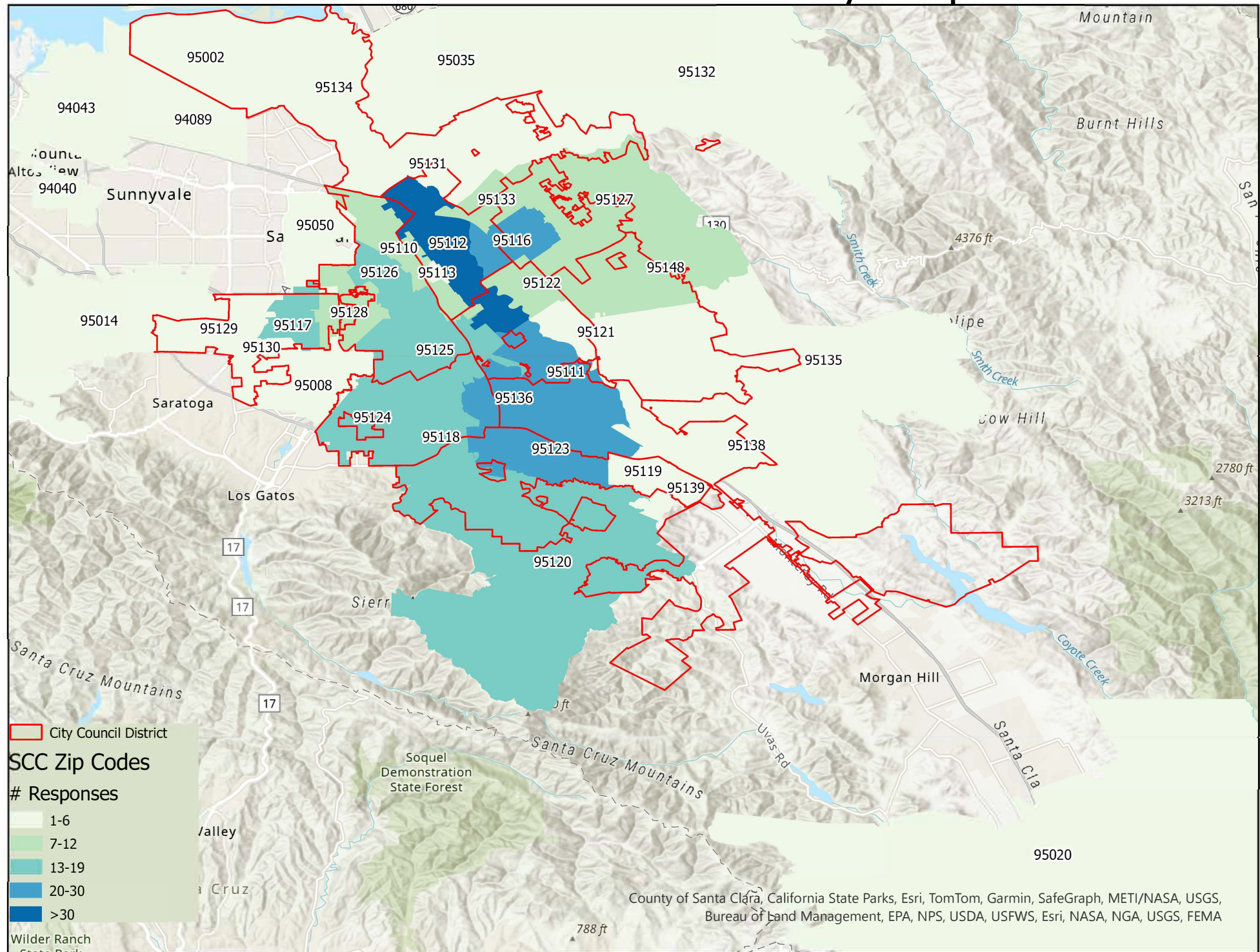


Q4. What is your gender

	English	Spanish	Vietnamese	Chinese	Total	Percent
Identifies a	77	10	4	1	92	23%
Identifies a	246	46	5	4	301	74%
other	12				12	3%
	335	56	9	5	405	

Q5. Are you a homeowner or renter?

Answer Choices	English	Spanish	Vietnamese	Chinese	Total	Percent
Homeowner	188	7	1	3	199	49%
Renter	147	49	8	2	206	51%
	335	56	9	5	405	

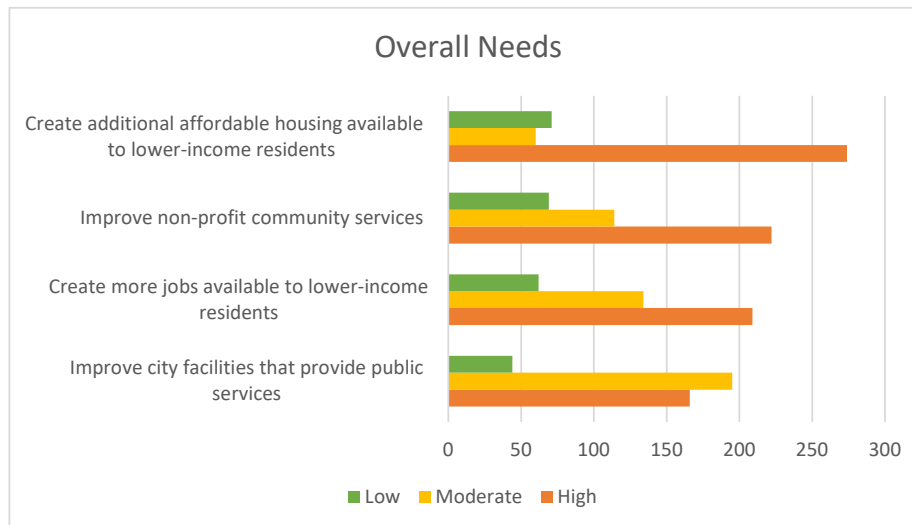


Q7. Select box that best represents you:

	English	Spanish	Vietnamese	Chinese	Total	Percentage
Resident	299	41	9	4	353	90%
Business owner	5	2		1	8	2%
Services provider	8	1			9	2%
Public agency	3	1			4	1%
Community-based organization/non-profit	10	7			17	4%
					391	

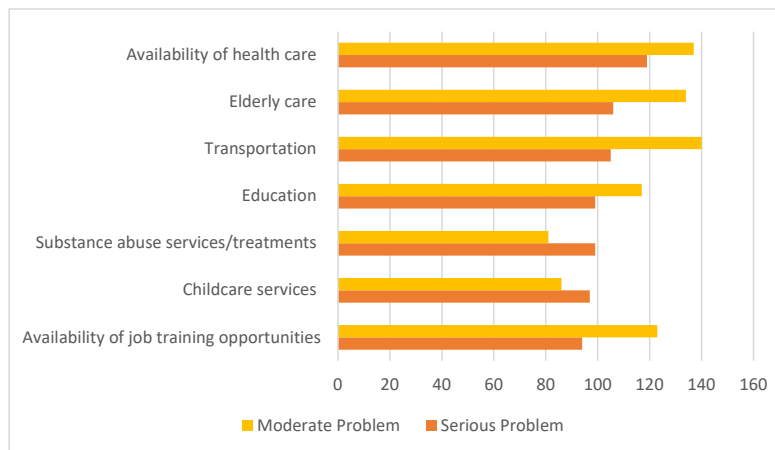
## Q8. Rank your Needs

	High	Moderate	Low	
Improve city facilities that provide public services	166	195	44	405
Create more jobs available to lower-income residents	209	134	62	405
Improve non-profit community services	222	114	69	405
Create additional affordable housing available to lower-income residents	274	60	71	405



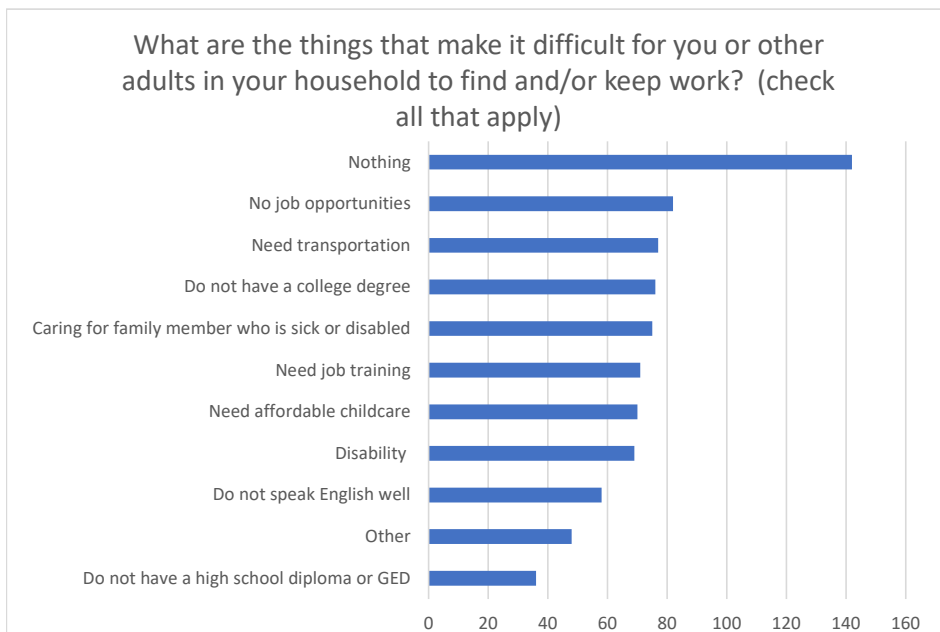
Q9. Rate the following issues for your household

	Serious Problem	Moderate Problem	Not a Problem	Total	
Availability of job training opportunities	94	123	188	405	
Childcare services	97	86	222	405	
Substance abuse services/treatments	99	81	225	405	
Education	99	117	189	405	
Transportation	105	140	160	405	
Elderly care	106	134	165	405	
Availability of health care	119	137	149	405	



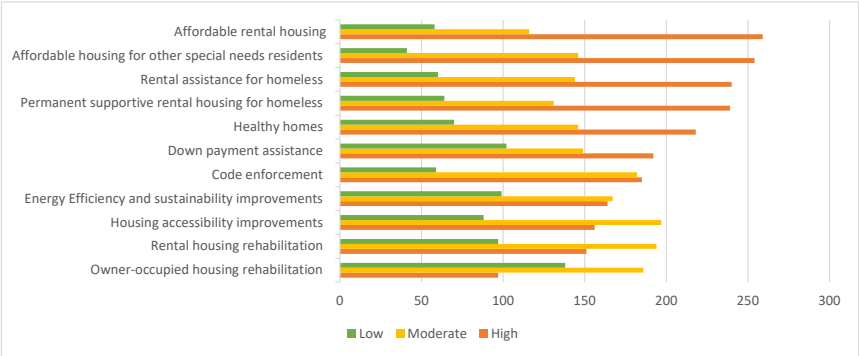
Q10. What are the things that make it difficult for you or other adults in your households to find and/or keep work? (check all that apply)

	total
Do not have a high school diploma or GI	36
Other	48
Do not speak English well	58
Disability	69
Need affordable childcare	70
Need job training	71
Caring for family member who is sick or	75
Do not have a college degree	76
Need transportation	77
No job opportunities	82
Nothing	142



Q11. Please rank the following **Housing Needs for lower-income residents** of San José: Highest Priority, Moderate Priority, Low Priority:

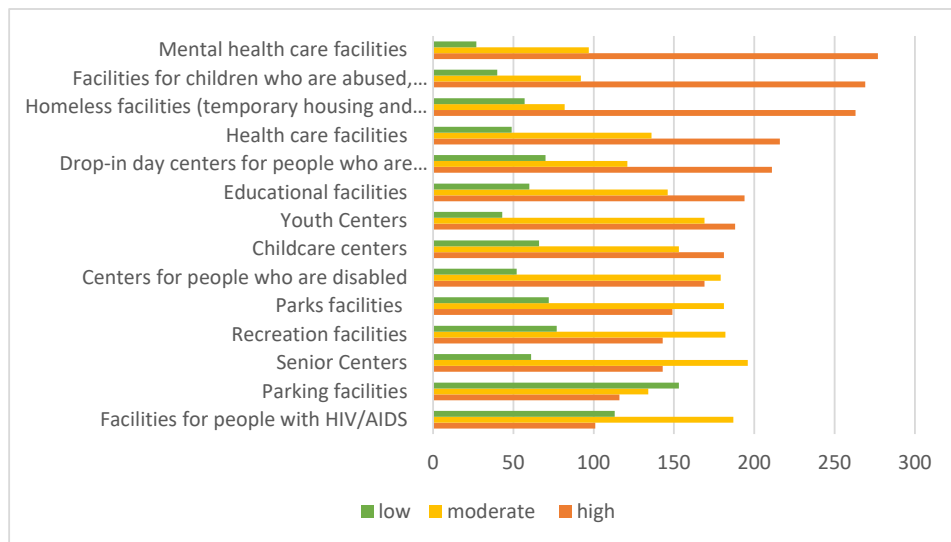
	High	Moderate	Low
Owner-occupied housing rehabilitation	97	186	138
Rental housing rehabilitation	151	194	97
Housing accessibility improvements	156	197	88
Energy Efficiency and sustainability improvements	164	167	99
Code enforcement	185	182	59
Down payment assistance	192	149	102
Healthy homes	218	146	70
Permanent supportive rental housing for homeless	239	131	64
Rental assistance for homeless	240	144	60
Affordable housing for other special needs residents	254	146	41
Affordable rental housing	259	116	58





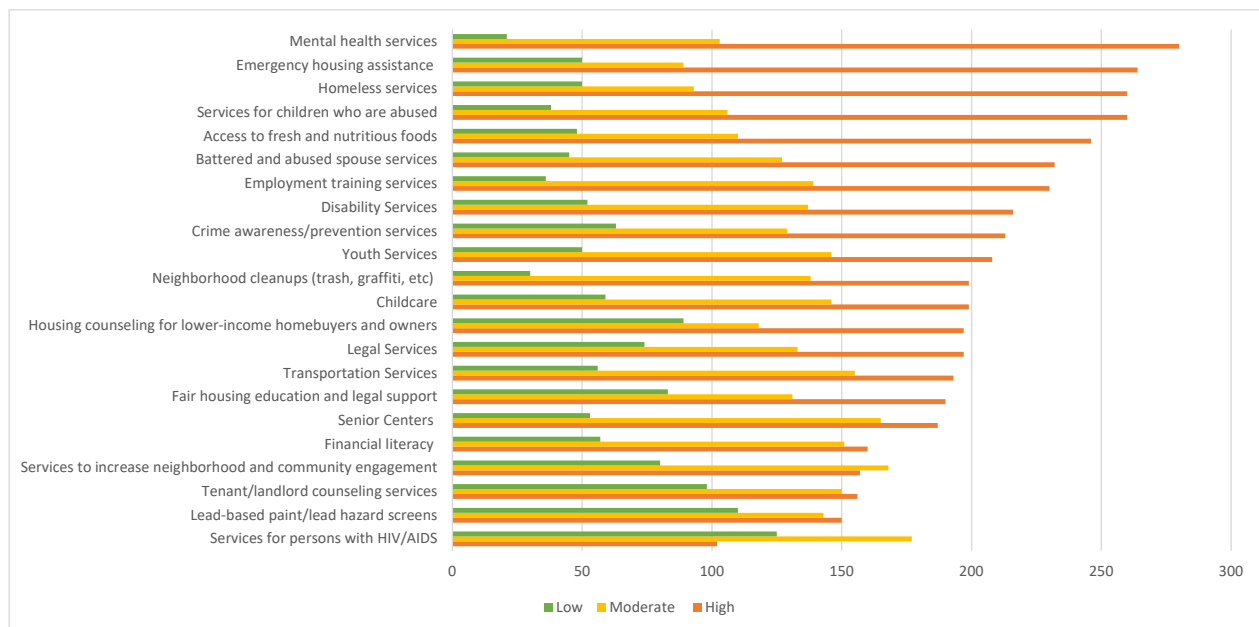
Q12. Please rank the following Public Facilities Needs for San José: Highest Priority, Moderate Priority, Low Priority:

	high	moderate	low
Facilities for people with HIV/AIDS	101	187	113
Parking facilities	116	134	153
Senior Centers	143	196	61
Recreation facilities	143	182	77
Parks facilities	149	181	72
Centers for people who are disabled	169	179	52
Childcare centers	181	153	66
Youth Centers	188	169	43
Educational facilities	194	146	60
Drop-in day centers for people who are homeless	211	121	70
Health care facilities	216	136	49
Homeless facilities (temporary housing and emergency shelters)	263	82	57
Facilities for children who are abused, abandoned and/or neglected	269	92	40
Mental health care facilities	277	97	27



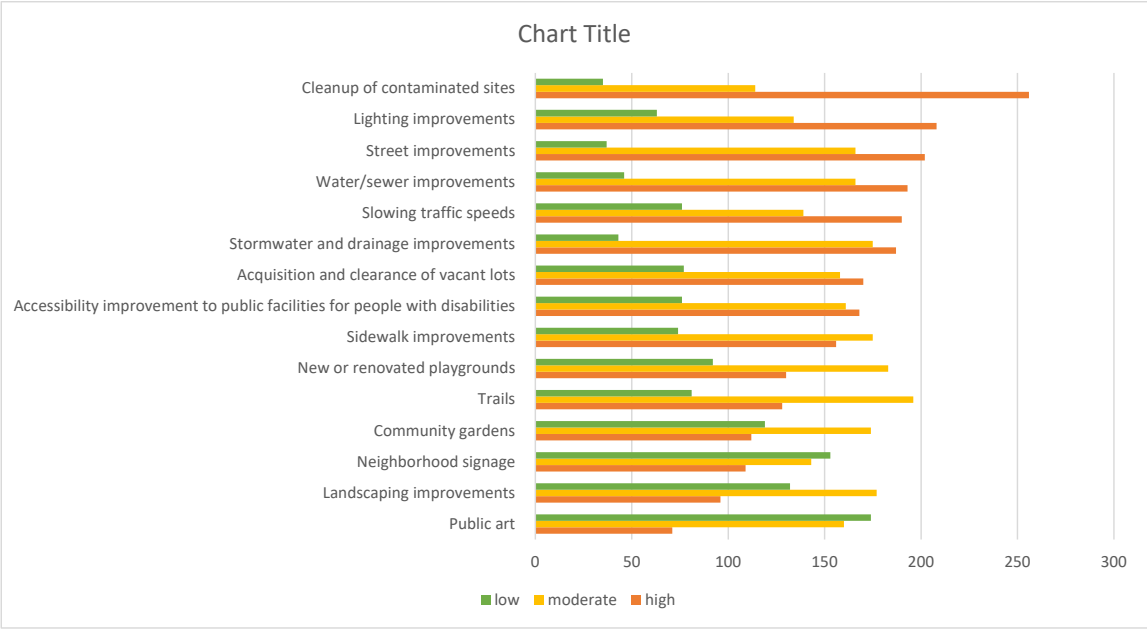
Q13-Q14 Please rank the following Public Services Needs for lower-income residents of San José: Highest Priority, Moderate Priority, Low Priority:

	High	Moderate	Low
Services for persons with HIV/AIDS	102	177	125
Lead-based paint/lead hazard screens	150	143	110
Tenant/landlord counseling services	156	150	98
Services to increase neighborhood and community engagement	157	168	80
Financial literacy	160	151	57
Senior Centers	187	165	53
Fair housing education and legal support	190	131	83
Transportation Services	193	155	56
Legal Services	197	133	74
Housing counseling for lower-income homebuyers and owners	197	118	89
Childcare	199	146	59
Neighborhood cleanups (trash, graffiti, etc)	199	138	30
Youth Services	208	146	50
Crime awareness/prevention services	213	129	63
Disability Services	216	137	52
Employment training services	230	139	36
Battered and abused spouse services	232	127	45
Access to fresh and nutritious foods	246	110	48
Services for children who are abused	260	106	38
Homeless services	260	93	50
Emergency housing assistance	264	89	50
Mental health services	280	103	21



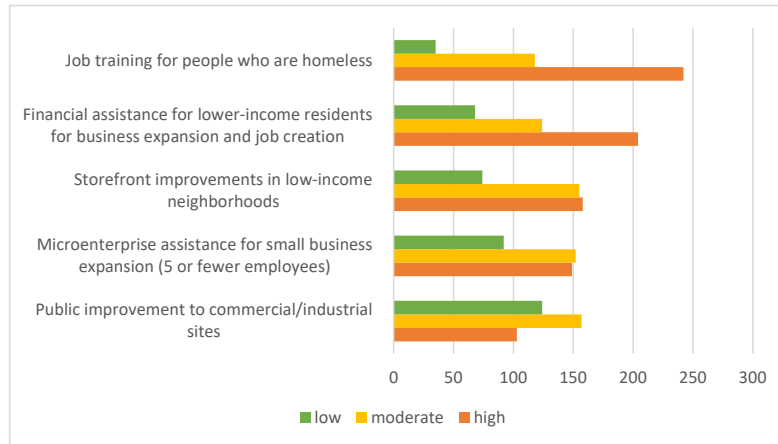
Q15. Please rank the following Infrastructure and Neighborhood Improvement Needs for San José: Highest Priority, Moderate Priority, Low Priority:

	high	moderate	low
Public art	71	160	174
Landscaping improvements	96	177	132
Neighborhood signage	109	143	153
Community gardens	112	174	119
Trails	128	196	81
New or renovated playgrounds	130	183	92
Sidewalk improvements	156	175	74
Accessibility improvement to public facilities for people with disabilities	168	161	76
Acquisition and clearance of vacant lots	170	158	77
Stormwater and drainage improvements	187	175	43
Slowing traffic speeds	190	139	76
Water/sewer improvements	193	166	46
Street improvements	202	166	37
Lighting improvements	208	134	63
Cleanup of contaminated sites	256	114	35



Q16. Please rank the following **Economic Development: Job Creation in Low-Income Neighborhoods Needs** for San José: Highest Priority, Moderate Priority, Low Priority:

	high	moderate	low
Public improvement to commercial/industrial sites	103	157	124
Microenterprise assistance for small business expansion (5 or fewer employees)	149	152	92
Storefront improvements in low-income neighborhoods	158	155	74
Financial assistance for lower-income residents for business expansion and job creation	204	124	68
Job training for people who are homeless	242	118	35



Q17. Do you feel there are common/pressing broadband internet problems (e.g., high-speed connectivity, availability of providers, etc)?

	English	Spanish	Vietnamese	Chinese	Total	Percent
yes	133	27	4	2	166	41%
no	99	10	3	3	115	28%
don't know	103	19	2	0	124	31%

## Meeting Notes

Feb 18, 2025, 10am to 11am

City of San Jose Housing Department Policy Team/PACT Meeting

Attendees: 7

Questions and discussion:

What is % of mental health spending, how many people are being served?

Is all the federal money spent? Does the other funding fall in line with these priorities?

It doesn't look like homelessness is going away.

6 congregations working on housing, go back to their committees, to share this information, 4 focus, access to affordable housing, new methods to obtain, tenant preferences and guaranteed basic income.

There were 13 programs for affordable housing, what happens to them when BAHFA and measure 5 goes away?

How much funding comes from private funding v public funding? How much private funding is currently being used for affordable housing?

## **ConPlan Public Meeting #1 (Zoom)**

**January 30, 2025, 6pm to 7pm**

**RSVPs:** 42

**Attendees:** 4 community members

### **Discussion:**

- **Legal Services Funding (Albert's Question):**
    - Albert asked if legal services are funded
    - **Response:** Last year, ~\$400,000 was allocated for Fair Housing. This year, funding includes three additional legal service programs, including a neutral tenant-landlord mediation program and educational workshops for tenants and landlords.
  - **Modifying the ConPlan (Albert's Question):**
    - Can the ConPlan be modified/updated as there are changes in priorities as the years go on?
    - **Response:** The ConPlan serves as the foundation, but updates and amendments can be made annually through the AAP or at any time during the year.
    - Community input is always welcome.
  - **Action Plan & Funding Flexibility:**
    - The Action Plan applies only to HUD grants. While funds are flexible, they remain limited in the broader funding landscape.
- 

## **ConPlan Public Meeting #2 (In-Person) at Seven Trees Community Center**

**February 5, 2025, 6p to 7pm**

**Attendees:** 4 community members

### **Discussion:**

- **Reducing Time to Housing for Unhoused Individuals:**
  - A concern raised was the difficulty in securing housing due to long waitlists, and difficulty in finding the right place for their needs (family)
  - **Response:** The team suggested resources to get help. For example, calling the Here4You Hotline (County) to get access to transitional housing and other support services based on their need.



Policy Team/Grants Team/Fair Housing Collaborative made up of Senior Adult Legal Assistance (SALA), Asian Law Alliance (ALA), Project Sentinel (PS) and Law Foundation (LF)

12/09/2024 10am-1030am

Attendees: 6

**Discussion/Notes:**

- Next five years will be a tough time for our clientele, how is the city bracing for any anticipated change?
  - Outreach is going to be a big part to make sure residents feel safe and protected
- Policy Priority: Income discrimination and country of origin/immigration status, during COVID residents with no legal status were targeted in lockouts by landlords
  - Concern this is what will happen in the next 4 years
- Concerns of self evicting, being vulnerable to illegal lockouts, avoid benefits in fear of exposing status
- Support:
  - Campaign/outreach about tenant rights
- Continue to have convenings to work together after the conplan, resources are very limited, not enough money, already met case goals by over 50%
  - Ongoing funding and not one time funding
- State bar has a lot of one time funding that consortium got for 3 years, but that is funding is ending
  - A lot of supplemental funding is going to be gone
  - Good data to get: how many people were turned away because of lack of funding
- Most of the work is eviction defense, and not fair housing protection
- Takes a lot of support low income seniors and persons with disability, exclusively working with those cases
  - Outreach is really critical
- Seeing some race based cases, including things related to hate crimes
- Digital barrier for many seniors as everything is increasing online

Lived Experience Advisory Board  
City of San José Housing Department  
October 17, 2024, 6pm to 7:00pm via Zoom  
13 Participants

Discussion

- Federal government needs to give more money.
- Funds should go to community land trusts for capacity building.
- Bring small city values to big city.
- There are a lot of individualized programs. Funds should be focused on children, programs for families and especially for children living on the street.
- Funds should be spent on the people, to get them off the street. Don't spend money on things the City does not need.
- Funds should be spent on job readiness programs and employment initiatives.
- People do not trust the agencies who are currently serving homeless. Take suggestion of the people being served and diversify to other agencies.
- There are a lot of families experiencing homelessness including undocumented people. Housing situation is concerning. Can give suggestions but concerned about what the City is doing with suggestions.
- City lacks follow through. Feedback given is not used. There is a lot of distrust.
- For people living in their cars, eliminate expenses incurred with tows, late registrations, etc. that can bring on an avalanche of issues.
- Ask people experiencing housing issues what they need.
- Allocating resources to people exiting out of system or vocation programs like goodwill, or that offer professional development skills. This is especially needed in BIPOC community.
- More advocacy for tenant rights. Need more lawyers to help. People need help to guide them through complicated housing issues.
- Focus on providing more affordable housing.

10/9/2024 6pm to 7pm via Zoom

LEAB Executive Committee

Participants: 9

- Rapid re housing is not permanent housing and should not be counted as such
- Legal aid and renter control needed. People are not getting proper notice of eviction or inspections.
- Foster youth and homeless youth should have automatic vouchers
- People are having to work 3 jobs to afford a one bedroom, this is not an equitable standard of living
- Focus on families with children
- Senior housing and health benefits should be entitled
- Low and mod income limits help working class but do nothing for homelessness
- Prevention services should come from multiple providers, not just a few
- More long term vouchers needed in county
- 150.00 general assistance from county is not sufficient
- More innovative programs to subsidize other aspects of life (medical, gas, gym, transportation, etc)
- Need a more holistic way of serving people. A voucher should be foundational. If no economic advancement, people are at a loss.
- People can't get into GED programs for free
- Make it easier for people to stay together, especially families. Vouchers should be flexible so they can be combined with others so people can live together in multiple bedroom apartments.
- Move away from funding shelters to permanent housing

Residents with Disabilities and Affordable Housing  
City of San José Housing Department  
September 12, 2024, 10am to 11:00am via Zoom  
13 Participants

Discussion

- Lack of extremely affordable housing, for many members in our community especially those that do not have income.
- Hard to find units that have any of the accessibility standards. At times, they may be rented to other members with another disability that does not necessarily need certain accommodation within that particular unit.
- Because Federal and state standards are nominal, residents are having trouble finding units with basic accessibility EX. Units with tubs vs showers.
- Individuals had trouble with leases due to exiting jail or hospital with no credit.
- Individuals have different abilities, one model or footprint of models does not meet everyone's needs.
- Individuals that need more support, consider in residential homes with a team of staffed individuals 3-4 people vs 1-2 people staffed.
- Include collaborative space in home and building to be more inclusive, spaces that build connections.
- Universal Design Standards from the Kelsey: <https://thekelsey.org/learn-center/design-standards/>
- Many individuals have sensory sensitivities, using the universal design, designers and developers should consider affordable materials to make walls more sound proof.
- Consider voucher utilization for people with disabilities at interim sites in light of new HUD information.
- It would be beneficial to have a tracking mechanism or registry of units to match accessible units to individuals who need those modifications. This would be useful for the City to know and individuals looking for specific housing needs once unit becomes available.
- SB 37 Caballero (D) Older Adults and Adults with Disabilities Housing Stability Act creates a rental assistance pilot program for older adults and adults with disabilities who are homeless or at risk of homelessness. The co-sponsors SCDD, the Corporation for Supportive Housing, Justice in Aging, LeadingAge California, and the United Way of Greater Los Angeles have a great sign-on and action site for signing on to their letter and a helpful fact sheet for SB37.

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# Vietnamese American Organization Community Day Event Survey & Outreach

Housing Element Update  
August 27 Tabling Event

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### 1) Engagement Overview

On August 27, 2022, the Vietnamese American Organization hosted a Community Day at the Vietnamese American Cultural Center. It was organized as an event to promote community involvement, celebrate culture, as well as, entertain, unite, inspire, and empower the community. The event was filled with live music, great games, tasty food, refreshing drinks, community resources, and more. Community members, from young and old, attended.

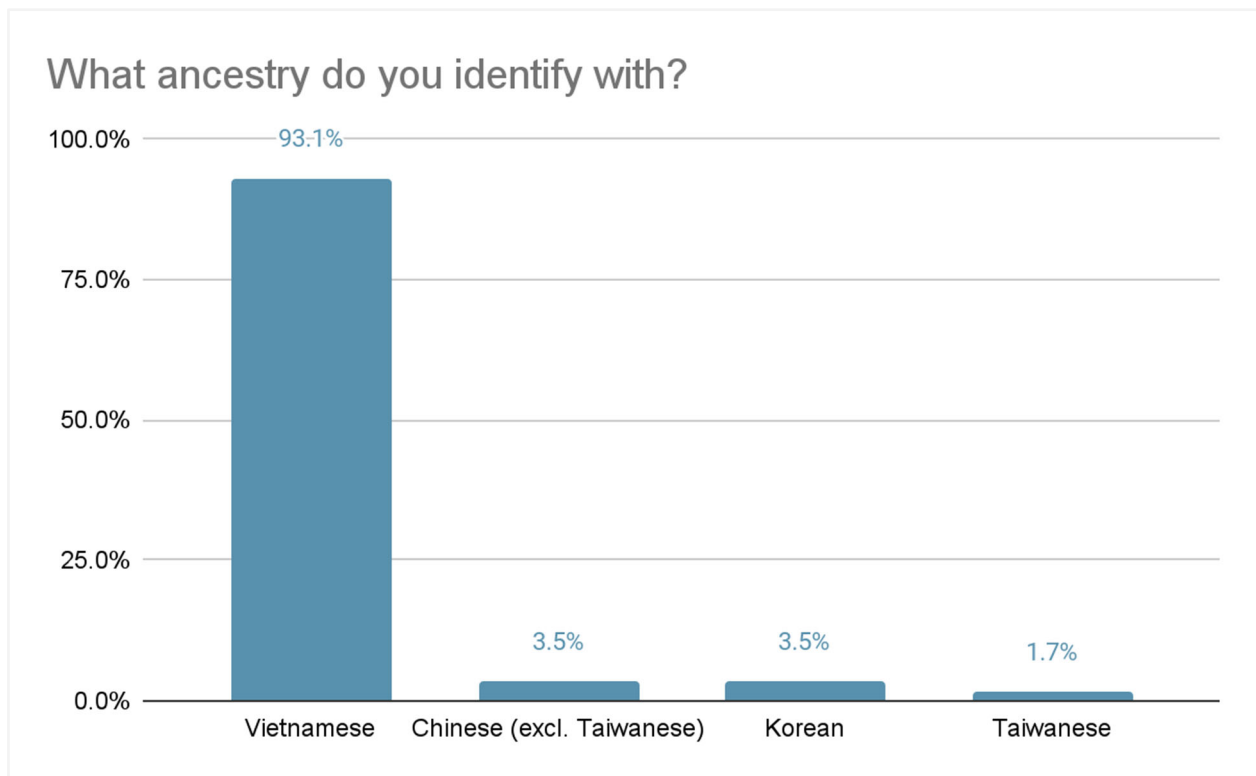
The City of San José hosted a booth at the Community Day to inform community members about the Draft 2023-2031 Housing Element update, answer questions, and administer surveys. The objective of this engagement effort was to increase outreach to and engagement from the Vietnamese and Asian American community, who represent a significant proportion of the demographics of the City of San José but have been historically underrepresented in prior engagement efforts.

The booth was staffed by a City staff member from the Department of Housing, a bilingual Vietnamese consultant, and a Vietnamese event volunteer. They stood available to answer questions, administer surveys, and facilitate conversation. Presentation boards about the project were displayed for viewing, with handout copies available for attendees to take. All the materials were translated into Vietnamese. Free snacks were also provided. Event attendees stopped by the table at their own convenience and interest.

As a result of this effort, the **City of San José received 58 survey responses** and interacted with an even larger number of attendees.

## 2) Demographics

Most attendees were Vietnamese. This was also validated by survey responses. *Note: 58 question responses (100% response rate). Survey respondents could select multiple answers.*



Additionally, some survey respondents also identified with one or more of the following protected classes:

- Immigrant (11)
- Non-English speaker (8)
- Person of color (5)
- Military veteran or active service member (5)
- Section 8 voucher holder (2)
- Person with a disability (2)
- Non-US citizen (1)

However, 25 survey respondents answered “None” or chose not to answer.

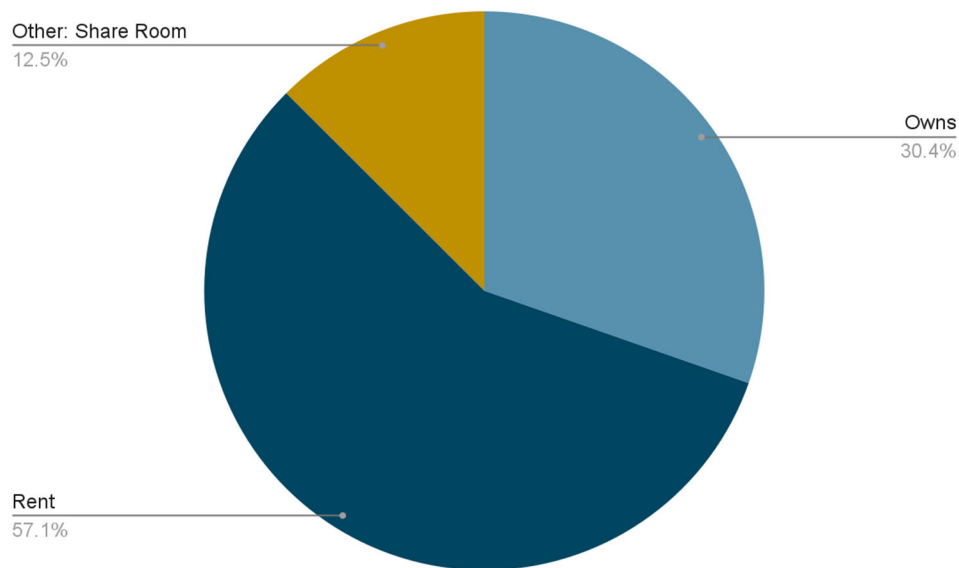
### 3) Survey Results

#### 1. What ZIP code do you live in?

Most survey respondents indicated that they live in 95122 (11), 95111 (8), 95121 (7), 95116 (4), 95112 (3), and 95132 (2). However, there was also representation from the following zip codes: 95173, 95148, 95138, 95136, 95135, 95133, 95129, 95127, 95125, 95113, 95035, 95010, 95008, 94587, 94500, 94087.

#### 2. What is your housing situation?

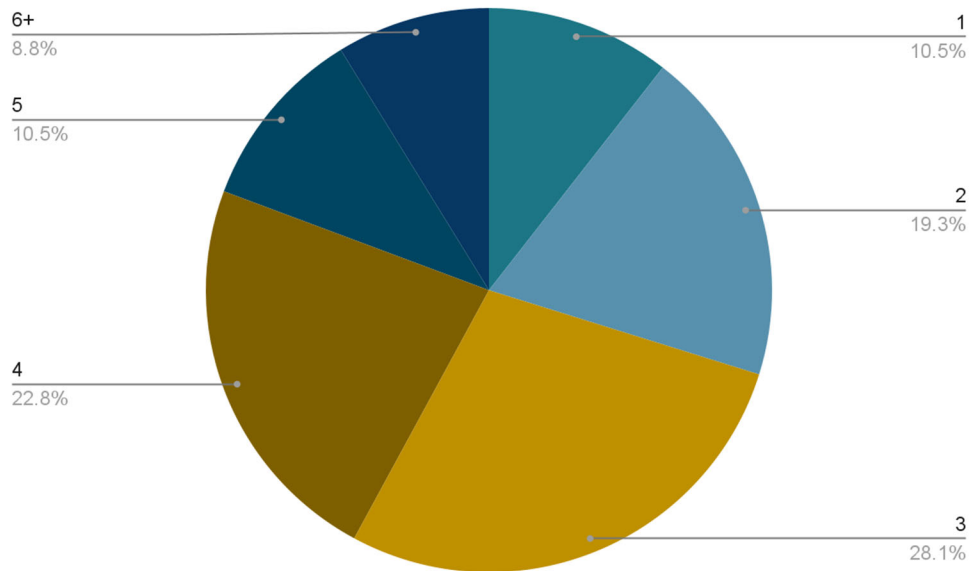
Two thirds of survey respondents indicated that they or their family rent their home or "room". Nearly a third of survey respondents indicated that they or their family own their home. *Note: 56 question responses (97% response rate).*





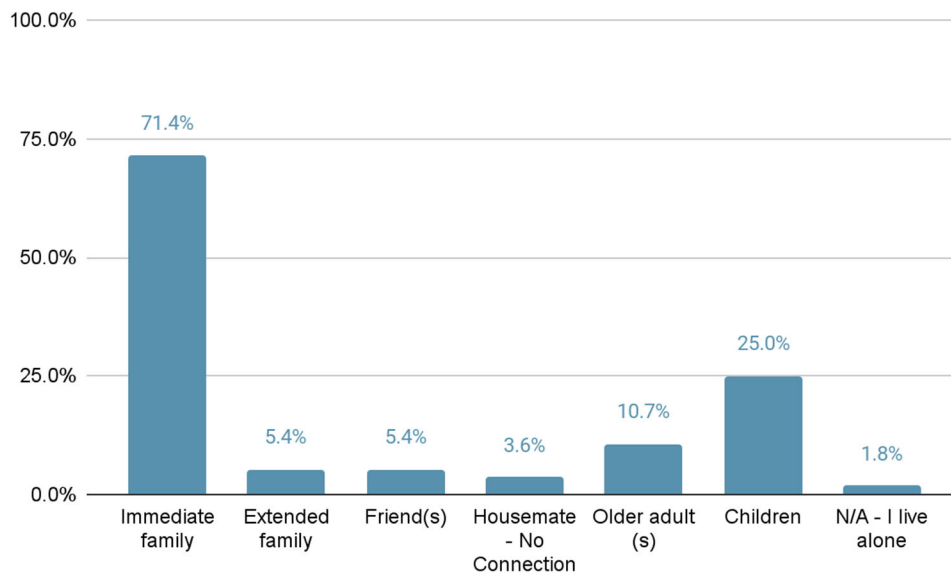
### 3. Including yourself, how many people live in your household?

*Note: 57 question responses (98% response rate).*



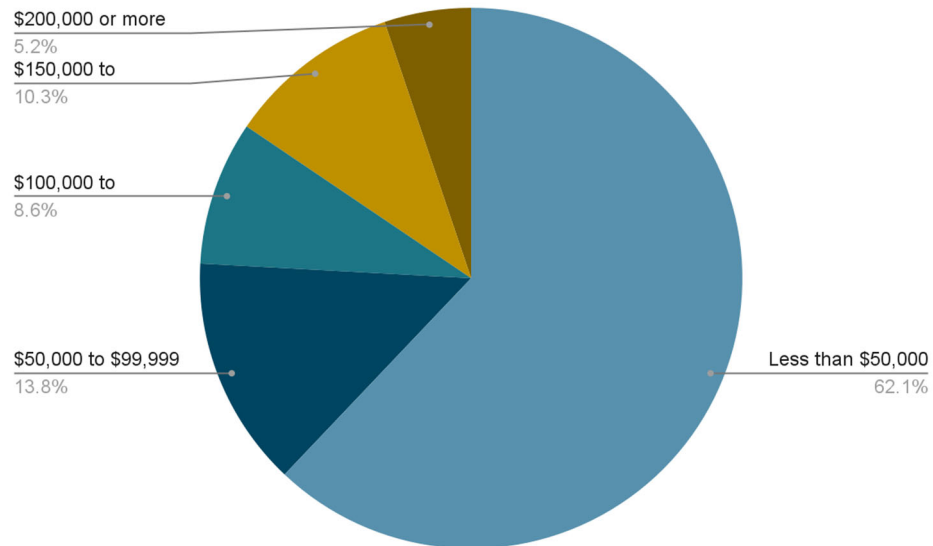
### 4. Who else lives with you?

Most survey respondents live with their immediate family. A quarter live with children under 18 years old. *Note: 57 question responses (98% response rate). Survey respondents could select multiple answers.*



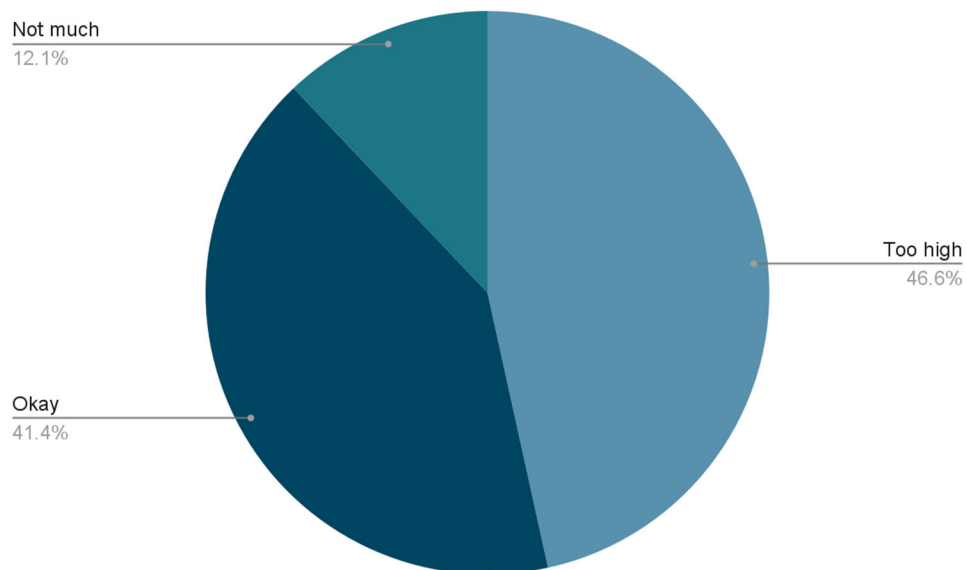
## 5. What is your annual household income?

A majority of survey respondents indicated that their annual household income is below \$50,000. *Note: 58 question responses (100% response rate).*



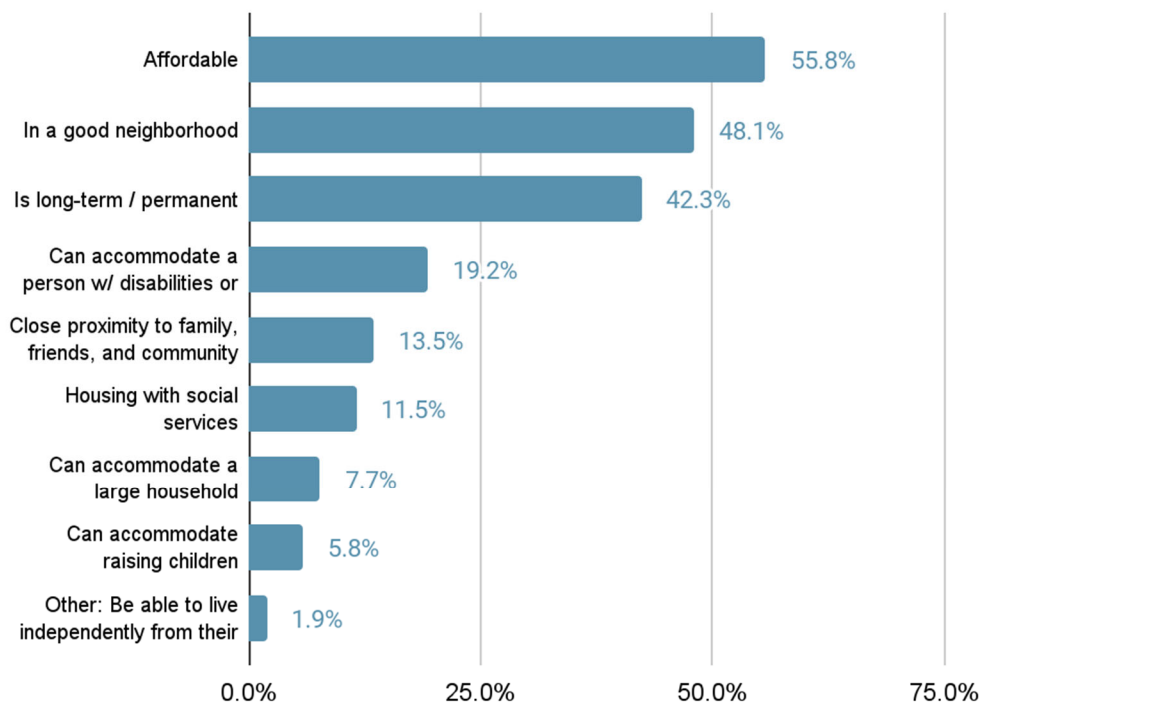
## 6. The amount you currently spend on housing is?

Almost half of survey respondents indicated that they think the amount they spend on housing is too high. *Note: 58 question responses (100% response rate).*



## 7. Which housing needs are most important to you?

Affordability, being in a good neighborhood, and having long-term / permanent housing were among some of the most important needs for most survey respondents. But a smaller number still indicated that having housing that could accommodate a person with disabilities or aging adults; is in close proximity to family, friends, and community; has social services; can accommodate a large household; and can accommodate raising children are also important. One person added that they would like for the opportunity to move out and live independently for their family. *Note: 52 question responses (90% response rate). Survey respondents could select up to 3 answers.*



Developer Roundtable  
City of San José Housing Department  
September 15, 2021, 8am to 9am via Zoom  
5 Participants

**Meeting Notes/Questions**

How to do use commercial parcels for housing?

The only reason we are not achieving housing #s is because of city and state policies. GP – Signature Project discourages housing. IHO discourages production of AH. We have been talking about this for 11 years since GP and no one in City Hall wants to take a leadership role to fix this.

Have to look at constraints. Unless city looks in mirror, the inventory will not produce what it thinks. Last HE was an exercise in bureaucratic requirements.

Needs to be a lot of education of new affable housing developments

Look at developers as a partner – use their real world experience.

We expect to see the Siting Policy as a list of constraint. Real constraints – price of land – ability to move forward. And projects coming thru entitlements but will never break ground – not just in SJ but also in other areas of region esp on Peninsula as land prices and development cost have really accelerated. The city needs to do a thorough analysis of costs & feasibility.

Despite rules that state imposes, it's up the cities to do a good job. You have to educate council offices on how different this is this cycle.

## Assessment of Fair Housing Disability Focus Group Meeting Notes

January 19, 2022, 5pm to 630pm

City of San José Housing Department

Partners: Housing Choices, Silicon Valley Independent Living Center and The Kelsey

22 Participants in 2 groups (Mix of ages, Latinx, African Ancestry, South Asian)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Not enough affordable, accessible housing.
- Need more services programs.
- Housing is too expensive.
- Rent increases – too frequent and happens even in subsidized housing.
- Waiting lists for housing are too long.
- It takes too long to find a place.
- Forms are difficult to understand and fill out.
- Temporary housing has lots of hoops. Hard for parent to navigate on behalf of child.
- Low turnover among occupants of subsidized housing.
- Denial of reasonable accommodation requests.
- Hard to get reasonable accommodations.
- Hard to find apartments that accept Section 8 vouchers.
- Hard to find home that fits the size and income of the family.
- Disabled people are at a big risk of displacement. They live with family, overcrowding, etc.
- Difficult to navigate the different disability agencies, their programs and requirements.
- Tying affordable housing to area medium income (AMI) is problematic. Supplemental Security Income (SSI) is 25% AMI but cannot access apartments below 50% AMI.
- SSI does not cover rent.
- Difficult to find information or help to find housing for people with disability.
- 50% AMI is too high. Need integrated multi-income housing, extremely low income and below.
- Section 8 is tied to Permanent Supportive Housing (PSH). If disabled and not currently homeless it is difficult to get vouchers.
- Section 8 housing is hard to get. If you do have it, it is so hard to find a landlord that will accept. Delays in inspections have been a barrier, especially during COVID.
- Section 8 income discrimination is still an issue.
- Those on fixed income are most at risk of losing housing
- The City is set up to prioritize segregate housing, not integrated.
- Steps in home are barriers.
- Lack of closed captioning and lack of information in Spanish is a barrier.
- Lack of awareness of benefits of keeping aisle space clear.
- Lack of awareness of how able-ism and how racism go together.
- Lack of awareness of needs of non-physical disabilities and how these need to be addressed. Accommodations are more physically oriented. Kelsey is only one place. Need to address existing housing programs.

- The process of obtaining and maintaining accessible housing is draining. Mental health suffers.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Make Section 8 vouchers automatic and available to anyone with a disability or anyone in SSI disability program.
- Provide a guide to obtaining housing for people with disabilities.
- All homes should have universal design features.
- Housing should be made so that one can age in place.
- More Section 8 vouchers and remove (or subsidize) barriers so that they can be utilized. Make it adaptable for renters.
- Support for applying for Section 8 and applying for housing, including help in filling out forms.
- Utility support for disabled folks.
- Cognitive functioning folks needs services, not just universal design.
- Create a city-wide housing coordinator who can provide support and assistance.
- Link support services with housing.
- Doorways needs to have accessibility descriptions including mobility and sensory.
- Provide affordable housing for people exiting institutional or congregate settings.
- Increase integrated, supportive housing for people with and without disabilities.
- Design a way to find out status of waiting list without repeatedly calling property manager.
- Build more housing.
- Inclusive design standards should be built across the board.
- Center the experience of people with disabilities.
- Provide wheelchair accessible bathrooms at events.
- Housing Department needs to have a better baseline understanding of what accessibility is available in housing stock.
- Need to address non-physical disability needs. Necessary to honor the person and their needs.
- Affordable housing providers need to have adequate staff to review accommodation requests.
- Housing needs to be in better locations where it is safe to live.
- Discounts for cell phones as they are important for access in these times.
- Increase home ownership opportunities.
- The City needs to be held accountable for providing affordable housing for people with disabilities.
- More services that are tied directly to housing.
- More education for landlords and tenants on Section 8.
- Down payment assistance.
- Need accountability and incentives to produce more housing. Incentives for landlords and developers produce more accessibility. Incentives for tenants to go to trainings. Everyone needs to be able to get the information they need to produce and access accessible housing.
- Project home key and innovative models need to be accessible for physical and cognitive access.
- ADU initiatives need to be accessible.
- Information needs to be provided in plain language. Information should be in multiple languages in accessible format. Also, ASL translation. The more these services are developed, the better the relationship with the community will be.

## LGBTQ+ Focus Group Meeting Notes

January 25, 2022, 5pm to 630pm via zoom

City of San José Housing Department

Partner: Billy DeFrank LGBTQ+ Community Center

4 Participants (Various ages, mix of White and Asian)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Housing is hard to find and not very affordable.
- Reduce barriers for trans people to find shelter. Many shelters require identification as male or female with rigid/traditional definitions of gender. Some buildings require sobriety which is a barrier.
- City has the long list of services on their homeless brochure. A lot of those don't apply. Average person would not know where to start with that list.
- Shrinking services.
- Long waiting lists.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- More affordable, welcoming housing in general.
- More LGBTQ+ specialized shelters (New Haven cited as a good example but not enough beds to handle demand; Arena Hotel across from Billy DeFrank Center given as a potential site).
- Resources for more LGBTQ+ / aware service staff, retention, training, etc.
- Domestic violence shelters are open to victims of partner abuse but should also be open to adult victims of parental abuse (e.g. of queer youth fleeing unsafe family situation).
- More LGBTQ+ targeted outreach.
- Services (mediation, counseling, intervention) for LGBTQ+ folks who live in shelters or Permanent Supportive Housing (PSH) who have to deal with homophobic or transphobic neighbors (other shelter/PSH residents) or service staff.
- More mental health services to stay in housing.
- Need policies and funding aimed to help housing needs of LGBTQ+ community. Need to center the voices of LGBTQ+ community in the policy and solution discussion. There is an urgency, and desperation, to solve these housing issues that does not seem to be understood by leadership at the City of San José.

## Veterans Focus Group Meeting Notes

January 25, 2022, 2pm to 330pm via zoom

City of San José Housing Department

Partner: Supportive Services for Veterans Families Collaborative 17 Participants

(mix of men and women, White, African Ancestry and Latinx)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- 290 status is a barrier. Veterans who have 290 status are ineligible for vouchers so they are stuck in a loop of homelessness. There is a lack of clarification for “category 1” and what charges pertain, so that one would know if they are exempt and available for a voucher. Also, unclear if there is there a legal process required for those who fall into category 1.
- Most affordable units for veterans tend to be in the roughest neighborhoods. Instances of people afraid of gangs or experienced vandalism of vehicles or units.
- A lot is just placement. Demographics, age or income doesn’t match and it causes rotation. Communal fit, mental and physical needs aren’t there.
- Lack of affordable, suitable units for disabled veterans.
- Severe mental health and substance abuse problems are overlooked, and they get denied housing. It is hard to prove that discrimination. Owners seem to be getting creative if their reasons for denying housing.
- Getting turned down for units due to Section 8 voucher.
- Limited supply of accessible senior housing. Long wait lists. This results in compromises.
- “Mom and Pop” owners unwilling to make modifications such as door widening for roll in shower.
- A lot of “Mom and Pop” buildings don’t have elevators, so that limits people to the first floor for accessibility. Ramps aren’t always an option.
- There can be so many “filters” to what is needed for a suitable home for a veteran. There is already a limited supply of housing, then the scope narrows with a veteran’s needs and it is practically impossible to find a home.
- Not having a subsidy option creates problems for people falling in a loop of not having enough money for housing but ineligible for vouchers.
- Most owners unwilling to navigate reasonable accommodations requests without bringing outside support. Not every veteran is eligible for assistance for rehab costs associated with accommodation requests. Veterans Administration barely covers medical care costs, let alone rehab costs. Also, owners lose out on rent during accommodation construction.
- Mostly owners have been ok with accepting service or emotional support animals, sometimes they need a gentle reminder that the must accept them. The challenge lies in making sure veteran has all documentation needed for service animal.
- Care Coordination Project (CCP) mandates a threshold for Vulnerability Index - Service Prioritization Decision Assistance Tool (VISPDAT). Often, veterans are miscategorized or their assessment was performed improperly making them ineligible for CCP.



- Not enough supply of housing for those way below 30% AMI. They might not have a chronic health issue, or another extenuating circumstance that gets them benefits but they are still in need of housing. They are some veterans who are disabled, unable to work, but are not Veterans Administration (VA) connected so they are unable to secure housing. The units are just not unavailable.
- There is a problem of owner burnout caused by lack of support for behavioral issues. Owners then avoid letting service providers know when there are units available.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Provide a funding source for permanent supportive housing without Housing and Urban Development (HUD) involved. HUD creates a lot of barriers.
- Revive or create landlord appreciation committees to grant awards to grantees. Mayor could announce these awards at the Veterans Day parade.
- Incentivize relationships with property developers. They will have stable tenants and incomes amongst veterans. This fact needs to be highlighted and brought into incentivize relationships with property developers so that they are incentivized to build.
- Create a fund for repairs and modifications.
- Create a funding for damages. This should be available to all veterans, despite the type of assistance they have.
- Build more housing for veterans. Put veterans to work. Put the homeless population to work as well.
- Create incentives to recruit owners for scatter site veterans housing programs. Also, continuous incentivized bonuses to keep housing veterans as well as provide housing for veterans.
- Voucher programs should not clump veterans together – that is the point of voucher programs.
- Need more forums for coordination.
  - Create a mediation program for veterans and property owners. There are so many issues that come up that if they could be addressed early on, in a civil manner, that would really help. There is tension amongst police and communities, so going that route can be hard.
  - Need orchestrated plan on how to handle issues in certain areas, so we wouldn't get clumps.
- More collaboration with probation offices to understand ideal housing conditions for veterans.
- Address barriers to the 290 status issue:
  - Increase non-HUD and non-VASH funding for this population.
  - More collaboration with parole. Find out what is ideal for person with that background and if they have any relations with someone in community that could help assist in housing placements.
  - If not still on parole, shouldn't have any living restrictions
  - County should create maps to show areas of cities where those with 290 status can live in the city. This will make their placement much easier.

## African Ancestry Focus Group Meeting Notes

January 31, 2022, 5pm to 630pm via zoom

City of San José Housing Department

3 Participants (all African Ancestry adults)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Middle income earners need housing. There seems to be support for lower and upper. These middle-income earners are working professionals. Someone who makes 100k can get a section 8 voucher.
- Systemic racism exists for home loans and financing. Hard to prove. Systemic racism for black people when they sell their homes, appraisal bias. They often don't get fair market value.
- Average person would not know where to go to get redress on appraisal bias. Filing complaint with state agency is a long process. If you get a letter from them that you can't be helped, then you are back at square one.
- Government doesn't listen. Over 240 people testified at County meeting to stop prison, 2 people testified in favor. They voted in favor. There is a deep distrust of government.
- Most black people who have come to this valley come for jobs, so they are transplants. They often lack family and social support networks. That makes it hard when they are working long hours. They lack a safety net if there is a gap in finances or income. They are tired.
- South bay lacks black culture or African ancestry culture. There are a lot of anti-black vibes in San José, especially from people who speak at City Council meetings.
- Lack of middle-class black families in San José.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Develop underused land as affordable housing.
- Black people are not concentrated in one area of San José, so development of housing targeting black people should be dispersed as well.
- Offer real down payment assistance, like 300k for a 1 mil home purchase.
- Low-income households need financial support.
- Designate areas where lots are vacant for starter homes. These homes can be reasonably priced small homes that let folks get their foot in the door.
- Black population in San José is 3% to 4% of entire population so it should not be so hard to find funding, whereas in other cities the black population is much bigger.
- The County just voted to create a prison instead of services. We need more affordable housing, more mental health services. Government needs to stop fighting over jurisdiction and just do more programs.
- More resources for mental health.

- Clean up trash around the encampments. Provide more places for them to go, provide counseling, treatment and services.
- Need to invest in black culture in San José. People go to Oakland because it is lacking in San José.
- We need more black people in City staff, in places of business, etc. If you want black people to stay in San José, you need to invest in places for black people.
- Build a hospital for the homeless.
- African ancestry homeownership assistance needs to be targeted and much higher. This will help to create generational wealth.
- Hold residential developers accountable. There needs to be a place in all development plans for inclusion for black, low-income folks.
- If you can't target based on race, target based on district, or a specific income range.
- Reparations. Galvanize and educate people/elected leaders. Look at what Evanston, Illinois has done. Try to get people elected to make this a reality.
- Give guidance for home ownership. Provide or require courses on financing or how to maintain a house.

Formerly Homeless Focus Group Meeting Notes

February 1, 2022, 12pm to 1pm via zoom

City of San José Housing Department Partner: 2<sup>nd</sup> Street Studios

5 Participants (all residents, some seniors, some African Ancestry)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- There are a lot of issues with the management of 2<sup>nd</sup> Street Studios by Abode services:
  - A lot of complaints go unaddressed.
  - Security does not enforce rules. They are unprofessional. They get into fist fights with residents.
  - Points of access are breached all the time.
  - Management disregards emails from residents on the daily.
  - There has been flooding which has caused fiberglass to hang from ceiling. It causes breathing issues and harms pets.
  - Not providing services that was promised – onsite mental health services, medical clinic and convenience store.
  - No mental health staff for 6 to 8 months.
  - General lack of support from Abode or onsite managers.
  - Management lacks respect for tenants and speaks down to them.
  - There is no sign for 2<sup>nd</sup> street studios, this lends itself to a lack of pride in the place.
  - Estimate 80% of people living at 2<sup>nd</sup> street studios are not meant to be there.
  - Lease violations are not being enforced.
  - Staff seems to make up or change rules.
  - Tenant was assaulted onsite and has not gotten redress. The police have not responded. Property manager won't respond. Afraid to leave their unit. The attacker still comes onto the property. Tenant can't get any help.
  - They don't take these concerns, or the concerns raised by the resident board seriously.
  - Residents are trying their best to go thru the grievance process to hold them accountable, but it is not working.
  - Frequent staff turnover.
  - Notified by newsletter that there are two interns on staff this month. That is not adequate.
  - People sleep in their cars in carport, then wait for people to open the doors to access the building. Security is lacking.
  - There is no mental health clinician onsite. So, when people act up, they get a lease violation, and can get evicted.
- Tenants make complaints to the City regarding Abode, and instead of following up with tenants, the City follows up with Abode. Nothing gets resolved.
- People in the public sneer at tenants from 2<sup>nd</sup> street studios. If you see police or ambulance onsite, or people hanging out, it is because proper services are not being provided.

- Unclear what services Abode is meant to provide.
- Other permanent supportive housing tenants share the same frustrations as 2<sup>nd</sup> street studios. We all lack support.
- Issues with the housing first model – services are voluntary, so someone who has mental health challenges can cause terror in the building.
- Issues with the VI-SPDAT assessment to get housing
  - It forces people to lie to get score up.
  - You might not even know about it. Tenant on the street for 10 years, didn't know about the assessment for 9 of those years.
  - Overvalues when you have a voucher, not whether you would be open to supportive services.
  - Needs to be updated so that people can get off the street more quickly.
  - Trauma occurs when living on the street. A lot of focus is needed for an accurate assessment to determine best placement.
  - Tenant with 35 arrests from living on the street was shot to the top of list, even though there are other people who are more vulnerable because of being victims of rape or having been on the street much longer.
  - To properly discuss changes to the assessment, need another meeting. It is a very emotional topic.
- People are not acclimated to living on their own. They struggle to pay bills, buying groceries, buy furniture, etc. 2<sup>nd</sup> Street studios is suppose to be supportive housing not affordable housing.
- Evictions are like death notices, because you can't get a voucher after an eviction.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Provide an independent review council to handle complaints in projects like this (2<sup>nd</sup> street studios).
- Staff at 2<sup>nd</sup> street studios needs to be trained on how to work with formerly homeless/homeless individuals.
- Provide training to providers on how to work with formerly homeless individuals.
- Outreach workers should provide VI-SPDAT assessment on the spot. A homeless person might not feel comfortable going into an office or may have trouble getting transportation to get to an office. Homeless have all their gear with them, hard for them to travel for an appointment.
- Need more case managers to help with the processes, to get approved by housing authority.

## LGBTQ Focus Group Meeting Notes

February 15, 2022, 530pm to 7pm via zoom

City of San José Housing Department

Partners: San José State University Pride Center, Billy DeFrank, LGBTQ Youth

Space 19 Participants (White, Asian, Latinx)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Hard to function without adequate housing, it is essential, and it is not provided.
- Government should be helping LGBTQ+ but they are not, and that is shameful.
- People should not have to hit their lowest point before they are eligible for help/assistance. The City is not helping.
- Systemic demonization. From housing, to health care, criminal justice, etc.
- People need to be unhoused to receive support. There are people who live in unsafe living conditions, out of a car, are couch surfing, or participate in survival crimes who also need support/housing.
- LGBTQ+ folks are disconnected from their support groups, often at a young age.
- Such a need for housing, when people are left with little to no options, they live in their cars because there is no where else to go.
- People are often stuck in physically or mentally unsafe living conditions due to lack of housing resources, availability, and affordability. In these situations, not only does health suffer it makes it hard to hold down a job.
- There has been an increase in LGBTQ+ homeless youth during pandemic.
- Takes emotional and mental labor to navigate a bureaucratic system not designed to handle unique situations.
- Everyone is tired.
- 20 shelter beds are not enough in a city of 1 million.
- “Zero tolerance of retaliation” policies are seemingly meaningless, as the City does not investigate.
- Conditions in shelters around marijuana or alcohol use, documentation and criminal history render many people in need ineligible. Need help, not judgement.
- Programs that are available, are often overcrowded and underfunded.
- There are only three organizations that are LGBTQ friendly/trans affirming: New Haven Inn, Covenant House and Bill Wilson Center. They are all overwhelmed.
- Need dignified space. Need own space when dealing with mental health issues like depression and anxiety.
- Agencies don’t have the ability to place people quickly.
- Issues with shelters:

- o Unavailable.
  - o Not enough.
  - o Rules that don't make sense.
  - o Not affirming to trans people.
- Examples of impacts due to lack of housing:
  - o People getting kicked out of parents' home after coming out.
  - o Abuse at home.
  - o Couch surfing.
  - o Forced to work as an escort.
  - o Living in car.
- Knowledge gaps of services since people are decentralized, then people aren't in reliable contact with each other and where services aren't being advertised in any significant publicly visible capacity. In addition, there are language barriers and trust issues.
- Issues with VI-SPDAT
  - o Measures do not seem valid. Not enough weight on mental/emotional well-being.
  - o Measuring in of itself seems problematic. Vulnerability should not be measured in this way. Everyone who needs help should get it.
  - o Lacks validity in what qualifies as high risk.
  - o Questions rely on self-selection, which intersects badly with people who feel guilty for asserting their right to exist.
- City Council meetings may as well be in a different language they are so hard to understand. All the jargon is alienating. Unclear how to participate and advocate in government processes.
- Resources are often colorists against black and brown people. Some examples include:
  - o There is a stereotype that Asian parents are naturally colder to their children. Situations of abuse are often overlooked due to this belief.
  - o High rate of police violence against people of color. This can become dangerous when there is a police referral.
- Even if someone is experiencing discrimination, there is little to no help.
  - o Law Foundation is overloaded and overworked.
  - o Often resources are not accessible – conflicts with jobs, costs and language are examples of barriers.
  - o Long wait times. Often delays in response.
- Discrimination from landlords:
  - o Bullying.
  - o Reduce amenities.
  - o Receiving different treatment than other non-LGBTQ+ neighbors/tenants.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Provide housing. And make it accessible.
- Allow LGBTQ+ persons to be a part of the policy and decision-making processes. Not just based on surveys. Examples of benefits of this:
  - o Input on how to design a shelter – charging station, changing rooms (things that policy makers might not think of because they lack lived experience.)

- Prioritize trans folks in housing development and policy discussions. Available in multiple languages, including multiple Asian languages.
- Provide more support for queer people.
- More beds are needed. The need is immediate. Needed it 5 years ago.
- Need more money into the agencies that are supporting LGBTQ+ and people experiencing homelessness.
- Need safety nets for people who have to leave their living situation.
- Conditions around marijuana and alcohol use in shelters needs to be addressed. Requirements (for housing/assistance) need to be unconditional.
- Allow queer folks to be housed together. This will allow them to feel safe and build community which are things that keep mental health most stable.
- Provide a safe multi-unit housing building assists people towards long-term transitional housing
- Provide support in understanding government processes and how to advocate within those systems.
- Build programs designed and led by trans community. Start with a pilot. Consider a committee.
- Compensate people for their time, energy and emotional burden of sharing their stories and missing obligations.
- Assure that recommendations provided are seen and funded. Not just reported.
- Empower the community but don't over burden. Be cautious about tokening a representative and then putting all of the burden on them.
- Need majority representation or own safe space.
- Need trans affirming employers.
- Eliminate discrimination in short term shelters.
- One day or one workshop trainings for staff are good, but not good enough.
- Need more information in Spanish and other languages.
- Need to grow resources so we are not stuck with an assessment tool like the VI-SPDAT.
- Need leaders to be held accountable.



## Affordable Housing Resident Focus Group Meeting Notes

March 7, 2022, 1145am to 1pm via zoom

City of San José Housing Department

Partners: Kings Crossing

4 Participants (White, Latinx)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Need deep services for people with disabilities, mental health issues.
- People need help putting together the documentation to get services.
- People have become more mistrustful of govt programs and don't want to share information (afraid of being deported because of documentation, etc.)
- Lack of technology for people to be able to download information and forms; for elderly it is especially difficult.
- Nonprofit orgs typically re-syndicate and extend affordability (as opposed to for profit owners); tax credit investors did pull out during the beginning of the pandemic; development and number of funding sources (each with its own regulatory agreement) have become more complicated and are also therefore more complicated to manage.
- Pushback from NIMBY's: we don't want those people in our neighborhoods. Neighbors assume all future residents are criminals. Helps that the City and the County back development.

Examples:

- Help with design/color palette to help with community relationships.
- Programming community space for local nonprofits, use local artists.
- More property management issues with permanent supportive housing and rapid rehousing. Need more connection to services, more services.
- Catholic Charities provides services but need more partners funded and ability to refer.
- Staffing and turnover rates for service providers are tremendous.
- Reasonable accommodations are very rarely not approved. Even when denied, provide proactively options. Annual fair housing training is great. Key is to have consistent policies and procedures (forms, who approves, etc.).
- Getting people to meetings is a challenge in zoom times. Good to post information in lobby, elevators, common areas, offices. Can't trust just email or online. E-mail blasts don't work.
- During COVID, individual meetings were held to go through step by step of the process. Property management had most the documents.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Build trust so that people understand that Charities' priority is to keep people housed. Examples of how to do this:

- Provide workshops re documentation and the process of applying/recertification. Explain why and what documentation is needed. Also, provide standardized documents.
- Neighborhood preference would help. People want people from their neighborhood to be served by the housing that is going in. Affirmative outreach to make sure that their community is served.
- More workshops for people and support for people to fill out applications and certifications. Education on what are roles and responsibilities of tenants and landlords.

## Indigenous Peoples Group Meeting Notes

March 16, 2022, 5pm to 630pm via zoom

City of San José Housing Department

2 Participants (Indigenous Peoples)

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- High rent costs
- 184 grant available, but no one available at City or County to assist.
- Overcrowding.
- Rents are so high, people choose between rent and other necessities such as food or medicine.
- Long commutes if you can't afford to live in San José but you work in San José. And the costs to commute are high – 40/day for gas, or 400/month for ACE train. Can get free VTA with ACE pass.
- Hard for young adult children to “grow up and move out of the house,” because costs are so high, so many children stay at their parents' house or couch surf with friends.
- Increase in utility costs.
- Lack of resources for housing referrals.
- Need more staff and resources for home visits, food assistance and health case management.
- Difficult for case managers to stay in touch with clients because they don't have a PO box or a phone.
- Shelters won't allow pets or certain medications, but pets often are the only companions some people have.
- Most tribes in San José don't have federal recognition so those tribal members miss out on benefits.
- Discrimination. Landlords lack cultural sensitivity.
- At the Indian Health Center, average 2 to 3 calls a day regarding need for housing or housing issues in general.
- Big need for affordable housing.
- Lack of funding/resources for modifications for people with disabilities such as ramps, bars, etc.
- Housing that people can afford often has its own issues like dumping, trash in streets, homeless, homeless using bike lanes and/or poor lighting.
- To access care through the County, you need to have a Santa Clara County address. This leads to a lot of doubling up.
- People are moving away every day.
- Many American Indian families have moved out of the area in the past 10 years because of the high cost of living. They have either moved to areas in the Central Valley where it is a bit more affordable or have move back to their reservations or other locations in the country.
- Many American Indians do not have more than a high school degree and cannot afford to live in the Bay Area any longer, most are stuck in low end paying jobs.
- The majority of American Indians in Santa Clara County live on the Eastside of San José as well as in Morgan Hill and Gilroy.

- Many of older American Indians have also passed away within the past five years.
- Affordable Housing is very much needed for American Indian families in San José as well as Santa Clara County, like many there are sometimes 5 or more people living in the same location to afford rent.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Agencies/City/Housing Department should have an American Indian point of contact. Should have flyer and information available.
- Need help or a faster process for getting federal tribal recognition.
- Need resources/assistance from state/local government for non-federally recognized tribes.
- Need support for Indian advocacy. Used to have a group of 6 to 8 advocates that went to capital. Need support for urban Indians to advocate for themselves.
- Need an advocate/navigator in the Housing Department who people can contact. A direct line.
- Need relationship building/trust. A lot of historical trauma exists.
- Need increases in education and access.
- More buildings and apartments need to be accessible.
- Build more housing for homeless people.
- Increase case management to help people apply for housing.
- Provide free phones.
- Provide more information/resources for nonprofits to share.
- Provide stipend or grants for super commuter public service/nonprofit employees. Provide a shuttle like Google does. Provide support in organizing carpools.
- Preserve affordable housing.
- Set aside units for Native American/Alaskan families.

## Meetings Summaries

### 01/14/22 Access to Rental Housing for Protected Classes

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City staff joined the bi-monthly meeting of The Santa Clara County Eviction and Landlord/Tenant Dispute Collaborative to get feedback on accessing rental housing. The group discussed **barriers residents face in accessing rental housing, trends in fair housing issues and brainstormed ways to improve access.**

The most pressing **barrier** cited in accessing housing was **affordability**. The group agreed that many of the issues that renters face are caused by high housing costs like displacement, overcrowding and lease violations. Other barriers discussed included **large security deposits, adverse credit, or bankruptcy**. Attendees noted the **court eviction process** favors short timelines puts tenants at a disadvantage. Lacking support and resources, tenants struggle to navigate the eviction process and often end up with default evictions, which compromises their ability to apply for future rental housing.

The group highlighted the additional challenges the pandemic has placed on tenants and landlords. They expressed the state has been **slow to process emergency rental assistance applications** and that the lack of funds and lack of information on rental assistance application status has caused problems for both landlords and tenants. One attendee noted that while landlords may be aware of a tenant's application for rental assistance, they might look for other reasons to evict the tenant, often citing noise or lease violations. While tenants may have protections under expanded state and local laws, attendees **expressed frustration in educating tenants and property owners on the complex, inconsistent and rapidly changing laws.**

When discussing **fair housing issues in accessing rental housing**, attendees shared that discrimination based on **disability continues to be most common**. One fair housing practitioner stated that about 2/3 of landlords they encounter are unwilling to grant a **reasonable accommodation** request. The group noted differing perspectives and interpretation of reasonable accommodation standards make them difficult to resolve. They also predicted these issues to escalate due to the passage of a new state law effective 1/1/22 that adds additional requirements for disabled residents who want to live with **support animals**. Other types of discrimination identified were discrimination based on **race/national origin, families with children, source of income and language**. Specific examples of discrimination included owners reluctant to rent based on appearance of resident, discrimination based on source of income, denying access to parts of property and domestic violence victims being evicted for domestic violence events.

When the discussion turned toward **solutions**, the group focused on **education, funding, and improved renter protections**. The group agreed **early intervention education, in multiple languages/formats widely accessible**, would help address the escalation of common landlord/tenant issues to eviction. The group acknowledged the challenge of providing current information to tenants due the quick changing nature of these laws. Likewise, landlords are often unaware of the changing laws, and would benefit from reliable and consistent information streams. Ideas for promoting education and access included **keeping eviction centers open beyond the pandemic, increasing mediation services, staffing hotlines and funding for these programs**. Attendees expressed that the lack of funding continues to be a challenge in providing services, and **by increasing funding with less limitations would greatly improve service provision.**

Lastly, the group gave specific **ideas on expanding or adjusting rules to improve renter protection** including **expanding tenant right to sublease, including homes built after 1979 under the Apartment Rent Ordinance, and eliminating counting immediate family members against occupancy limit.**

## **02/24/22 Market-Rate Housing Developer Meeting**

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The discussion looked at various **development standards, on-site and off-site requirements, fees and exactions, processing or permit procedures, and non-governmental factors** to assess pain points in the development of housing in San José. Attendees expressed that development standards should be evaluated on a case-by-case basis and that **some of these standards should be re-evaluated** all together—like **private/public open space requirements**. In some cases attendees expressed a need for long-term consistency where standards are open to interpretation and they suggested that redundancies be removed wherever possible across the board.

**Road improvements and stormwater treatment and retention** proved particularly challenging for both on- and off-site requirements because each have major ramifications. Road improvement involves multiple regional organizations like PG&E which adds red tape and can forestall certificate of occupancy significantly. Stormwater treatment and retention, as expressed in the meeting, often requires levels of detail at the Planning level that is also covered at the Building Department level and only adds **redundancy—further impacting timelines**.

**Park impact and affordable housing or inclusionary housing fees** were the most straining. Attendees expressed that parkland fees are not standardized and one attendee pointed out that they bought an empty lot next to their project, dedicated that to the City as a park, and the City used those fees to fund another park project. Attendees also expressed that housing policies and the associated fees are layered such that it creates a nightmare of red tape, and that escalation of fees can skyrocket estimates, leading to development being unable to pencil.

Overall, those in attendance expressed **very long wait times for permits and processes**—approximately 15 months on average. They site Historic Preservation, Fire, and Planning, and CEQA, Planning Commission, and General Plan amendment hearings as major hurdles. Many of the attendees expressed a desire to have more than one General Plan hearing a year.

The non-governmental factors that affected the attendees largely boiled down to **regional agencies' lack of cooperation with the City**.

Overall, the attendees felt that the **processes in place should be streamlined** and that some departments like Public Works and Planning should, instead of being fee recovery, **be General Fund funded** in such a way as to promote long-lived leadership in these departments who develop relationships with developers.

## 02/25/22 Affordable Housing Developer Meeting

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City staff met with affordable housing developers to gather feedback on **land use controls, on- and off-site requirements, fees and exactions, processing and permit procedures, and non-governmental factors** that impact generation of these housing types in San José. In total there were six participants and five staff which were broken down into two breakout rooms.

Attendees identified **open space** as a limiting factor for affordable development because requirements aren't broken down by category—studio vs. three-bedroom apartment, for example. State streamlining law, though, has alleviated some of this strain but there are other things that make the state streamlining less attractive, like requiring prevailing wage rates for labor among other things, and it would be more beneficial to have a streamlining-adjacent City ordinance that would help achieve mixed-income developments. A city streamlining program, however, should be sensitive to requiring higher building heights and densities because this can shift affordable projects away from being able to pencil because that can drastically shift costs.

All attendees agreed that the **city and state policy framework needs to be consistent** not only for Planning but all other departments as well and that the Attorney's Office should prepare such a framework moving forward. It was suggested that, because the State level legal system is shifting so rapidly and there are issues with keeping items consistent, **the City should make findings for 'grandfathering in' developments who began the process under one state law prior to amendments.**

**Transportation demand management measures should be categorically exempt from affordable housing**, one attendee suggested, because many affordable developments already incorporate many of these measures by-nature. Other attendees agreed that TDM measures and off-site road improvements are strenuous, and they cite **coordination with regional partners like PG&E as tedious and burdensome**. Suggestions include a **single person or department that could coordinate with regional players as a point of contact between them and the developer.**

**Fees and fee estimates** could also benefit from a **single person or persons within each department** being the main point of contact. Some point toward implementation of the 'Ruth Model'—Ruth being a dedicated point of contact for affordable housing—for all departments as being largely beneficial in all aspects of affordable housing implementation. Attendees also felt that **the earlier the fees and estimates can be provided, the better, and that all fees, waivers, and other aspects should be included upfront**. One attendee suggested that, if possible, **providing raw data on past and current projects** could be one method to give a more accurate estimate by extrapolating the projects bottom line expenses.

**Processing and permit procedures** tend to take on average between 9 months to a year even when using permit streamlining. The reality, as one attendee puts it, is that 30-day letters take around 60 to 90-days because departments are overwhelmed and understaffed. If **one large comprehensive meeting could take place with all departments** this would go a long way to alleviating the time constraints many projects face. While not discussed by attendees, the 'grandfathering' aspect discussed previously would likely help this process as well because attendees expressed frustration when, in some cases meetings on this scale occur, policies change three months down the line.

Some attendees expressed frustration **with streamlining being weakened with the additional Tribal Consultation requirements.** Staff mentioned that this is likely a new requirement that will become naturalized and easier to deal with once it becomes a commonly incorporated aspect of projects.

Everyone agreed that the **biggest challenges outside city control are state level funding applications and timelines** because of the ever-changing nature of state regulatory frameworks.



## Appendix B: Proof of Noticing and Public Comments

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I am a resident of Los Angeles County, over the age of eighteen years and not a party to or interested in the matter noticed.

The notice, of which the annexed is a printed copy appeared in the:

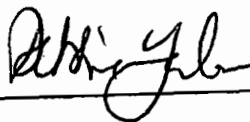
**WORLD JOURNAL**

On the following dates:

03/13/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California, this  
21st day of March 2025



DEBBIE YERKES

Signature

3903461

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from the standpoint of true economy and the public interest,  
is that which reaches those who are affected by it"



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### 關於 2025-2026 財政年度年度行動計劃草案和 2025-2030 年綜合計劃草案的 公眾聽證會和會議的通知

聖荷西市正在制定 2025-2026 財政年度年度行動計劃草案和 2025-2030 年綜合計劃草案。本通知提供了公眾聽證會的日期以及公眾將在會議上討論的機會。

2025-2026 財政年度年度行動計劃 (AAP) 草案將涉及住房和城市發展部預算的使用。  
(2025-2030 年綜合計劃) 草案 (ConPlan) 將涉及五年預算草案以及城市使用美國住房和城市發展部 (HUD) 聯邦資金計劃。該市從 HUD 撥款式擁有資金包括其發展計劃 (CDBG)、緊急救援方案 (ESG)、HOME 投資夥伴關係 (HOME) 和受強迫遷徙者住房機會 (HOPWA)。根據該計劃，該市的公共住房平均每年約為 1,400 個單位。該計劃的制定很大程度上參考了公眾反饋。

如果您對 AAP 和 ConPlan 草案有意見，市政府歡迎您參加下列時間表中列出的任何會議。此外，無論是新移民人士或美國公民有權的人士，都可以通過電話、郵件或親自前往 City of San Jose Housing Department, 200 E. Santa Clara Street, 12th Floor, San Jose, California 95113 或電子郵件 (聯絡資訊如下) 提供意見。2025-2026 財政年度年度行動計劃草案和 2025-2030 年綜合計劃草案將於 2025 年 5 月 1 日至 2025 年 5 月 31 日在市政府網站上公佈。請公眾來意見。

或向任何申請中或外或向政府或任何相關部門提供意見。請電 (408) 294-9337 (TTY)，則至少在會議的三個工作日之前，行動不便的人可以參加所有公眾會議。

#### 公眾聽證會時間表

內容	主持者	地點	時間
2025-2026 財政年度 AAP 草案和 2025-2030 年 綜合計劃草案 30 天公 眾聽證會	安樂住房發展部總監: <a href="http://www.sanjoseca.gov/housingconplan">http://www.sanjoseca.gov/housingconplan</a> 或 (408) 294-9337 (TTY) 或 (408) 793-5542	聖荷西市 - 市政廳 12 樓 200 E. Santa Clara St. 12th Floor (Tower)	公眾聽證會: 2025 年 5 月 1 日至 2025 年 5 月 31 日
2025-2026 財政年度年度行 動計劃草案和 2025-2030 年綜合計劃草案的公眾聽 證會。	住房和社區發展委員會	安樂會議室 118-120	2025 年 5 月 8 日下午 5 時 45 分開始 安樂會議室 118-120
2024-2025 財政年度年度行 動計劃 Annual Action Plan and 2025-2030 年綜合 計劃的公眾聽證會和投票	聖荷西市市長	聖荷西市市政廳 200 E. Santa Clara Street Council Chambers	June 24, 2025 年 6 月 24 日下 午 1 時 30 分開 始

會議日期可能會變更，請在 <http://www.sanjoseca.gov/housingconplan> 網站查詢詳情。

聯繫方式：有關 2025-2026 財政年度年度行動計劃和 2025-2030 年綜合計劃的疑問和意見，請與 Lauren DeCarlo 聯繫，電話：(408) 535-3860。  
電子郵件：[lauren.decarlo@sanjoseca.gov](mailto:lauren.decarlo@sanjoseca.gov)

**PARA RESIDENTES QUE HABLAN ESPAÑOL:** Para preguntas o comentarios acerca de Proyecto FY 2025-2026 Planes de Acción Anual, por favor contactar a Luisa Cantu (408) 535-8357.

**THÔNG TIN LIÊN LẠC:** Nếu quý vị có những câu hỏi hay ý kiến liên quan đến Bản Dự Thảo Báo Cáo Thẩm Định Thành Quả Hàng Năm (CAPER) và Bản Dự Thảo Về Những Thay Đổi Kế Hoạch Đăng Kế Hàng Năm cho Tài Khoản 2024-2025, xin vui lòng liên lạc cô Janie Lê qua số điện thoại (408) 975-4414 hoặc qua điện thư [Janie.le@sanjose.ca.gov](mailto:Janie.le@sanjose.ca.gov)

使用單語的電話服務，或請在 2025 年 5 月 31 日之前，向市政府提供意見。2025-2026 財政年度年度行動計劃和 2025-2030 年綜合計劃草案將於 2025 年 5 月 1 日至 2025 年 5 月 31 日在市政府網站上公佈。請公眾來意見。

CNSB # 3903461

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## DECLARATION

I am a resident of Los Angeles County, over the age of eighteen years and not a party to or interested in the matter noticed.

The notice, of which the annexed is a printed copy appeared in the:

**ASIAN JOURNAL (NORTHERN)**

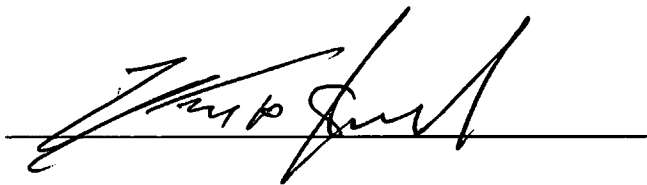
On the following dates:

03/14/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California, this

**17th day of March 2025**



curtis small  
Signature

**3903460**

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from the standpoint of true economy and the public interest,  
is that which reaches those who are affected by it"*





PAUNAWA NG MGA PAMPUBLIKONG PAGDINIG AT PULONG  
PARA SA DRAFT SA FY 2025-2026 ANNUAL ACTION PLAN  
AT DRAFT SA 2025-2030 CONSOLIDATED PLAN

ANG LUNGSOD NG SAN JOSE AY BUMUBUO NG DRAFT PARA SA FY 2025-2026 ANNUAL ACTION PLAN AT DRAFT 2025-2030 CONSOLIDATED PLAN. ANG PAUNAWANG ITO AY NAGBIBIGAY NG SCHEDULE NG MGA PAMPUBLIKONG PAGDINIG AT MGA OPORTUNIDAD PARA SA PAMPUBLIKONG PAGSUSURI AT KOMENTO.

Ang draft sa FY 2025-2026 Annual Action Plan (AAP) ay nangangasiwa ng paggamit ng mga pondo mula sa U.S. Department of Housing and Urban Development. Ang draft na 2025-2030 Consolidated Plan (ConPlan) ay tumutukoy ng mga prayoridad sa limang taon at isang plano para sa paggamit ng lungsod ng mga pondo mula sa U.S. Department of Housing and Urban Development (HUD). Ang mga pondo ng lungsod rin natanagap mula sa HUD ay kinabibilangan ng Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), at Housing Opportunities for Persons with AIDS (HOPWA). Ang mga pondo ng lungsod na natanagap mula sa formula ng HUD ay umaabot ng mga \$14 milyon taun-taon, depende sa pondo ng pederal. Ang pagbuo ng planong ito ay malaki ang epekto mula sa mga pampublikong feedback.

Kung nais mong magbigay ng mga komento tungkol sa AAP at ConPlan, malugod na tinatanggap ng Lungsod ang iyong pagdalo sa alinman sa mga pulong na nakalista sa schedule sa ibaba. Bukod dito, maaaring magbigay ng komento sa pamamagitan ng telepono, regular na koreo (sa City of San Jose Housing Department, 200 E. Santa Clara Street, 12th Floor, San Jose, California 95113), o sa pamamagitan ng email gamit ang impormasyong nakalista sa ibaba para sa mga nagsasalita ng Ingles at sa mga may limitadong kakayahang sa Ingles. Ang draft na FY 2025-2026 Annual Action Plan at 2025-2030 Consolidated Plan ay magiging available para sa pampublikong komento sa [Housing Department's website](#) mula Mayo 1, 2025 hanggang Mayo 31, 2025.

Upang humiling ng mga espesyal na akomodasyon para sa alinman sa mga pulong o isang alternatibong format para sa mga kaugmayan na naka-print na materyales, mangyaring tawagan ang (408) 294-9337 (TTY) sa pinakamaagang panahon, ngunit hindi bababa sa tatlong araw ng negosyo bago ang pulong. Lahat ng pampublikong pulong ay maa-access ng mga may mga kapansanan sa pagkilos.

**Schedule ng Pampublikong Pagdinig**

What	Who	Where	When
Pagpapalabas ng Draft na FY 2025-2026 AAP at Draft na 2025-2030 ConPlan Simula ng 30-araw na pagbibigay ng komento ng publiko	Bisitahin ang Housing Department's website sa <a href="http://www.sanjoseca.gov/housingconplan">http://www.sanjoseca.gov/housingconplan</a> para kumuha ng mga elektronikong kopya, o tumawag sa (408) 793-5542 o (408) 294-9337 (TTY) para sa mga paper copy	City of San Jose - Housing 200 E. Santa Clara St. 12 <sup>th</sup> Floor (Tower)	Pwedeng Magkomento ang Publiko: Mayo 1, 2025 – Mayo 31, 2025
Pampublikong Pagdinig ng Draft na FY 2025-2026 Annual Action Plan at Draft na 2025-2030 Consolidated Plan	Housing and Community Development Commission	Committee Rooms 118-120	Mayo 08, 2025, simula 5:45 pm  Mga komento ng publikong tatanggapin lamang nang personal
Pampublikong Pagdinig at Pag-apruba ng FY 2024-2025 Annual Action Plan at 2025-2030 Consolidated Plan	San Jose City Council	San Jose City Hall 200 E. Santa Clara Street Council Chambers	Hunyo 24, 2025, simula 1:30 pm

Ang mga petsa ng pulong ay maaaring magbago. Mangyaring bisitahin ang <http://www.sanjoseca.gov/housingconplan> para sa mga update.

**IMPORMASYON NG KONTAK:** Para sa mga tanong o komento tungkol sa FY 2025-2026 Annual Action Plan at 2025-2030 Consolidated Plan, mangyaring tumawag kay Lauren DeCarlo sa (408) 535-3860 o sa [lauren.decarlo@sanjoseca.gov](mailto:lauren.decarlo@sanjoseca.gov).

**PARA RESIDENTES QUE HABLAN ESPAÑOL:** Para preguntas o comentarios acerca de Proyecto FY 2025-2026 Planes de Acción Anual, por favor contactar a Luisa Cantu (408) 535-8357.

**THÔNG TIN LIÊN LẠC:** Nếu quý vị có những câu hỏi hay ý kiến liên quan đến Bản Dự Thảo Báo Cáo Thẩm Định Thành Quả Hàng Năm (CAPER) và Bản Dự Thảo Về Những Thay Đổi Kế Hoạch Đáng Kể Hàng Năm cho Tài Khoản 2024-2025, xin vui lòng liên lạc cô Janie Lê qua số điện thoại (408) 975-4414 hoặc qua điện thư [Janie.le@sanjose.ca.gov](mailto:Janie.le@sanjose.ca.gov)

**使用華語的僑胞居民:** 此通知是市府 綜合年度績效報告和 2025-2026 年度計劃的重要改變, 此通知提供公聽會的日期以及公眾的檢閱和建議, 請細查 料, 請電: 鄭麗 (408) 975-4450.

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### DECLARATION

I am a resident of Los Angeles County, over the age of eighteen years and not a party to or interested in the matter noticed.

The notice, of which the annexed is a printed copy appeared in the:

#### **EL OBSERVADOR**

On the following dates:

03/14/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California, this

**14th day of March 2025**



Irene Andal  
Signature

**3903455**

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is that which reaches those who are affected by it"*



## ENGLISH

# AI CHATBOTS CAN CUSHION THE HIGH SCHOOL COUNSELOR SHORTAGE — BUT ARE THEY BAD FOR STUDENTS?

The more students turn to chatbots, the fewer chances they have to develop real-life relationships that can lead to jobs and later success.

**Tara García Mathewson**  
CalMatters

During the pandemic, longtime Bay Area college and career counselor Jon Sapno started developing a chatbot that could answer high schoolers' questions about their future education options. He was using IBM's question-answering precursor to ChatGPT, Watson, but when generative artificial intelligence became accessible, he knew it was a game-changer.

"I thought it would take us maybe two years to build out the questions and answers," Sapno said. "Back then you had to prewrite everything."

An AI-powered chatbot trained on information about college and careers and designed to mimic human speech meant students at the Making Waves Academy charter school in the East Bay city of Richmond could soon text an AI Copilot to chat about their futures. The idea was that students could get basic questions out of the way — at any hour — before meeting with counselors like Sapno for more targeted conversations.

Almost one-quarter of U.S. schools don't have a single counselor, according to the latest federal data, from the 2021-22 school year. California high schools fare better, but the state's student-to-counselor ratio when ChatGPT debuted the following year was still 464-to-1, a far cry from the American School Counselor Association's recommended ratio of 250-to-1.

Sapno wasn't the only one to see generative AI's potential to scale advising. A flood of bots designed to help people navigate their college and career options have surfaced over the last two years, often with human-sounding names like Ava, Kelly, Oli, Ethan and Coco. It's unclear how many California high schools tell students to use any of them, but the power of generative AI and the scale at which young people are already turning to chatbots in their personal lives is giving some people pause.

Julia Freeland Fisher is education director at the Clayton Christensen Institute, a nonprofit research organization that studies innovation. She recently sounded the alarm about the consequences of letting students develop relationships with AI-powered college and career counselors instead of human ones.

"It's so tempting to see these bots as cursory," Freeland Fisher said. "They're not threatening real relationships. These are just one-off chats. But we know from sociology that these one-off chats are actually big opportunities."

Sociologists talk about "social capital" as the connections between people that facilitate their success. Among those connections, we have "strong ties" in close friends, family and coworkers who give us routine support, and "weak ties" in acquaintances we see less regularly. For a long time, people thought weak ties were less important, but in 1973 Stanford sociologist Mark Granovetter wrote about "the strength of weak ties" and a flood of studies since then have confirmed how important those more distant acquaintances can be for everything from job searches to emotional support.

As California considers regulating AI companions for young people, policymakers, tech companies and schools must consider how the burgeoning market for AI-driven college and career guidance could inadvertently become the source of a new problem.

"We're creating this army of self-help bots to help students make their way through school and toward jobs," Freeland Fisher said, "but those very same bots may be eroding the kinds of network-building opportunities that help students break into those jobs eventually."

"Like a mentor in your pocket"

The Making Waves Academy ensures all its graduates meet minimum admissions requirements to California's four-year public colleges. Nine out of 10 of them do pursue higher education, and while there, staff at the Making Waves Education Foundation offer 1:1 coaching, scholarships, budget planning and career planning to help them graduate on time with no debt and a job offer.

Patrick O'Donnell, CEO of Making Waves, said his team has been thinking about how to scale the kinds of supports they offer for years now, given the scarcity of counselors in schools.

"Even if counselors wanted to make sure they were supporting students to explore their college and career options, it's almost impossible to do and provide really personalized guidance," O'Donnell said.

Early supersubers of the Making Waves AI Copilot were 9th and 10th graders hungry for information but boxed



out of meetings with school counselors focused on helping seniors plan their next steps.

CareerVillage is another California nonprofit focused on scaling good college and career advice. CareerVillage.org has been aggregating crowd-sourced questions and expert answers since 2011 to help people navigate the path to a good career.

When ChatGPT came out, co-founder and executive director Jared Chung saw the potential immediately. By the summer of 2023, his team had a full version of their AI Career Coach to pilot, thanks to help from 20 other nonprofits and educational institutions. Now "Coach" is available to individuals for free online, and high schools and colleges around the country are starting to embed it into their own advising.

At the University of Florida College of Nursing, a more specialized version of Coach, "Coach for Nurses," gives

users round-the-clock career exploration support. Shkira Henderson, dean of the college, said Coach is "a valuable supplement" to the college's other career advising.

Coach for Nurses personalizes its conversation and advice based on a user's career stage, interests and goals. It is loaded with geographically specific, current labor market information so people can ask questions about earnings in a specific job, in a specific county, for example. Coach can also talk people through simulated nursing scenarios, and it's loaded with chat-based activities and quizzes that can help them explore different career paths.

Henderson is clear on the tools' limitations, though. "AI cannot fully replace the nuanced, empathetic guidance provided by human mentors and career advisors," she said. People can assess an aspiring nurse's soft skills, help them think about the type of hospital they'd like most or the work environment in which they'd thrive. "A human advisor working with that student will be able to identify and connect more than an AI tool," she said.

Of course, that requires students to have human advisors available to them. Marcus Strother, executive director of MENTOR California, a nonprofit supporting mentoring programs across the state, said Coach is worlds better than nothing.

"Most of our young people, particularly young people of color in low-income areas," Strother said, "they don't get the opportunities to meet those folks who are going to be able to give them the connection anyway."

By contrast, Coach, he said, is "like having a mentor in your pocket."

"A regulatory desert"

Last month, California state Sen. Steve Padilla, a San

Diego Democrat, introduced legislation to protect children from chatbots. Senate Bill 243 would, among other things, limit companies from designing chatbots that encourage users to engage more often, respond more quickly or chat longer. These design elements use psychological tricks to get users to spend more time on the platform, which research indicates can create an addiction that keeps people from engaging in other healthy activities or lead them to form unhealthy emotional attachments to the bots.

The additive nature of certain apps has long been a critique of social media, especially for young people. In Freeland Fisher's research for the Clayton Christensen Institute, she included a comment from Vinay Bhaskara, the co-founder of CollegeVine, which released a free AI counselor for high schoolers called Ivy in 2023.

"I've seen chat logs where students say, 'Ivy, thank you so much. You're like my best friend,' which is both heartwarming, but also kind of scary. It's a little bit of both," the report quotes him as saying.

"We're creating this army of self-help bots to help students make their way through school and toward jobs, but those very same bots may be eroding the kinds of network-building opportunities that help students break into those jobs eventually."

—Julia Freeland Fisher is education director at the Clayton Christensen Institute

Flushed by phone, Bhaskara said his company's tool is designed to be friendly and conversational so students feel comfortable using it. Millions of students have used the chatbot for free on CollegeVine's website and more than 150 colleges in California and around the country have offered the technology to their own students. After seeing how many millions of emails, text messages and online chat sessions have happened outside of working hours, Bhaskara now argues the insight and support students have gotten from the chatbot outweigh the risks.

In announcing Padilla's bill, his office referenced a number of cases in which chatbots directed children who had become attached to them to do dangerous things. At the most extreme, a Florida teen took his own life after a Character.AI chatbot he had become romantically involved with reportedly encouraged him to "come home to me." Padilla said his bill wouldn't keep young people from getting the benefits of college and career advising from chatbots; it would offer reasonable guidelines to address a serious need.

"This is a regulatory desert," Padilla said. "There are no real guardrails around some of this."

Freeland Fisher said the AI companions that young people are turning to for friendship and romantic relationships represent a far greater risk than AI-powered college and career advisors. But she said schools and tech developers still need to be careful when they seek out an AI solution to the counselor shortage.

Maybe the only current danger is replacing conversations with school advisors. Eventually, though, sophisticated tools that capture more of students' time and attention in the quest to fill a greater need could end up replacing conversations with other adults in their lives.

"These other supports matter down the line," Freeland Fisher said. When students spend more time with chatbots and, indeed, learn to prefer interactions with bots over humans, it contributes to social isolation that can limit young people's ability to amass all-important social capital. "That's part of the warning that we're trying to build in this research," Freeland Fisher said. "It's not to say, 'Don't use bots.' It's just to have a much fuller picture of the potential costs."

For their part, Making Waves and CareerVillage are taking some responsibility for the risks chatbots represent. Making Waves is actually retiring the AI Copilot this summer as the foundation shifts its mission to finding a way to use technology to help kids build social capital, not just get answers to questions about college and career. And CareerVillage has already put safeguards in place to address some of Padilla's concerns.

While Coach does tell users the more they interact with the chatbot the more personalized its recommendations become, Chung, the executive director, said Coach is designed to only discuss career development. "If you try to go on a long conversation about something unrelated, Coach will decline," Chung said. He described a series of guardrails and safety processes the company put in place to make sure users never become emotionally attached to the chatbot.

"It's work," Chung said, "but I'm going to be honest with you, it's not impossible work."

Data reporter Erica Yee contributed to this reporting.

**CITY OF SAN JOSE**  
CARTER OF SILICON VALLEY

**AVISO DE AUDIENCIAS PÚBLICAS & REUNIONES PARA EL BORRADOR DEL PLAN DE ACCIÓN ANUAL PARA EL AÑO FISCAL 2025-2026 Y EL BORRADOR DEL PLAN CONSOLIDADO 2025-2030**

**LA CIUDAD DE SAN JOSE ESTÁ ELABORANDO SU BORRADOR DEL PLAN DE ACCIÓN ANUAL PARA EL AÑO FISCAL 2025-2026 Y BORRADOR DEL PLAN CONSOLIDADO 2025-2030. ESTE AVISO PROPORCIONA UN CALENDARIO DE AUDIENCIAS PÚBLICAS Y OPORTUNIDADES PARA LA REVISIÓN Y LOS COMENTARIOS DEL PÚBLICO.**

El borrador del Plan de Acción Anual (AAP) para el año fiscal 2025-2026 nace al uso de los fondos federales del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos. El borrador del Plan Consolidado 2025-2030 (ConPlan) identifica las prioridades quinquenales y un plan para el uso por parte de la Ciudad de los fondos federales del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD). Los fondos que la Ciudad recibe por fórmula del HUD incluyen la Subvención en Bienes para el Desarrollo de la Comunidad (CDBG), la Subvención para Soluciones de Emergencia (ESG), las Asociaciones de Inversión en el Hogar (HOME) y las Oportunidades de Vivienda para Personas con SIDA (HOPWA). Los fondos de fórmula de la Ciudad tienen un promedio de aproximadamente \$14 millones anuales, dependiendo del presupuesto federal. El desarrollo de este Plan se nutre en gran medida de los comentarios del público.

Si desea hacer algún comentario sobre el AAP y el ConPlan, la Ciudad agradecerá su asistencia a cualquiera de las reuniones que figuran en el calendario siguiente. Además, los comentarios pueden proporcionarse por teléfono, por correo ordinario (a City of San Jose Housing Department, 200 E. Santa Clara Street, 12<sup>th</sup> Floor, San Jose, California 95113) o por correo electrónico a través de la información de contacto que se indica a continuación, tanto para las personas de habla inglesa como para las que tienen un dominio limitado del inglés. El borrador del Plan de Acción Anual para el año fiscal 2025-2026 y el Plan Consolidado 2025-2030 se pondrán a disposición del público para su comentario en el [sitio web del Departamento de Vivienda](http://www.sanjose.gov/housingdepartment) desde el 1 de mayo de 2025 hasta el 31 de mayo de 2025.

Para solicitar adaptaciones especiales para cualquiera de las reuniones o un formato alternativo de cualquier material impreso relacionado, llame al (408) 294-9337 (TTY) lo antes posible, pero al menos tres días hábiles antes de la reunión. Todas las reuniones públicas son accesibles para las personas con problemas de movilidad.

Qué	Quién	Dónde	Cuándo
Publicación del borrador del AAP del año fiscal 2025-2026 y del borrador del ConPlan 2025-2030 Inicio del periodo de comentarios públicos de 30 días	Consulte el sitio web del Departamento de Vivienda. <a href="http://www.sanjose.gov/housingdepartment">http://www.sanjose.gov/housingdepartment</a> para encontrar copias electrónicas, o llame al (408) 294-9337 (TTY) para obtener copias en papel	Ciudad de San Jose - Vivienda 200 E. Santa Clara St. Piso 12 (Torre)	Periodo de comentarios públicos: 1 de mayo de 2025 - 31 de mayo de 2025
Audiencia Pública del Borrador del Plan de Acción Anual para el año fiscal 2025-2026 y del Borrador del Plan Consolidado 2025-2030.	Housing and Community Development Commission (Comisión de Vivienda y Desarrollo Comunitario)	Salas del Comité 118-120	8 de mayo de 2025, a partir de las 5:45 p. m.  Comentarios del público recibidos solo en persona
Audiencia pública y aprobación del Plan de Acción Anual para el año fiscal 2024-2025 y del Plan Consolidado 2025-2030	Consejo Municipal de San Jose	Ayuntamiento de San Jose 200 E. Santa Clara Street Cámaras del Consejo	24 de junio de 2025, a partir de la 1:30 p. m.

Las fechas de las reuniones pueden estar sujetas a cambios. Consulte en <http://www.sanjose.gov/housingdepartment> para ver las actualizaciones.

**INFORMACIÓN DE CONTACTO:** Para preguntas o comentarios sobre el Plan de Acción Anual del año fiscal 2025-2026 y el Plan Consolidado 2025-2030, póngase en contacto con Lauren DeCarlo en el (408) 535-3860 o en [lauren.decarlo@sanjose.gov](mailto:lauren.decarlo@sanjose.gov).

**PARA RESIDENTES QUE HABLAN ESPAÑOL:** Si tiene preguntas o comentarios sobre el borrador del Plan de Acción Anual para el año fiscal 2025-2026, póngase en contacto con Luis Cantu en el (408) 535-8357.

**THÔNG TIN LIÊN LẠC:** Nếu quý vị có những câu hỏi hay ý kiến liên quan đến Bản Dự Thảo Báo Cáo Thẩm Định Thành Quả Hàng Năm (CAPER) và Bản Dự Thảo Về Những Thay Đổi Kế Hoạch Kinh Tế Hàng Năm cho Tài Khoản 2024-2025, xin vui lòng liên lạc cô Jane Lê qua số điện thoại (408) 975-4414 hoặc qua email [jane.le@sanjose.gov](mailto:jane.le@sanjose.gov).

提供有關的聯繫資訊：在我們即將公佈年度發展報告和 2025-2026 年度計劃的草案前，此處提供居民聯繫的日期以及公眾的諮詢時間。請致電 +1 (408) 535-3860 或發送電子郵件至 [lauren.decarlo@sanjose.gov](mailto:lauren.decarlo@sanjose.gov)。

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COUNTY OF SANTA CLARA**

**FILE NO. 3903456**

**San Jose Mercury News**

The undersigned, being first duly sworn, deposes and says: That at all times hereinafter mentioned affiant was and still is a citizen of the United States, over the age of eighteen years, and not a party to or interested in the above entitled proceedings; and was at and during all said times and still is the principal clerk of the printer and publisher of the San Jose Mercury News, a newspaper of general circulation printed and published daily in the City of San Jose, County of Santa Clara, State of California as determined by the court's decree dated June 27, 1952, Case Numbers 84096 and 84097, and that said San Jose Mercury News is and was at all times herein mentioned a newspaper of general circulation as that term is defined by Sections 6000; that at all times said newspaper has been established, printed and published in the said County and State at regular intervals for more than one year preceding the first publication of the notice herein mentioned. Said decree has not been revoked, vacated or set aside.

I declare that the notice, of which the annexed is a true printed copy, has been published in each regular or entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

**03/12/2025**

Dated at San Jose, California  
March 12, 2025

I declare under penalty of perjury that the foregoing is true and correct.



Principal clerk of the printer and publisher of the San Jose Mercury News





**NOTICE OF PUBLIC HEARINGS & MEETINGS FOR THE DRAFT FY 2025-2026 ANNUAL ACTION PLAN AND DRAFT 2025-2030 CONSOLIDATED PLAN**

**THE CITY OF SAN JOSE IS DEVELOPING ITS DRAFT FY 2025-2026 ANNUAL ACTION PLAN AND DRAFT 2025-2030 CONSOLIDATED PLAN. THIS NOTICE PROVIDES A SCHEDULE OF PUBLIC HEARINGS AND OPPORTUNITIES FOR PUBLIC REVIEW AND COMMENT.**

The draft FY 2025-2026 Annual Action Plan (AAP) governs the use of federal funds from the U.S. Department of Housing and Urban Development. The draft 2025-2030 Consolidated Plan (ConPlan) identifies five-year priorities and a plan for the City's use of federal funds from the U.S. Department of Housing and Urban Development (HUD). The City's funds received by formula from HUD include Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA). The City's formula funds average approximately \$14 million annually, depending on the federal budget. The development of this Plan is significantly informed by public feedback.

If you would like to provide comments on the AAP and ConPlan, the City welcomes your attendance at any of the meetings listed in the schedule below. Additionally, comments may be provided by phone, regular mail (to the City of San José Housing Department, 200 E. Santa Clara Street, 12<sup>th</sup> Floor, San José, California 95113), or by email via the contact information listed below for both English speakers and those with limited English proficiency. The draft FY 2025-2026 Annual Action Plan and 2025-2030 Consolidated Plan will be made available for public comment on the Housing Department's website from May 01, 2025 through May 31, 2025.

To request special accommodations for any of the meetings or an alternative format for any related printed materials, please call (408) 294-9337 (TTY) as soon as possible, but at least three business days before the meeting. All public meetings are accessible to those with mobility impairments.

**Schedule of Public Hearings**

What	Who	Where	When
Release of the Draft FY 2025-2026 AAP and Draft 2025-2030 ConPlan. Start of 30-day public comment period.	See the Housing Department's website, <a href="http://www.sanjoseca.gov/housingconplan">http://www.sanjoseca.gov/housingconplan</a> to find electronic copies, or call (408) 793-5542 or (408) 294-9337 (TTY) for paper copies.	City of San José - Housing 200 E. Santa Clara St. 12 <sup>th</sup> Floor (Tower)	Public Comment Period: May 01, 2025 – May 31, 2025
Public Hearing of the Draft FY 2025-2026 Annual Action Plan and Draft 2025-2030 Consolidated Plan.	Housing and Community Development Commission	Committee Rooms 118-120	May 08, 2025, starting at 5:45pm  Public comments received in person only.
Public Hearing and Approval of the FY 2024-2025 Annual Action Plan and 2025-2030 Consolidated Plan	San José City Council	San José City Hall 200 E. Santa Clara Street Council Chambers	June 24, 2025, starting at 1:30pm

Meeting dates may be subject to change. Please check <http://www.sanjoseca.gov/housingconplan> for updates.

**CONTACT INFORMATION:** For questions or comments regarding the FY 2025-2026 Annual Action Plan and 2025-2030 Consolidated Plan, please contact Lauren DeCarlo at (408) 535-3860 or [lauren.decarlo@sanjoseca.gov](mailto:lauren.decarlo@sanjoseca.gov).

**PARA RESIDENTES QUE HABLAN ESPAÑOL:** Para preguntas o comentarios acerca de Proyecto FY 2025-2026 Planes de Acción Anual, por favor contactar a Luisa Cantu (408) 535-8357.

**THÔNG TIN LIÊN LẠC:** Nếu quý vị có những câu hỏi hay ý kiến liên quan đến Bản Dự Thảo Báo Cáo Thẩm Định Thành Quả Hàng Năm (CAPER) và Bản Dự Thảo Về Những Thay Đổi Kế Hoạch Đáng Kể Hàng Năm cho Tài Khoản 2024-2025, xin vui lòng liên lạc cô Janie Lê qua số điện thoại (408) 975-4414 hoặc qua điện thư [Janie.le@sanjose.ca.gov](mailto:Janie.le@sanjose.ca.gov).

**使用粵語的僑胞居民:** 此通知是市府 綜合年度績效報告和 2025-2026 年度計劃的重要改變。此通知提供公聽會的日期以及公眾的檢閱和建議。詳細資料，請電：粵語 (408) 975-4450。

CNSB # 3903456



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## DECLARATION

I am a resident of Los Angeles County, over the age of eighteen years and not a party to or interested in the matter noticed.

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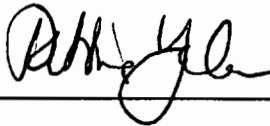
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On the following dates:

03/14/2025

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DEBBIE YERKES

Signature

3903457

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from the standpoint of true economy and the public interest,  
is that which reaches those who are affected by it"



### THÔNG BÁO VỀ CÁC CUỘC HỌP & ĐIỀU TRẦN CÔNG CỘNG CHO DỰ THẢO KẾ HOẠCH HÀNH ĐỘNG HÀNG NĂM CHO TÀI KHÓA 2025-2026 VÀ DỰ THẢO KẾ HOẠCH HỢP NHẤT CHO TÀI KHÓA 2025-2030

THÀNH PHỐ SAN JOSE ĐANG XÚC TIẾN DỰ THẢO KẾ HOẠCH HÀNH ĐỘNG HÀNG NĂM CHO TÀI KHÓA 2025-2026 VÀ DỰ THẢO KẾ HOẠCH HỢP NHẤT CHO TÀI KHÓA 2025-2030. THÔNG BÁO NÀY CUNG CẤP LỊCH TRÌNH ĐIỀU TRẦN CÔNG CỘNG VÀ CÁC CƠ HỘI ĐỂ CÔNG CHÚNG XEM XÉT VÀ GÓP Ý.

Dự thảo Kế hoạch Hành động Hàng năm (AAP) cho tài khóa 2025-2026 chỉ phối việc sử dụng quỹ liên bang từ Bộ Phát triển Gia Cư và Đô Thị Hoa Kỳ. Bản dự thảo Kế hoạch hợp nhất 2025-2030 (ConPlan) xác định các ưu tiên năm năm và kế hoạch sử dụng các quỹ liên bang của Thành phố từ Bộ Nhà ở và Phát triển Đô thị Hoa Kỳ (HUD). Các quỹ mà Thành phố nhận được theo công thức từ HUD bao gồm Khoản tài trợ khởi phát triển cộng đồng (CDBG), Khoản tài trợ giải pháp khẩn cấp (ESG), Quan hệ đối tác đầu tư HOME (HOME) và Cơ hội nhà ở cho người mắc bệnh AIDS (HOPWA). Quỹ công thức của Thành phố trung bình khoảng \$14 triệu đô la hàng năm, tùy thuộc vào ngân sách liên bang. Sự phát triển Kế hoạch này được biết rất nhiều qua phản hồi của công chúng.

Nếu quý vị muốn đóng góp ý kiến về AAP và ConPlan, Thành phố hoan nghênh sự tham gia của quý vị vào bất kỳ cuộc họp nào được liệt kê trong lịch trình bên dưới. Ngoài ra, có thể góp ý qua việc gọi điện thoại, gửi thư thông thường (gửi đến City of San Jose Housing Department, 200 E. Santa Clara Street, 12<sup>th</sup> Floor, San Jose, California 95113) hoặc gửi email qua thông tin liên lạc có nêu ở bên dưới cho cả người nói tiếng Anh và những người có trình độ tiếng Anh hạn chế. Bản Dự Thảo Kế hoạch hành động hàng năm tài khóa 2025-2026 và Kế hoạch hợp nhất cho tài khóa 2025-2030 sẽ được đưa ra để lấy ý kiến công chúng trên trang web của Bộ Gia Cư từ ngày 1 Tháng Năm, 2025 đến ngày 31 Tháng Năm, 2025.

Đề yêu cầu có các thích nghi đặc biệt cho bất kỳ cuộc họp nào hoặc định dạng khác cho bất kỳ tài liệu in liên quan nào, vui lòng gọi (408) 294-9337 (TTY) càng sớm càng tốt, nhưng ít nhất ba ngày làm việc trước cuộc họp. Tất cả các cuộc họp công cộng đều để tiếp cận cho những người bị khuyết tật về khả năng di động.

#### Lịch Trình Phiên Điều Trần Công Cộng

Điều gì	Người nào	Ở đâu	Khi nào
Công bố Dự thảo AAP cho tài khóa 2025-2026 và Dự thảo ConPlan cho tài khóa 2025-2030 Bắt đầu giải đoạn lấy ý kiến công chúng 30 ngày	Truy cập trang web của Ban Gia Cư tại <a href="http://www.sanjoseca.gov/housingconplan">http://www.sanjoseca.gov/housingconplan</a> để tìm các bản sao bằng điện tử hoặc gọi số (408) 793-5542 hoặc (408) 294-9337 (TTY) để có các bản sao trên giấy	City of San Jose - Housing 200 E. Santa Clara St. Tầng Lầu thứ 12 (Tháp)	Thời Gian Góp Ý Công Khai: Ngày 1 tháng 5 năm 2025 - ngày 31 tháng 5 năm 2025
Phiên Điều Trần Công Cộng về Dự thảo Kế hoạch hành động hàng năm cho tài khóa 2025-2026 và Dự thảo Kế hoạch hợp nhất cho tài khóa 2025-2030.	Ủy Ban Phát Triển Gia Cư và Cộng Đồng	Các Phòng của Ủy ban 118-120	Ngày 6 tháng 5 năm 2025, bắt đầu lúc 5:45 chiều  Các góp ý của công chúng chỉ được tiếp nhận trực tiếp
Phiên điều trần công cộng và phê duyệt Kế hoạch hành động hàng năm cho tài khóa 2024-2025 và Kế hoạch hợp nhất cho tài khóa 2025-2030	Hội Đồng Thành Phố San Jose	Tòa Thị Chính San Jose 200 E. Santa Clara Street Council Chamber	Ngày 24 Tháng 6, bắt đầu lúc 1:30 chiều

Ngày họp có thể thay đổi. Vui lòng kiểm tra <http://www.sanjoseca.gov/housingconplan> for updates.

**THÔNG TIN LIÊN LẠC:** Đối với các câu hỏi hoặc ý kiến liên quan đến Kế hoạch hành động hàng năm cho tài khóa 2025-2026 và Kế hoạch hợp nhất cho tài khóa 2025-2030, vui lòng liên hệ với Lauren DeCarlo theo số (408) 535-3860 hoặc [lauren.decarlo@sanjoseca.gov](mailto:lauren.decarlo@sanjoseca.gov).

**PARA RESIDENTES QUE HABLAN ESPAÑOL:** Para preguntas o comentarios acerca de Proyecto FY 2025-2026 Planes de Acción Anual, por favor contactar a Luisa Cantu (408) 535-8357.

**THÔNG TIN LIÊN LẠC:** Nếu quý vị có những câu hỏi hay ý kiến liên quan đến Bản Dự Thảo Báo Cáo Thẩm Định Thành Quả Hàng Năm (CAPER) và Bản Dự Thảo Về Những Thay Đổi Kế Hoạch Đảng Kế Hàng Năm cho Tài Khóa 2024-2025, xin vui lòng liên lạc có Janie Lê qua số điện thoại (408) 975-4414 hoặc qua điện thư [Janie.L@sanjose.ca.gov](mailto:Janie.L@sanjose.ca.gov)

使用華語的貴裔居民：此通知是市府綜合年度績效報告和 2025-2026 年度計劃的重要改變。此通知提供公聽會的日期以及公眾的接觸和建議。詳細資料，請電：英語 (408) 975-4450。

CNSB # 3903457



# *Memorandum*

**TO:** HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

**FROM:** Erik Soliván

**DATE:** May 1, 2025

**SUBJECT: PUBLIC HEARING ON THE DRAFT AMENDMENT TO THE CITY'S  
CITIZEN PARTICIPATION PLAN**

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## **RECOMMENDATION**

- 1) Conduct a public hearing on the draft amendment to the City's Citizen Participation Plan (CPP), and take public comment as required by the U.S. Department of Housing and Urban Development (HUD);
- 2) Provide input to Housing Department staff on the draft amendment to the City's Citizen Participation Plan; and
- 3) Recommend City Council approve the amendment to the City's CCP.

## **SUMMARY AND OUTCOME**

The purpose of this publicly noticed hearing is to provide the Housing and Community Development Commission (HCDC) and the public with an opportunity to comment on and make recommendations regarding the draft amendment to the City's Citizen Participation Plan (CPP). Adoption of the amendment will align the CPP to current federal requirements, streamline engagement processes, and expand access to public participation. The amended CPP will be presented to City Council for approval on June 3, 2025.

## **BACKGROUND**

As a recipient of federal entitlement funds from the U.S. Department of Housing and Urban Development (HUD), the City of San José is required to maintain a Citizen Participation Plan (CPP). The CPP outlines the policies and procedures the City follows to ensure meaningful public involvement throughout the development, amendment, and evaluation of HUD-funded plans. These include the Five-Year Consolidated Plan, Annual Action Plans, and the Consolidated Annual Performance Evaluation Report (CAPER), and substantial amendments to the Plans.

HUD regulations require that jurisdictions actively promote broad and inclusive community participation, with a particular emphasis on the following populations:

- Low- and moderate-income persons
- Residents of slums, blighted areas, and predominately low- and moderate-income neighborhoods
- Non-English speaking persons
- Persons with disabilities
- Public housing residents and other low-income individuals living in targeted revitalization areas

The City's current CPP includes the following components:

1. A description of the public participation process, including required public hearings and comment periods;
2. Opportunities for engagement by impacted residents, community-based organizations, and other stakeholders;
3. An overview of how the planning process works and how residents can access draft plans;
4. Guidelines for submitting public comments and standards for how the City responds;
5. Procedures for public involvement throughout all stages of the planning cycle;
6. Timelines for public noticing, hearings, and review periods; and
7. Provisions adopted in 2020 to allow for modified participation procedures during the COVID-19 pandemic, including shortened comment periods, adjusted noticing requirements, and the use of virtual public hearings consistent with federal waivers under the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

The CPP was last amended in August 2020, prior to the approval of the City's 2025–2030 Consolidated Plan, to incorporate temporary flexibilities made available during the COVID-19 public health emergency. These changes were authorized by federal legislation, including the CARES Act, which allowed jurisdictions to expedite the use of HUD funds by streamlining public noticing and comment requirements. HUD encouraged grantees to revise their participation plans to reflect these temporary flexibilities.

As of May 2025, the federal emergency waivers issued under the CARES Act have expired. Therefore, the proposed amendment removes these temporary provisions and restores full compliance with standard HUD requirements, including minimum public noticing timelines and public comment periods.

## **ANALYSIS**

Staff recommends amending the Citizen Participation Plan (CPP) to strengthen alignment with current HUD regulations, clarify public hearing procedures, and ensure continued access and transparency for community members participating in federally funded planning processes

### **Key changes in the amended CPP include:**

#### **Increase the Threshold for Substantial Amendments:**

To reflect the scale of current federal allocations, the proposed amendment raises the threshold to \$250,000 or 25% of the total allocation for a funding category — whichever is greater. This update reduces the administrative burden associated with routine budget shifts while preserving public review for changes to the use of funds or funding amount.

#### **Updated Public Hearing Requirements:**

The amended Plan clearly outlines the minimum number of public hearings required for key HUD planning documents.

For the Five-Year Consolidated Plan and Annual Action Plan, the City will conduct at least three (3) public hearings: one (1) community meeting, one (1) Housing and Community Development Commission (HCDC) hearing, and one (1) City Council hearing.

For the Consolidated Annual Performance Evaluation Report (CAPER), the Assessment of Fair Housing (AFH), and substantial amendments, a minimum of two (2) public hearings will be held: one (1) community meeting or one (1) HCDC hearing and one (1) City Council hearing.

#### **Recognition of Community Meetings as Public Hearings:**

The amendment formally recognizes community meetings as public hearings when they are properly noticed and meet HUD requirements for accessibility and engagement. This allows for greater flexibility in how the City gathers community input while maintaining compliance with federal participation standards.

#### **Removal of COVID-19 Emergency Provisions:**

Temporary provisions adopted in 2020 under the CARES Act, such as shortened public comment periods and modified notice requirements — have been removed. The amended Plan restores full compliance with HUD's standard participation requirements, reflecting the end of emergency-era regulatory waivers.

As part of this amendment, staff also recommends renaming the plan from Citizen Participation Plan to *Community Participation Plan*. This change reflects the City's commitment to inclusivity by acknowledging that participants in the planning process may include residents, stakeholders, and non-citizen community members who are still impacted by housing and community development investments. The revised title more accurately represents the broad base of individuals the City seeks to engage in the planning and implementation of HUD-funded programs.

### **EVALUATION AND FOLLOW-UP**

The draft amended Citizen Participation Plan will be available for public review and comment from May 15, 2025 through May 31, 2025. The Housing Department has scheduled two formally noticed public hearings during the comment period—this HCDC meeting and a City Council hearing scheduled for June 3, 2025. Following the close of the comment period, staff will incorporate community feedback into the final version of the Plan for Council consideration.

Erik L. Soliván  
Director, Housing Department

The principal author of this memorandum is Annette Tran, Interim Senior Development Officer. For questions, please contact Cupid Alexander, Deputy Director, at [cupid.alexander@sanjoseca.gov](mailto:cupid.alexander@sanjoseca.gov).

### **ATTACHMENTS**

Attachment A – Draft Amendment to the Citizen Participation Plan

## Attachment A: Draft Amendments to the Citizen Participation Plan



# Community Participation Plan

*for*

**U.S. Department of Housing and Urban Development Programs**

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# **CITY OF SAN JOSÉ HOUSING DEPARTMENT COMMUNITY PARTICIPATION PLAN**

## ***INTRODUCTION***

The City of San José receives the following entitlement grants from the federal government: *Community Development Block Grant (CDBG)*, *HOME Investment Partnership Program*, *Housing Opportunities for People with AIDS (HOPWA)*, and *Emergency Solutions Grants (ESG)*.

As a requirement for receiving these entitlement grants, Title I of the National Affordable Housing Act mandates that jurisdictions prepare:

- A five-year Consolidated Plan (Five-Year Plan or Consolidated Plan) and Annual Action Plans (Annual Plans) that identify local community development needs and set forth a funding strategy to address those needs.
- A Consolidated Annual Performance Evaluation Report (CAPER or Performance Report) that assesses the jurisdiction's annual achievements relative to the goals described in the Consolidated Plan.

The Consolidated Plans and Performance Report must address both affordable housing and non-housing related community development needs.

This Community Participation Plan (CPP) describes the City of San José's process to facilitate and engage community members to participate in an advisory role in the planning, implementation, and assessment of the Consolidated Plan and its associated Performance Report for the federally-funded entitlement programs.

The CPP has been amended to reflect current engagement practices and to align with regulatory requirements under Title 24 of the Code of Federal Regulations, Part 91 (24 CFR Part 91), which establishes the minimum standards for citizen participation. These updates aim to increase accessibility, transparency, and inclusivity in the City's decision-making process regarding federal housing and community development funds.

## ***OBJECTIVES OF THE CPP***

The CPP establishes standards to promote community participation in the development of the Five-Year Plan, the Annual Plans, amendments to the Plans, and the CAPER. The CPP is designed to especially encourage participation by low- and moderate-income persons, including those living in blighted areas.

The objectives of the CPP are:

1. To form a community participation structure that adheres to the provisions of the Housing and Urban Development (HUD) Code of Final Regulations for the Consolidated Plan (24 CFR Part 91, et seq., dated January 5, 1995) and subsequent revisions.

2. To provide all community of the City, especially those specified in 24 CFR Part 91 Sec. 91.105 (a), and who live in areas where federal funds are being used or proposed to be used, with the opportunity to:
  - a) Attend public hearings
  - b) Define local needs

- c) Review and evaluate the Consolidated Plan and related reports
  - d) Recommend the use of the federal entitlement funds.
- 3. To provide adequate community involvement in all phases of planning for the use of federal funds including the:
  - a) Identification of housing and community development needs
  - b) Review and approval of the Five-Year Plan and Annual Plans, including the proposed use of federal entitlement funds
  - c) Review and approval of substantial amendments to the Five-Year Plan or Annual Plan
  - d) Review of the City's progress in achieving the goals set out in the Five-Year Plan and Annual Plans, through the CAPER.
- 4. To provide adequate community involvement in creating the Assessment of Fair Housing, as per federal requirements, State requirements, or both.

## ***DEFINITIONS***

### ***AMENDMENT, SUBSTANTIAL***

A change to a previously adopted Five-Year Plan Strategic Plan, Annual Action Plan, or Assessment of Fair Housing that:

- Funding Reallocation: Increases or decreases the amount allocated to a funding category by \$ 250,000 or more, or by an amount exceeding 25% of the total allocation for that category, whichever is greater. (See definition of "Categories of Funding" below).
- Change in Beneficiaries: Significantly alters the intended beneficiaries or persons to be served by a program or activity.
- New Activity: Funds a new activity not previously described in the Action Plan.

### ***AMENDMENT, MINOR***

A change to a previously adopted Five-Year Plan, Annual Plan, or Assessment of Fair Housing that does not meet the thresholds to qualify as a Substantial Amendment. Minor Amendment includes monetary changes or shifts, regardless of size, that are: (1) necessary for substantially preserving all the programs and activities identified in a Plan; and (2) necessitated by significant changes in the funding levels between HUD's initial estimates of funding amounts and HUD's final allocation notification.

### ***ASSESSMENT OF FAIR HOUSING***

The Assessment of Fair Housing (AFH) is an analysis of fair housing issues and contributing factors in a program participant's jurisdiction and region that results in goals that the program participant sets forth to achieve over the program participant's subsequent planning cycle. It includes an analysis of fair housing data, an assessment of fair housing issues and contributing

factors, and an identification of fair housing priorities and goals.

### *CATEGORIES OF FUNDING*

For the purposes of the Community Participation Plan, the following are categories of funding within each federal funding source. These categories are used when determining if an amendment to the Consolidated Plan qualifies as a “substantial amendment:”

- CDBG
  - Public Service
  - Administration, Planning and Fair Housing
  - Community Development (Non-Construction): To include, but not be limited to, Code Enforcement, Housing Rehabilitation and Economic Development
  - Community Development (Construction): To include, but not be limited to, public facility improvements, street improvements, and ADA curb ramps;
- ESG
  - Emergency shelter operations and street outreach
  - Homeless prevention and rapid re-housing
  - Homeless management information.
- HOME
  - Rental housing development (new construction or rehabilitation)
  - Owner-occupied housing rehabilitation
  - Homebuyer assistance
  - Tenant-based rental assistance
  - Program administration.
- HOPWA
  - Rent payments
  - Mortgage payments
  - First month’s rent and security deposits
  - Utility payments
  - Information/support to locate and apply for housing assistance
  - Move-in support
  - Emergency shelter vouchers at motels/hotel/other temporary sites.
- Emergency funding, such as the federal Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funding.

### *CONSOLIDATED ANNUAL ACTION PLAN (Annual Plan)*

The Consolidated Annual Action Plan sets forth the annual funding provided to the City by HUD and describes the activities that the City plans to undertake using those funds over the course of a fiscal year to achieve the goals identified in the Five-Year Plan.

### *COMMUNITY PARTICIPATION PLAN (CPP)*

The CPP outlines how a jurisdiction will actively facilitate community participation, particularly for those who are low- and moderate-income, in the planning process for the Five-Year Plan, the Annual Plans, amendments to these Plans, the CAPER, and the AFH.

#### *COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)*

The CDBG program allocates annual grants on a formula basis to entitlement jurisdictions for community development activities that provide decent housing, suitable living environment, and expand economic opportunities, principally for low- and moderate-income persons.

#### *CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)*

HUD requires all entitlement jurisdictions to prepare a CAPER at the end of each fiscal year. The CAPER details the Jurisdiction's accomplishments in meeting the goals outlined in its Con Plan.

#### *DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)*

The U.S. Department of Housing and Urban Development (HUD) is the government agency that oversees most federal homeownership, affordable housing, fair housing, homeless, and community and housing development programs.

#### *DISPLACEMENT*

Displacement in this context refers to the involuntary relocation of individuals from their residences due to housing development and rehabilitation activities paid for by federal funds.

#### *ELIGIBLE ACTIVITY*

Eligible activities are activities that are allowable in the four federal funds (CDBG, ESG, HOME, and HOPWA) covered by the Community Participation Plan and as defined in the Code of Federal Regulations Title 24 for the Department of Housing and Urban Development. All eligible activities fall within a specific Category of Funding as defined above.

#### *EMERGENCY SOLUTIONS GRANT (ESG)*

The ESG program (formerly Emergency Shelter Grant) provides homeless persons with basic shelter and essential supportive services. It can be used to assist with the operational costs of the shelter, supportive services and related administrative costs.

#### *FIVE-YEAR CONSOLIDATED PLAN (Five-Year Plan)*

HUD requires jurisdictions receiving entitlement funds to prepare a Consolidated Plan every five years. The Plan provides a comprehensive overview of a jurisdiction's housing and community development needs, its priorities and strategies, and how the jurisdiction's actions will address the identified needs over the subsequent five years.

#### *HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)*

HOME is the largest Federal block grant designed exclusively to create affordable housing for low-income households. The HOME program provides formula grants to states and localities to fund a wide range of activities that build, buy, and/or rehabilitate affordable rental or homeownership housing or provide direct rental assistance to low-income people.

#### *HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)*

Under the HOPWA program, HUD makes grants to States and local communities for housing and services that benefit low-income persons medically diagnosed with HIV/AIDS. HOPWA funds may be used for a wide range of housing and social services, including health care and mental

health services, chemical dependency treatment, nutritional services, case management, and assistance with daily living.

### *PUBLIC HEARING*

The main purpose of a public hearing is to obtain public testimony or comment. Public hearings need to be advertised in local newspapers and made accessible to persons who do not speak English or who have a disability.

## ***ROLES AND RESPONSIBILITIES FOR COMMUNITY PARTICIPATION***

### *SAN JOSE CITY COUNCIL*

The San José City Council is the elected legislative body governing the City of San José. It is responsible for approving the City's Five-Year Plan, the Annual Plans, amendments to Plans, and the CAPER, prior to the submission of those approved documents to HUD.

Whenever practicable, City Council public hearings on all these matters except minor amendments will be scheduled for the afternoon session to facilitate participation by low- and moderate-income persons. To expand the ability for persons with disabilities and others with difficulties in attending in-person meetings, virtual public hearings may be used in conjunction with public meetings.

City Council meetings are generally held every Tuesday beginning at 1:30 p.m. and, on an irregular schedule, one evening session each month at 7 p.m. The meetings are held at the San José City Hall, Council Chambers at 200 East Santa Clara Street, San José, CA 95113 unless otherwise noted. All City Council meetings are held in facilities that are accessible to persons with disabilities. In times of emergency, meetings may be held virtually online.

### *HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)*

The Housing and Community Development Commission (HCDC, or Commission), appointed by the City Council, is composed of eleven (11) community members of the City of San José. The Commission is advisory to the City Council and the Housing Department on matters relating to:

- Housing and community development policy and programs;
- The administration of and policy/regulatory changes to the City's Mobile Home Rent Ordinance;
- The administration of and policy/regulatory changes to the City's Rental Dispute and Arbitration Ordinance,
- Preparation of reports and recommendations, as requested by the City Council or City Manager, respecting mobile home parks and mobile home living in San Jose.

The Commission has, on occasion, had enough vacancies that assembling a quorum has been difficult and has necessitated the cancellation of meetings on whose agendas were noticed public hearings. Thus, those hearings – some of which required long lead-times for noticing required this Plan – had to be rescheduled. Accordingly, the City Council has approved the following exception:

- The Housing Director or Housing Director designee may hold a public hearing related the approval of the Consolidated Plan, Annual Action Plan, or Substantial Amendments, if the HCDC is unable to hold such a hearing due to time constraints or a lack of quorum.

### *HCDC Meeting time and location*

The HCDC usually meets at the San José City Hall, 200 East Santa Clara Street, San José, CA 95113. Regular meetings are held on the third Thursday of each month (with the exception of July and December, in certain years) at 5:45 p.m. Special and subcommittee meetings may also be held as needed and at a time and date different from the regular meeting schedule in order to respond to time-sensitive matters or when the full Commission is unable to convene for its regular meeting. All HCDC meetings are held in facilities that are accessible to persons with disabilities. However, to expand the ability for persons with disabilities and others with difficulties in attending in-person meetings, virtual public hearings may be used in conjunction with in-person public meetings to the extent allowed by the State's Brown Act.

### COMMUNITY MEETINGS

Community meetings, recognized as public hearings under this CPP, are an essential component of the City's strategy to promote inclusive and accessible public engagement in the planning and implementation of federally funded housing and community development activities. These meetings are designed to be community-centered forums for discussion, especially in neighborhoods most impacted by the use of HUD funds.

The City of San José Housing Department is responsible for planning, facilitating, and public noticing community meetings. These meetings may take the form of town halls, open houses, pop-up events, or listening sessions and are intended to:

- Gather early input from residents regarding needs, priorities, and ideas related to housing and community development;
- Provide updates and solicit feedback on draft Plans, amendments, and reports (e.g., Annual Action Plans, Consolidated Plan, and the Assessment of Fair Housing);
- Increase participation among underrepresented groups, including low- and moderate-income residents, limited English proficient individuals, and persons with disabilities;
- Build trust and transparency between the City and the community it serves.

Meetings will be held in accessible locations across the city and at varied times to accommodate residents, and may include virtual participation options to increase accessibility. Interpretation services and reasonable accommodations will be provided with advance notice. Feedback collected during community meetings will be documented and considered during the development or amendment of relevant Plans.

### THE CITY OF SAN JOSE HOUSING DEPARTMENT

The City of San José's Housing Department (Department or Housing Department) is the primary administrative entity tasked with developing the Five-Year Plan, the Annual Plans, amendments to these Plans, the CAPER, and the AFH for the City. The Department makes recommendations on the use of federal entitlement funds and is tasked with measuring the effectiveness of the use of

federal funds in meeting the objectives defined in the Consolidated Plan.

The Housing Department also provides technical assistance to the HCDC. This assistance includes staffing the Commission, providing minutes, and arranging meetings, and documenting and disseminating Commission recommendations.

The Housing Department is also responsible for encouraging the participation of local and regional institutions, Continuums of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations) in the process of developing and implementing the Consolidated Plan and the AFH. The City is responsible for encouraging the participation of public and private organizations through targeted consultations, including but not limited to broadband internet service providers, organizations engaged in narrowing the digital divide, agencies whose primary responsibilities include the management of flood prone areas, public land or water resources, and emergency management agencies in the process of developing the Consolidated Plan.

## ***COMMUNITY PARTICIPATION POLICIES***

### ***AVAILABILITY OF DRAFT AND APPROVED DOCUMENTS***

The draft and final versions of the Five-Year Plan, Annual Plans, CAPER, all related amendments, and the AFH will be made available online on the Housing Department website, [www.sjhousing.org](http://www.sjhousing.org). Hard copies of the documents will be available by contacting the City of San José Housing Department, 200 East Santa Clara St., 12<sup>th</sup> Floor, San José, CA 95113 or by calling 408-535-3860.

The draft Five-Year Plan, draft Annual Plans, draft substantial amendments, and the draft AFH will be made available for public review and comment for a minimum of 30 days' prior to their final adoption by the City Council. The draft CAPER and draft amendments to the CPP will be available for public review and comment for a minimum of 15 days prior to their final adoption by the City Council.

Community members, public agencies, and other interested parties will be provided access to adopted Plans, amendments, CAPERs, and AFH which describe the City's use of assistance under the CDBG, ESG, HOME and HOPWA programs for the prior five years.

### ***PUBLIC HEARINGS***

The following guidelines apply to public hearings for these defined City of San José's Housing Department plans and reports:

- a) The City of San José will hold a minimum of *three (3)* public hearings for the Five-Year Plan and the Annual Plan, and a minimum of *two (2)* public hearings for the CAPER, AFH, substantial amendments, and amendments to the CPP. The hearings will include at a minimum:

For the Five-Year Plan and Annual Action Plan:



- At least one (1) community meeting held prior to publication of the draft Plan documents to gather public input on housing and community development needs, including non-housing community development priorities;
- At least one (1) hearing before the HCDC to review the draft Five-Year Plan and Annual Action Plan;
- At least one (1) hearing before the City Council prior to its adoption of the final Five-Year Plan and Annual Action Plan.

For the CAPER, AFH, and substantial amendments:

- At least one (1) community meeting or one (1) hearing before the HCDC to receive comments on the draft document;
  - At least one (1) hearing before the City Council prior to its adoption of the final CAPER, AFH, or substantial amendment.
- b) Notwithstanding the above, the Housing Director or Housing Director Designee may, in lieu of the HCDC, hold the required public hearing related to the approval of the Consolidated Plan, Annual Plan, CAPER, AFH, Plan Amendments, and Amendments to the CPP, if the HCDC is unable to hold such a hearing due to time constraints or a lack of quorum.
- c) All public hearings will be held at accessible locations in San José, usually at the San José City Hall. The City will provide listening devices and other assistance to disable persons upon request, with at least three (3) business days' prior notification. However, to expand the ability for persons with disabilities and others with difficulties in attending in-person meetings, virtual public hearings may be used in conjunction with in-person public meetings. The State of California's Brown Act requirements also must be met regarding virtual access.
- d) Hearings will be held during the evening hours when feasible.
- e) Interpretation services for persons with limited English proficiency or for hearing impaired individuals will be provided if notification is provided at least three (3) business days prior to the meeting for the need of such services.

NOTICES OF HEARINGS AND REVIEW PERIODS – FIVE-YEAR PLAN, ANNUAL PLAN, CAPER, SUBSTANTIAL AMENDMENTS, AMENDMENTS TO THE COMMUNITY PARTICIPATION PLAN & AFH

The City will provide community members, public agencies and other interested parties with notice of their opportunity to comment on the CPP, Five-Year Plan, Annual Plan, CAPER, Substantial Amendments, and AFH to these documents using U.S. mail, e-mail, or in person at public hearings.

To ensure that all community members, including minorities, persons with limited English proficiency, persons with disabilities, community members of public housing, and lower-income community members including those living in revitalization areas, are able to participate in the process:

- a) The City will provide notices of meetings and/or hearings on the Five-Year Plan, Annual Action Plan, CAPER, substantial amendments, and the Assessment of Fair Housing (AFH) via alternative distribution methods such as email, website postings, and newspaper publications. Notices will be in English and will also include a paragraph in each of San José's most frequently used languages (Spanish, Vietnamese, Chinese, and Tagalog) with instructions on how to obtain additional information in those respective languages. The City will also distribute these notices to various stakeholder listservs, including but not limited to: Affordable Housing Developers, Anti-Displacement Policy, Assessment of Fair Housing, Housing Department General Interest, and Market-Rate Developers.
- b) The public notices will advise interested community members of the availability of relevant draft documents for public review and will include a summary of the document, its contents, and purpose. The notices will describe how to obtain a copy of the document for review. The notices will also include information on how to access staff reports at the HCDC and City Council agenda websites.
- c) Notices will be distributed and published in newspapers at least *fourteen (14)* days before public hearings and will include information regarding how to request accommodation and services available for persons with disabilities who wish to attend the public hearings.
- d) Newspaper postings of the notices for the Five-Year Plan, Annual Action Plan, CAPER, substantial amendments, amendments to the CPP, and the AFH will be provided in the *San José Mercury News* or another local English language newspaper of wide circulation and in local non-English language newspapers for one day, including, Spanish, Vietnamese, Chinese, and Tagalog language newspapers. Publication in more than one newspaper meets HUD's requirement for at least two notices on different days.

Notices will be sent to an e-mail or U.S. Postal Service distribution list maintained by the Housing Department. Although the City will prioritize the use of e-mail to distribute the Public Notices to the community, it will continue to send by U.S. Postal Service hard copies of notice to community members who do not have access to email.

- e) Notices will be posted on the Housing Department's website at [www.sjhousing.org](http://www.sjhousing.org).
- f) Notices of the availability of draft documents and the review periods for the Five-Year

Plan, Annual Plan, substantial amendments, and AFH, and the review period for the CAPER and CPP amendments will be distributed, published, and posted on the Housing Department's website as above.

It has been the practice of the City to combine notices complying with several individual requirements into one document for dissemination and publication. See **Appendix A** for an example.

The City is receptive to suggestions for ways to improve its processes for notifying the public of hearings and the availability of draft documents.

#### NOTICES OF HEARINGS – MINOR AMENDMENTS

By definition, minor amendments to the Five-Year Plan, Annual Plan, or AFH are those falling below a threshold that requires certain public notifications, public hearings, and public body approvals as specified in this CPP. However, the City's municipal code and transparency guidelines may dictate that certain minor amendments need to adhere to noticing and/or public approvals outside the scope of this CPP. In those cases, posting of recommended minor amendments on the agenda websites for the HCDC and City Council – at least seven (7) days prior to the HCDC meeting and at least 10 days prior to the City Council meeting – constitutes adequate notice to the public for the purposes of this CPP.

#### OTHER GUIDELINES FOR FIVE-YEAR PLAN, ANNUAL PLAN, SUBSTANTIAL AMENDMENTS, AND AFH

The draft Five-Year Plan, Annual Plan, and AFH will be developed based on the following guidelines:

- a) The Housing Department will solicit input from San José community members, nonprofits, service providers, housing advocates, public agencies, and others interested in housing, homeless and community development issues during the Five-Year Plan, Annual Plan and AFH development process.
- b) A public review period of not less than *thirty (30)* days will be provided for each Five-Year Plan, Annual Plan, substantial amendment, and AFH to enable the public to provide comments prior to final adoption by the City Council.
- c) The City will consider comments and views expressed by community members and other interested parties either in writing or orally at public meetings regarding the Five-Year Plan, Annual Plan, substantial amendment, or AFH before final adoption by the City Council. The City will provide, as an attachment to the final Five-Year Plan, Annual Plan, or substantial amendment submitted to the U.S. Department of Housing and Urban Development (HUD), all written communications received and a summary of each oral comment, the City's subsequent action, and the reasons for non-action if none was taken. This information will also be made available to the public as part of the final document.

#### OTHER GUIDELINES FOR CAPER

The development of the CAPER will include the following public participation guidelines:

- a) The City will establish a public review period of not less than *fifteen (15)* days to allow for public comments prior to final adoption by the City Council.
- b) The City will consider comments and views expressed by community members and other interested parties either in writing or orally at public meetings regarding the performance reports prior to City Council action. The City will provide as an attachment to the final performance report submitted to HUD, all written communications received and a summary of each oral comment, the City's subsequent action, and the reason for non- action if none was taken. This information will be made available to the public as part of the final document.

#### AMENDMENTS TO THE COMMUNITY PARTICIPATION PLAN

The CPP will be posted at the Housing Department's website at <http://www.sjhousing.org>. Copies will also be available for pick-up, upon written or oral request, at the Department of Housing, 200 East Santa Clara Street, San José, CA 95113, on the 12<sup>th</sup> Floor.

Any change to the Community Participation Plan will be subject to the following guidelines:

- a) The City will establish a public review period of not less than *fifteen (15)* days to receive public comments prior to final adoption of the CPP by the City Council.
- b) The City will consider comments and views expressed by the community and other interested parties either in writing or orally at public meetings regarding the CPP prior to City Council action.

#### DISPLACEMENT POLICY

As part of the CPP, the City must maintain a displacement policy. Displacement for these purposes refers to the involuntary relocation of individuals from their residence due to housing development and rehabilitation paid for with federal funds. The City will continue to use existing federal and State relocation guidelines, as applicable, to minimize displacement and to alleviate the problems caused by displacement. Both the federal government and the State of California have specific requirements dictating the amount of benefits and assistance that must be provided to lower-income persons and households relocated from their homes as a result of displacement. Depending on the funding source, displaced persons may be offered one or more of the following:

- a rent subsidy for another unit
- a cash payment to be used for rent or a down-payment on the purchase of a dwelling unit
- moving and related expenses.

The City's rehabilitation programs may also deal with relocation issues when they provide minor additions to existing dwellings in to address overcrowding. Any temporary relocation costs are included in the rehabilitation loan package offered to clients.

#### AVAILABILITY OF AND ACCESS TO RECORDS

Information on the City's Consolidated Plans, including records or documents over the previous five related to the CPP, the current Consolidated Plan, the Annual Action Plans, CAPER, program regulations, and AFH will be available for community review during normal working hours at the Department of Housing, 200 East Santa Clara Street, San José, CA 95113, on the 12<sup>th</sup> floor, upon written or oral request. If the City is unable to provide immediate access to the documents requested, the City will make every effort to provide the documents and reports within ten (10) days from the receipt of the request. These documents are also posted on the Housing Department's website at [www.sjhousing.org](http://www.sjhousing.org).

#### TECHNICAL ASSISTANCE

The City will, to the extent practicable, respond to requests for technical assistance by groups representing persons of low- and moderate-income developing funding proposals for any program covered by the Consolidated Plan in accordance with grant procedures. This may include, but is not limited to, providing information regarding how to fill out applications, other potential funding sources, and referrals to appropriate agencies within and outside the City of San José. "Technical assistance," as used here, does not include the provision of funds to groups requesting such assistance.

Assistance will also be provided by the Housing Department to interested community members who need further explanation on the background and intent of the Housing and Community Development Act, interpretation of specific HUD regulations, and project eligibility criteria for federal grants.

#### COMPLAINTS

Complaints from members of the public regarding the Consolidated Plan, its related amendments and performance reports, or AFH may be submitted to the City of San José Housing Department at 200 East Santa Clara Street, San José, CA 95113. The complaints will be referred to the appropriate City staff for disposition. The City will provide substantive, written responses to all complaints within fifteen (15) days of receipt. Each federal program also has a separate appeals process for grant applicants.

#### PROCEDURES IN THE EVENT OF A NATIONAL, STATE, OR LOCALLY-DECLARED EMERGENCY

In the case of a local, State, and/or national declaration of an emergency or disaster, virtual public hearings may be used in lieu of or in conjunction with in-person hearings if the City offices are closed, a shelter-in-place order has been declared, and/or national or local health authorities recommend social distancing and limiting public gatherings for public health reasons. Translation and interpretations services and accommodations for persons with disabilities will be made available to the greatest extent possible with advance notice.

The period for public notice in the event of a local, State, and/or declared national emergency or disaster will be a minimum of seven (7) days prior to the first public hearing. All notices shall have, at minimum, language that identifies how to obtain additional information in each of San José's frequently used ethnic languages, including, but not limited to, Spanish, Vietnamese, Chinese, and Tagalog.

The period for public comment in the event of a local, state, and/or national emergency or disaster will be a minimum of five (5) days in advance of an action.

Notices will be posted on the Housing Department's webpage at [www.sjhousing.org](http://www.sjhousing.org) as well as sent via email distribution lists to appropriate recipients. Publication in newspapers is not required.

These procedures and periods supersede those required in non-emergency situations cited elsewhere in this CPP.

## ***APPENDIX A – SAMPLE PUBLIC HEARING NOTICE***



### **NOTICE OF HEARINGS ON THE 2012-2013 CONSOLIDATED ANNUAL ACTION PLAN AND A SUBSTANTIAL AMENDMENT TO THE 2011-2012 CONSOLIDATED ANNUAL ACTION PLAN FOR THE SECOND ALLOCATION AND REALLOCATION OF EMERGENCY SOLUTIONS GRANT FUNDS**

**THIS NOTICE IS TO ANNOUNCE THAT HEARINGS ON THE CITY OF SAN JOSÉ'S 2012-2013 CONSOLIDATED ANNUAL ACTION PLAN AND A SUBSTANTIAL AMENDMENT TO THE CITY'S 2011-2012 CONSOLIDATED ANNUAL ACTION PLAN FOR THE SECOND ALLOCATION AND REALLOCATION OF EMERGENCY SOLUTIONS GRANT (ESG) FUNDS WILL BE HELD BEFORE THE HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMISSION AND THE SAN JOSÉ CITY COUNCIL. Come give your views on affordable housing and community development needs in San José. Comments will be used to develop the City's Consolidated Annual Action Plan and the use of new and reallocated ESG funds.**

The Consolidated Annual Action Plan outlines the City's housing and community development needs and provides a one-year action plan on how the City plans to address those needs. This document is developed in consultation with the public and is the City's planning document for its federal entitlement funds (the Community Development Block Grant program, the Emergency Solutions Grant program, the HOME Investment Partnership program, and the Housing Opportunities for Persons with AIDS program), which are anticipated to total about \$12 million for Fiscal Year 2012-2013.

The Substantial Amendment to the 2011-2012 Consolidated Annual Action Plan addressing ESG funds outlines the proposed uses of the City's second allocation of ESG funds and changes in the use of its first allocation of ESG funds.

The following table highlights the schedule for the completion of the 2012-2013 Consolidated Annual Action Plan and the Substantial Amendment to the 2011-2012 Consolidated Annual Action Plan:

<b>What?</b>	<b>Who?</b>	<b>Where?</b>	<b>When?</b>
Release of staff funding recommendations for federal grant programs in 2012-2013	City of San José Housing Department	City of San José - Housing 200 E. Santa Clara St.-12 <sup>th</sup> Floor, San José, CA 95113	<b>March 27, 2012</b>
The draft 2012-2013 Consolidated Annual Action Plan and the draft Substantial Amendment to the 2011-2012 Consolidated Annual Action Plan available to the public for review and comment for 30 days	Visit the Housing Department's website at <a href="http://www.sjhousing.org/report/consolidated.html">http://www.sjhousing.org/report/consolidated.html</a> to find electronic copies or call (408) 793-5542 or (408) 294-9337 (TTY) for paper copies	City of San José - Housing 200 E. Santa Clara St.-12 <sup>th</sup> Floor, San José, CA 95113	<b>March 29, 2012</b>
First Council Hearing on the 2012-2013 Consolidated Annual Action Plan	San José City Council	San José City Hall 200 E. Santa Clara Street <b>City Council Chambers</b>	<b>April 3, 2012, 1:30 p.m.</b>
Review and Approval of the 2012-2013 Consolidated Annual Action Plan 2012-13 and the Substantial Amendment to the 2011-2012 Consolidated Annual Action Plan	Housing and Community Development Advisory Commission	San José City Hall 200 E. Santa Clara Street <b>Room W-118,119 (Wing)</b>	<b>April 12, 2012, 5:45 p.m.</b>
End of 30-Day Public Comment Period			<b>April 30, 2012</b>
Final approval of the 2012-13 Consolidated Annual Action Plan and the Substantial Amendment to the 2011-2012 Consolidated Annual Action Plan	San José City Council	San José City Hall 200 E. Santa Clara Street <b>City Council Chambers</b>	<b>May 1, 2012 1:30 p.m.</b>
Submit the approved Annual Action Plan and the Substantial Amendment to the US Department of Housing and Urban Development.	City of San José Housing Department		<b>May 11, 2012</b>

COMMUNITY INPUT IS GREATLY APPRECIATED. Specifically, we are looking for your input on the housing and community needs of low and moderate-income community members, seniors, people who are disabled, and others with special needs. Note above how electronic or paper copies of the two documents may be obtained. Please direct questions on either the Annual Action Plan or the Substantial Amendment to Daniel Murillo of the City of San José Department of Housing at 408-793-4195, by e-mail to [daniel.murillo@sanjoseca.gov](mailto:daniel.murillo@sanjoseca.gov), or for those with speech/hearing impairments please call (408) 294-9337 (TTY).



Public comments can be submitted in the form of statements made at the above listed meetings, in writing to City of San José, Housing, 200 E. Santa Clara Street, 12<sup>th</sup> Floor, San José, California 95113, or submitted via e-mail to the address listed above. All public meetings are held in locations accessible to those with mobility impairments.

**PARA RESIDENTES QUE HABLAN ESPAÑOL:** Este anuncio es tocante a una enmienda significativa que se va llevar a cabo en El Plan Consolidado para el Año Fiscal 2011-12 en el programa de Subsidio de Soluciones de Emergencia (ESG) y describe como El Departamento de Viviendas de la Ciudad de San José propone usar estos fondos y cambios que se harán en la primera distribución de estos fondos. El Plan Consolidado identifica las necesidades de viviendas y del desarrollo comunitario para la ciudad, también fija prioridades y adopta estrategias para dirigir fondos federales. Para más información, favor de llamar a Alejandra Herrera (408) 975-4424.

**對只懂華語的聖荷西市居民:** 此公告是關於2012-2013 財政年度聯邦政府房屋及都市發展部的綜合計劃年度行動計劃。綜合計劃 – 年度行動計劃列出本社區發展的需求，並為本市如何滿足這些需求規劃為期一年的計劃。此公告也是關於2011-2012 財政年度的綜合計劃之緊急補助方案的大幅修改。修改的內容包括對方案的第一分配用途的更改及第二分配的建議用途。若有任何查詢，請聯絡 劉小姐 535-8242。

**Dành cho những người cư-trú nói tiếng Việt :**

Đây là thông cáo về các cuộc điều-trần liên-quan tới Chương-trình Cùng cố và Phát động Công tác Niên-khoá 2012-13. Chương trình kể trên nêu rõ các nhu cầu thuộc phạm-vi Phát-triển Gia cư và Cộng đồng của Thành-phố, đồng thời cung ứng chương-trình Phát động Công tác trong vòng một năm, nhằm giúp Thành phố trừ liệu xử dụng các nhu cầu đó như thế nào. Thông cáo này cũng còn được coi như phân bổ túc đầy đủ cho chương trình tổng hợp thuộc tài-khoá 2011-12 dành cho Quỹ tài trợ giải quyết tình trạng khẩn cấp tài khoá 2011-12, đồng thời vạch rõ cách xử dụng tài khoản trợ cấp của Thành phố đã được dự trù cho quỹ tài-trợ ESG cũng như bất cứ sự thay đổi nào trong việc xử dụng tài-khoản trợ cấp lần đầu tiên cho Quỹ ESG. Quý vị nào muốn biết thêm chi tiết xin vui lòng liên lạc với Therese Trần, điện-thoại số (408) 793-5549.



# APPENDIX B – SAMPLE AFFIDAVIT OF PUBLICATION

## San Jose Mercury News

750 RIDDER PARK DRIVE  
SAN JOSE, CALIFORNIA 95190  
408-920-5332

### PROOF OF PUBLICATION

IN THE  
CITY OF SAN JOSE  
STATE OF CALIFORNIA  
COUNTY OF SANTA CLARA

SAN JOSE, CITY OF  
OFFICE THE CITY GROUP/REBECCA, 200 E SANTA  
CLARA STREET, 2ND FLOOR  
San Jose CA 95113  
FILE NO. Not of Hearing

In the matter of

The San Jose Mercury News

The undersigned, being first duly sworn, deposes and says: That at all times hereinafter mentioned affiant was and still is a citizen of the United States, over the age of eighteen years, and not a party to or interested in the above entitled proceedings; and was at and during all said times and still is the principal clerk of the printer and publisher of the San Jose Mercury News, a newspaper of general circulation printed and published daily in the city of San Jose in said County of Santa Clara, State of California as determined by the court's decree dated June 27, 1952, case numbers 84096 and 84097, and that said San Jose Mercury News is and was at all times herein mentioned a newspaper of general circulation as that term is defined by Sections 6000 and following, of the Government Code of the State of California and, as provided by said sections, is published for the dissemination of local or telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to the interests or published for the entertainment or instruction of a particular class, professional, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes, professionals, trades, callings, races or denominations; that at all times said newspaper has been established, printed and published in the said city of San Jose in said County and State at regular intervals for more than one year preceding the first publication of the notice herein mentioned. Said decree has not been revoked, vacated or set aside.

I declare that the notice, of which the annexed is a true printed copy, has been published in each regular or entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

3/23/2012

10" x 6 5/8"

Dated at San Jose, California  
03/23/12

I declare under penalty of perjury that the foregoing is true and correct.

Signed: *David Henderson*  
Principal clerk of the printer and publisher of the San Jose Mercury News.



### NOTICE OF HEARINGS ON THE 2012-2013 CONSOLIDATED ANNUAL ACTION PLAN AND A SUBSTANTIAL AMENDMENT TO THE 2011-2012 CONSOLIDATED ANNUAL ACTION PLAN FOR THE SECOND ALLOCATION AND REALLOCATION OF EMERGENCY SOLUTIONS GRANT FUNDS

RECEIVED

THIS NOTICE IS TO ANNOUNCE HEARINGS ON THE CITY OF SAN JOSE'S 2012-2013 CONSOLIDATED ANNUAL ACTION PLAN AND A SUBSTANTIAL AMENDMENT TO THE 2011-2012 CONSOLIDATED ANNUAL ACTION PLAN FOR THE SECOND ALLOCATION AND REALLOCATION OF EMERGENCY SOLUTIONS GRANT (ESG) FUNDS WILL BE HELD BEFORE THE HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMISSION AND THE SAN JOSE CITY COUNCIL. Come give your views on affordable housing and the use of new and reallocated ESG funds.

The Consolidated Annual Action Plan outlines the City's housing and community development needs and provides a one-year action plan on how the City plans to address those needs. This document is developed in consultation with the public and is the City's planning document for its federal entitlement funds (the Community Development Block Grant program, the Emergency Solutions Grant program, the HOME Investment Partnership program, and the Housing Opportunities for Persons with AIDS program), which are anticipated to total about \$12 million for Fiscal Year 2012-2013.

The Substantial Amendment to the 2011-2012 Consolidated Annual Action Plan addressing ESG funds outlines the proposed uses of the City's second allocation of ESG funds and changes in the use of its first allocation of ESG funds.

The following table highlights the schedule for the completion of the 2012-2013 Consolidated Annual Action Plan and the Substantial Amendment to the 2011-2012 Consolidated Annual Action Plan:

What?	Who?	Where?	When?
Release of staff funding recommendations for federal grant programs in 2012-2013	City of San Jose Housing Department	City of San Jose - Housing 200 E. Santa Clara St., 12 <sup>th</sup> Floor, San Jose, CA 95113	March 27, 2012
The draft 2012-2013 Consolidated Annual Action Plan and the draft Substantial Amendment to the 2011-2012 Consolidated Annual Action Plan available to the public for review and comment for 30 days.	Visit the Housing Department's website at <a href="http://www.sanjoseca.gov/development">http://www.sanjoseca.gov/development</a> to find electronic copies or call (408) 793-5942 or (408) 294-9337 (TTY) for paper copies	City of San Jose - Housing 200 E. Santa Clara St., 12 <sup>th</sup> Floor, San Jose, CA 95113	March 28, 2012
First Council Hearing on the 2012-2013 Consolidated Annual Action Plan	San Jose City Council	San Jose City Hall 200 E. Santa Clara Street City Council Chambers	April 3, 2012, 1:30 p.m.
Review and Approval of the 2012-2013 Consolidated Annual Action Plan and the Substantial Amendment to the 2011-2012 Consolidated Annual Action Plan	Housing and Community Development Advisory Commission	San Jose City Hall 200 E. Santa Clara Street Room W-118, 119 (Wing)	April 12, 2012, 8:45 a.m.
End of 30-Day Public Comment Period			April 30, 2012
Final approval of the 2012-2013 Consolidated Annual Action Plan and the Substantial Amendment to the 2011-2012 Consolidated Annual Action Plan	San Jose City Council	San Jose City Hall 200 E. Santa Clara Street City Council Chambers	May 1, 2012 1:30 p.m.
Submit the approved Annual Action Plan and the Substantial Amendment to the US Department of Housing and Urban Development	City of San Jose Housing Department		May 11, 2012

COMMUNITY INPUT IS GREATLY APPRECIATED. Specifically, we are looking for your input on the housing and community needs of low and moderate-income residents, seniors, people who are disabled, and others with special needs. Note above how electronic or paper copies of the two documents may be obtained. Please direct questions on either the Annual Action Plan or the Substantial Amendment to Daniel Munillo of the City of San Jose Department of Housing at 408-793-4185, by e-mail to [daniel.munillo@sanjoseca.gov](mailto:daniel.munillo@sanjoseca.gov), or for those with speech/hearing impairments please call (408) 294-9337 (TTY).

Public comments can be submitted in the form of statements made at the above listed meetings, in writing to City of San Jose, Housing, 200 E. Santa Clara Street, 12<sup>th</sup> Floor, San Jose, California 95113, or submitted via e-mail to the address listed above. All public meetings are held in locations accessible to those with mobility impairments.

PARA RESIDENTES QUE HABLAN ESPAÑOL: Este anuncio es sobre una encuesta importante que se va a llevar a cabo en el Plan Consolidado para el Año Fiscal 2011-12 en el programa de Subsidio de Soluciones de Emergencia (ESG) y describe como el Departamento de Vivienda de la Ciudad de San Jose propone usar estos fondos y cambios que se haran en la primer distribucion de estos fondos. El Plan Consolidado identifica las necesidades de viviendas y del desarrollo comunitario para la ciudad, tambien le prioridades y adopta estrategias para dirigir fondos federales. Para mas informacion, favor de llamar a Alejandra Herrera (408) 976 4424.

對於僑居美國的華裔居民應徵：此公告是關於2012-2013 財政年度聯邦政府房屋及都市發展部的綜合計劃年度行動計劃。綜合計劃—年度行動計劃列出本社區發展的需求，並為本市如何滿足這些需求規劃為第一年的計劃。此公告也展覽於2011-2012 財政年度的綜合計劃之緊急補助方案的大概修改。修改的內容包括對方案的第一分配用途的更改及第二分配的建議用途。若有任何查詢，請聯絡小組 535-9242。

Dành cho những người cư trú nơi tiếng Việt: Đây là thông cáo về các cuộc điều tra liên quan tới Chương trình Công cụ và Phát động Công tác Niên khóa 2012-13. Chương trình kế trên nêu rõ các nhu cầu thuộc phạm vi Phát triển Gia cư và Cộng đồng của Thành phố, đồng thời cung ứng chương trình Phát động Công tác trong vòng một năm, nhằm giúp Thành phố trả lời và dùng các nhu cầu đó như thế nào. Thông cáo này cũng còn được coi như bản thảo tác giả để cho chương trình tổng hợp thuộc tài khóa 2011-12 dành cho Quý tài trợ giải quyết tình trạng khẩn cấp tài khóa 2011-12, đồng thời vạch rõ cách xử dụng tài khoản trợ cấp lần đầu tiên cho Quý ESG. Quý vị nào muốn biết thêm chi tiết xin vui lòng liên lạc với Theresa Trần, điện thoại số (408) 793 5549.

SJMN #4374966

March 23, 2012



# *Memorandum*

**TO:** HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

**FROM:** Erik Soliván  
Jim Shannon

**DATE:** May 1, 2025

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**SUBJECT: PROPOSED SPENDING PLAN FOR MEASURE E REAL PROPERTY  
TRANSFER TAX REVENUE FOR FISCAL YEAR 2025-2026**

## **RECOMMENDATION**

Recommend the City Council take the following actions:

1. Adopt a resolution amending Section 22 of City Council Policy 1-18, titled “OPERATING BUDGET AND CAPITAL IMPROVEMENT PROGRAM POLICY”, to approve the following percentage allocations for the spending of Measure E revenues effective July 1, 2025:
  - a. Up to 5% of the revenues may be allocated for the administration of funding related to increased workload resulting from more robust homeless prevention efforts and the creation of more affordable housing, including, but not limited to, financial, legal, or administrative and policy programmatic support.
  - b. The remaining revenue is allocated as follows:
    - i. 10% for homelessness prevention including, but not limited to, gender-based violence programs, legal services, and rental assistance.
    - ii. Up to 90% for homeless sheltering and support programs that may include, but are not limited to, case management, outreach teams, encampment services, safe or supportive parking, homeless shelters, and interim housing construction and operations; and
    - iii. Any remaining revenue not budgeted within the homeless sheltering and support program allocation above will be allocated as determined through the annual budget process for the creation of

new or the preservation of existing affordable housing.

2. Approve the following percentage allocations for the spending of Measure E revenues totaling \$55.0 million anticipated to be received in Fiscal Year 2025-2026:
  - a. 5% or \$2,750,000 for administration with the remaining revenue allocated as follows:
    - i. 10% or \$5,225,000 for homeless prevention, gender-based violence programs, legal services and rental assistance; and
    - ii. Up to 90% or \$47,025,000 for homeless sheltering and support programs that may include, but are not limited to, case management, outreach teams, encampment services, safe or supportive parking, homeless shelters, and interim housing construction and operations.

## **SUMMARY AND OUTCOME**

Consistent with the direction provided by the City Council with their approval of the Mayor's March Budget Message for Fiscal Year 2025-2026, this memorandum recommends changes to City Council Policy 1-18, Section 22 to allow for a significantly higher amount of Measure E revenues to be allocated for homelessness sheltering and support, with any remaining unallocated revenue be available for the preservation of existing or creation of new affordable housing. This memorandum also recommends the budget allocation of estimated Measure E revenues in 2025-2026 in accordance with the policy change.

**Table 1: Comparison of Measure E Spending Plans**

	<b>Existing Policy</b>		<b>Revised Policy</b>	
<b>Measure E Total Available</b>	<b>\$55,000,000</b>		<b>\$55,000,000</b>	
<b>Spending Category Items</b>	<b>%s</b>	<b>Allocation</b>	<b>%s</b>	<b>Allocation</b>
Affordable Housing Development	75%	\$39,187,500	0%	\$0
Homelessness Prevention, Legal Services and Rental Assistance	10%	\$5,225,000	10%	\$5,225,000
Homeless Support Programs, Shelter Construction and Operations	15%	\$7,837,500	90%	\$47,025,000
Total Funds Allocated		\$52,250,000		\$52,250,000
Administration Fee	5%	\$2,750,000	5%	\$2,750,000

**BACKGROUND**

On March 3, 2020, San José voters approved Measure E which established a transfer tax on real estate transactions in which the purchase price exceeds \$2.X million. The formal name of the tax is the Real Property Transfer Tax, commonly referred to as Measure E revenues. In June 2020, the City Council amended City Council Policy 1-18 adding Section 22 that specifies the spending priorities and percentage allocations for Measure E revenue, along with a process for making changes to the percentage allocations. Any modification of the percentage allocations requires:

- 60-day public notice in advance of the effective date of the proposed allocation change.
- At least two public hearings prior to City Council action; and
- Two-thirds vote of the City Council.

On April 19, 2022, the City Council approved permanent modifications to the spending priorities and the allocation percentages of Measure E revenue under Section 22 of

Council Policy 1-18 as detailed in **Table 2**. Those allocation percentages are the current spending priorities and allocations under the Policy.

**Table 2: Current Measure E Spending Priorities and Percentage Allocations  
Approved April 2022**

<b>Measure E Spending Priorities (Does not include 5% Administration Fees)</b>	
<b>Spending Priority</b>	<b>% of Transfer Tax</b>
Creation of New Affordable Housing for Extremely Low-Income Households	40%
Creation of New Affordable Housing for Low-Income Households	30%
Creation of New Affordable Housing for Moderate-Income Households	5%
Homelessness Prevention and Rental Assistance	10%
Homeless Support Programs Including Shelter Construction and Operations	15%

The Policy also allows 5% of the revenue to be used for administrative purposes. This percentage is taken before the above percentage allocations are applied.

### **City Council Direction on Developing the 2025-2026 Proposed Operating Budget**

In response to the five-year General Fund shortfall that now totals \$87.0 million (previously \$97.1 million in the 2025-2026 City Manager's Budget Request and 2026-2030 Five-Year Forecast), the City Council's approval of the Mayor's March Budget Message for Fiscal Year 2025-2026 included direction to modify Measure E revenues as follows:

Modify City Council Policy 1-18, Section 22, on an ongoing basis, to minimize the need to cut community services previously authorized by the City Council, by preserving the existing 5% allocation of Measure E revenues for program administration, with the remaining revenue allocated in the following ways:

- a) Preserve the existing 10% allocation for homelessness prevention.
- b) On a sliding scale as determined in the annual budget process, increase from 15% to up to 90% the amount for homeless support programs that may include, but are not limited to, case management, outreach teams, encampment services, safe parking, homeless shelters and interim housing construction and operations.

- c) Any remaining funds will be used to fund new affordable housing development.

## **Noticing and Public Hearing**

In accordance with this guidance and the process identified in the Council Policy, the City issued a [notice of public hearing](#) to the City's website on May 1, 2025, 60 days in advance of the proposed changes to the spending priorities becoming effective. Two public hearings have been scheduled as required by Section 22 of Council Policy 1-18. Concurrent with the 2025-2026 Proposed Budget, the first public hearing will be held at City Council on Tuesday, May 13, 2025, and the second public hearing will be held at City Council on Monday, June 9, 2025. The approval of the 2025-2026 Proposed Operating Budget, which includes the recommended spending plan, along with any modifications as included in the Mayor's June Budget Message for Fiscal Year 2025-2026 will be considered by the City Council on Tuesday June 10, 2025.

## **ANALYSIS**

### *Amendments to City Council Policy 1-18, Section 22, Real Property Transfer Tax Revenues*

**Attachment A** to this memorandum includes the recommended red-line edits to the existing policy. The substantive changes are highlighted below.

- Removes reference to the General Fund, as Measure E revenues are now received and budgeted within the Real Property Transfer Tax Fund. While Measure E revenues can be used for any governmental purpose and are general purpose revenues, for administrative convenience and increased transparency, Measure E revenues are now received in the Real Property Transfer Tax Fund.
- Increases the percentage allocation for homeless sheltering and support programs from 15% to "up to 90%".
- Removes specific allocation percentages for the development of new affordable housing by area median income.
- Adds direction that any remaining revenue not budgeted for homeless sheltering and support will be allocated through the annual Proposed Budget process for the creation of new or the preservation of existing affordable housing.

Should the City Council approve the recommended policy changes included in the **Attachment A**, the budgeted amounts for homelessness sheltering and support in future years could range between 15% and 90% of revenues (less the 5% for Program

Administration) without triggering the 60-day noticing requirement, two public hearings, and two-thirds vote as long as any other spending is allocated for the preservation of existing or creation of new affordable housing.

For example, all of the scenarios included in the hypothetical **Table 3** below could be approved as part of the normal Proposed Budget development process without invoking the special noticing and voting procedures in the policy.

**Table 3: Examples of Allowable Measure E Allocations Under the Revised Policy**

	<b>Budgeted Amounts (\$ Million)</b>		
	<b>Example A</b>	<b>Example B</b>	<b>Example C</b>
Program Administration (5%)	\$3.0	\$3.0	\$3.0
<b>Allocation of Remaining Revenues</b>			
Homelessness Prevention	5.7 (10%)	5.7 (10%)	5.7 (10%)
Homelessness Support and Sheltering	51.3 (90%)	34.2 (60%)	17.1 (30%)
New Affordable Housing and/or Affordable Housing Preservation	0	17.1 (30%)	34.2 (60%)
<b>Total</b>	<b>\$60</b>	<b>\$60</b>	<b>\$60</b>

*Measure E Spending Plan for 2025-2026 and Ongoing*

**Table 4** below provides a breakout of the \$55.0 million spending plan for 2025-2026 Measure E revenues, and for revenues received in 2026-2027 and ongoing. The reallocation of funds from affordable housing development to homelessness sheltering and support programs is a key strategy that allows for the shifting of \$39.2 million of costs (\$42.8 million in 2026-2027 and ongoing) from the General Fund to the Real Property Transfer Tax Fund. A brief description of each line item follows.

**Table 4: Measure E Spending Allocations**

<b>Recommended Allocation of Measure E Revenues in the 2025-2026 Proposed Operating Budget (\$ Millions)</b>		
	<b>2025-2026</b>	<b>2026-2027</b>
<b>Program Administration (5% of total revenue)</b>	<b>\$2.75</b>	<b>\$3.00</b>
<b>Homelessness Prevention (10% of remaining revenue)</b>	<b>5.23</b>	<b>5.70</b>
<b>Homelessness Support and Sheltering (90% of remaining revenue)</b>	<b>47.02</b>	<b>51.30</b>
Interim Housing Construction and Operations	32.84	47.80
Outreach, Sanitation and Other Support Services	3.50	3.50
Beautify San José Encampment Management Services*	6.68	
Homeless Rapid Rehousing*	4.00	
<b>Total Measure E Revenues</b>	<b>\$55.0</b>	<b>\$60.0</b>

\*One-time funding shift from the General Fund to the Real Property Transfer Tax Fund; these services will again be funded in the General Fund in 2026-2027 and ongoing.

### ***Program Administration (\$2.75 million)***

- **Program Administration** – \$2.75 million (\$3.0 million in 2026-2027) million is programed towards administration costs. This allocation funds staff in the Housing Department, Finance Department, and the City Attorney’s Office for administrative activities supporting homeless prevention and support efforts and affordable housing development (as facilitated with prior Measure E allocations and other Housing Funds).

The overall amount for this category is unchanged from the 2025-2026 Base Budget.

### ***Homelessness Prevention and Rental Assistance (10%, \$5.2 million)***

- **Homelessness Prevention** – \$5.23 million (\$5.70 million in 2026-2027) will be dedicated towards homelessness prevention activities, including eviction prevention. The goal of the Homelessness Prevention System is to expand the ability of families with children to become quickly connected to prevention services with multiple points of entry to keep them housed. The Homelessness Prevention System identifies households at risk of experiencing homelessness and provides client-centered services, including short-term rental subsidies, financial assistance, and supportive services to help them regain stability.



Measure E will fund program personnel and financial support for at-risk San José households, including continuation and permanent addition of 3.0 filled Analyst II and 1.0 filled Staff Specialist positions, previously grant-funded, supporting rent stabilization and eviction prevention services. The program will continue efforts to connect at least 4,000 households facing eviction with resources and services, assist 300 tenants and landlords during the unlawful detainer (eviction) calendar at Santa Clara County Superior Court, and stabilize at least 125 low-income households and compensate landlords involved in eviction court actions through the program.

The overall amount for this category is unchanged from the 2025-2026 Base Budget.

***Homeless Support Programs including Shelter Construction and Operations  
(90%, \$47.0 million)***

- **Interim Housing Construction and Operations** – \$32.8 million (\$47.8 million in 2026-2027) will be allocated toward the construction, operations, and direct support activities of the City's Interim Housing Portfolio. In 2025-2026, this portfolio includes 1,110 bridge/emergency interim housing site units, 280 converted hotel rooms, and 126 supportive parking spaces; and 60 safe sleeping sites, 306 new motel rooms and 55 supportive parking spaces to relocate unhoused residents from the City's waterways. The specific cost components of the Interim Housing Portfolio funded by Measure E include: site operations and supportive service at interim housing sites (\$28.9 million), site maintenance activities performed or overseen by the Public Works Department (\$2.2 million), and the lease cost for the Berryessa Supportive Parking site (\$1.7 million).
- **Outreach, Sanitation and Other Support Services** – \$3.5 million (\$3.5 million in 2026-2027) funds outreach, sanitation, and other support services to encampments along the City's waterways, with the goal of placing individuals into shelter and housing opportunities. This funding includes the continuation of 8.0 Community Coordinator and 2.0 Community Activity Worker positions through June 30, 2027 that coordinate with City-funded homeless outreach providers, the City's of San José's Oversized Lived-In Vehicle Program, and Beautify San José in transitioning unhoused residents from encampments and lived-in vehicles to available sheltering options.
- **Beautify San José Encampment Management Services** – \$6.68 million (\$0 in 2026-2027) will support a portion of Beautify San José's cost to provide trash and waste pickup from unhoused residents, including trash collection at encampments and sewage collection from lived-in vehicles. These funds will not be used for any encampment abatement activities. These costs will be shifted back to the General Fund in 2026-2027.

- **Homeless Rapid Rehousing** – \$4.0 million (\$0 in 2026-2027) will pay for rapid rehousing services, that help outreach workers immediately place unhoused residents into temporary housing, such as a hotel room or other type of short-term rental opportunity. These costs will be shifted back to the General Fund in 2026-2027.

The overall amount for this category is increased by \$39.2 million from the 2025-2026 Base Budget.

### **EVALUATION AND FOLLOW-UP**

The Commission in its role as oversight committee will also review the annual expenditure report in Fall 2025 to ensure it is consistent with Approved FY 2024-2025 Spending Plan. Future spending plans will be reviewed by the Commission.

The modifications to the percentage allocations must be approved by the City Council. Should the City Council reject the proposed allocation modifications, the staff will maintain the activities but will align the spending amounts based on the Council approved percentage allocations. The timeline for the entire process is outlined below.

Activity	Date
Minimum 60-day notice to proposed changes to the Measure E Percentage Allocations.	May 1, 2025
Proposed Measure E Spending Plan for Fiscal Year 2025-2026 to Measure E Oversight Committee (Housing and Community Development Commission).	May 8, 2025
First Public Hearing to consider changes to the Measure E Percentage Allocations.	May 13, 2025
Second Public Hearing to consider changes to the Measure E Percentage Allocations.	June 9, 2025
City Council Action to Approve the Budget and Measure E Percentage Allocations.	June 17, 2025
Adoption of changes to the Measure E Percentage Allocations.	July 1, 2025

### **COORDINATION**

This memorandum has been coordinated with the City Attorney's Office.

ERIK L. SOLIVÁN  
Director, Housing Department

JIM SHANNON  
Budget Director

Housing and Community Development Committee

May 1, 2025

**Subject:** Proposed Spending Plan for Measure E Real Property Transfer Tax Revenue for Fiscal Year 2025-2026

Page 10

Attachment A

City Council Policy 1-18, Section 22, Real Property Transfer Tax Changes

The principal author of this memorandum is Sumita Kamat, Senior Analyst - Budget, Housing Department. For questions, please contact via email [susmita.kamat@sanjoseca.gov](mailto:susmita.kamat@sanjoseca.gov) or (408) 535-8576.

## **Attachment A**

### **City Council Policy 1-18, Section 22, Real Property Transfer Tax REVISED POLICY**

#### ***22. Real Property Transfer Tax Revenues***

On March 3, 2020, the voters of San José passed Measure E to enact a new real property transfer tax ("Transfer Tax") on the transfer of certain real property in the City. The provisions of this section shall apply to the budgeting of Transfer Tax revenues. The Transfer Tax is a general tax and the revenues derived from the tax are unrestricted, which means the City can use the Transfer Tax revenues for any governmental purpose. However, the City Council intends for the revenues to be allocated towards addressing the homelessness crisis and the City's most urgent issues including, but not limited to, homeless sheltering and support services, homeless prevention, and developing and preserving affordable housing. The approach for estimating and budgeting Transfer Tax revenues is described below.

- a) Estimating Revenue from the Transfer Tax – Due to the volatile nature of a real property transfer tax such as the Transfer Tax, the City will conservatively estimate revenue from the Transfer Tax as part of the Proposed Budget process. During the course of the fiscal year, revisions to the Transfer Tax revenue estimate may be recommended to the City Council to align with the pace of actual collections.
- b) Spending Allocations of Transfer Tax – The spending priorities for the Transfer Tax are listed below.
  - 1) Up to 5% of the revenues may be allocated for the administration of funding related to increased workload resulting from more robust homeless prevention efforts and the creation of more affordable housing, including, but not limited to, financial, legal, or administrative and policy programmatic support.
  - 2) The remaining revenue is allocated as follows:
    - i. 10% for homelessness prevention including, but not limited to, gender-based violence programs, legal services, and rental assistance;
    - ii. Up to 90% for homeless sheltering and support programs that may include, but are not limited to, case management, outreach teams, encampment services, safe or supportive parking, homeless shelters, and interim housing construction and operations; and
    - iii. Any remaining revenue not budgeted within the homeless sheltering and support program allocation above will be allocated as determined through the annual budget process for the creation of new or the preservation of existing affordable housing.

- c) Modifications to Spending Allocation – Any revisions to the revenue estimate, as well as a reconciliation of year-end actuals to budgeted estimates, will be proportionally applied to the spending categories described above. Modifying the percentage allocations above during the Proposed Budget process or during the year requires:
  - 1) A 60-day notice in advance of the effective date of the proposed allocation change posted on the City’s website and at least two public hearings prior to City Council action on the proposed allocation change, with a notice of each public hearing posted on the City’s website at least 10 days in advance of the public hearing; and
  - 2) A two-thirds vote of the City Council.

City Council Policy 1-18, Section 22, Real Property Transfer Tax CURRENT POLICY

**22. Real Property Transfer Tax Revenues**

On March 3, 2020, the voters of San José passed Measure E to enact a new real property transfer tax ("Transfer Tax") on the transfer of certain real property in the City. The provisions of this section shall apply to the budgeting of Transfer Tax revenues. The Transfer Tax is a general tax and the revenues derived from the tax are unrestricted, which means the City can use the Transfer Tax revenues for any governmental purpose. While these revenues are deposited in the General Fund and can be used for any governmental purpose, the City Council intends for the revenues to be allocated towards addressing the homelessness crisis and the City's most urgent issues including, but not limited to, homeless prevention and developing new affordable housing. The approach for estimating and budgeting Transfer Tax revenues is described below.

- d) Estimating Revenue from the Transfer Tax – Due to the volatile nature of a real property transfer tax such as the Transfer Tax, the City will conservatively estimate revenue from the Transfer Tax as part of the Proposed Budget process. During the course of the fiscal year, revisions to the Transfer Tax revenue estimate may be recommended to the City Council to align with the pace of actual collections.
- e) Spending Allocations of Transfer Tax – The spending priorities for the Transfer Tax are listed below.
  - 1) Up to 5% of the revenues may be allocated for the administration of funding related to increased workload resulting from more robust homeless prevention efforts and the creation of more affordable housing, including, but not limited to, financial, legal, or administrative and policy programmatic support.
  - 2) The remaining revenue is allocated as follows:
    - i. 10% for homelessness prevention, gender-based violence programs, legal services, and rental assistance;
    - ii. 40% for creation of new affordable housing for Extremely Low-Income (ELI) households earning less than 30% of area median income (AMI) as defined by the U.S. Department of Housing and Urban Development;
    - iii. 30% for creation of new affordable housing for Low-Income households earning less than 80% of AMI households as defined by the U.S. Department of Housing and Urban Development;
    - iv. 5% for creation of new affordable housing for moderate-income rental

housing up to and including 120% AMI, including but not limited to, rent-restricted Accessory Dwelling Units (ADU) forgivable loans, down payment assistance, land trusts, shared equity programs, and first-time homeownership opportunities for households up to 120% AMI; and

- v. 15% primarily for homeless support programs, shelter construction and operations, that may include, but is not limited to, case management, outreach teams, encampment services, safe parking, homeless shelters and interim housing construction and operations. In addition, should the City Manager's Five-Year General Fund Forecast determine that sufficient resources are available to support the aforementioned programs in accordance with prior City Council direction over the five-year forecast horizon, any residual funds are eligible for homelessness prevention.
- f) Modifications to Spending Allocation – Any revisions to the revenue estimate, as well as a reconciliation of year-end actuals to budgeted estimates, will be proportionally applied to the spending categories described above. Modifying the percentage allocations during the Proposed Budget process or during the year requires:
  - 1) A 60-day notice in advance of the effective date of the proposed allocation change posted on the City's website and at least two public hearings prior to City Council action on the proposed allocation change, with a notice of each public hearing posted on the City's website at least 10 days in advance of the public hearing; and
  - 2) A two-thirds vote of the City Council.



# Memorandum

TO: HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

FROM: Erik L. Soliván

DATE: May 1, 2025

**SUBJECT: Middle-Income Housing Strategy Status Report**

## **RECOMMENDATION**

Review and provide recommendations to the City's moderate-income (also known as the middle-income or workforce-income) housing development strategy staff report.

## **BACKGROUND**

One of the primary goals of San José's Housing Element is to foster a housing supply that is both abundant and affordable for households at all income levels. Middle-income households, defined in statute as "moderate income", are those earning 81–120% of the Area Median Income (AMI), represent a vital segment of the City's workforce. Despite annual earnings ranging from \$146,101 to \$221,550 for a family of four in the County of Santa Clara,<sup>1</sup> these households face significant challenges in securing stable, affordable housing in one of the most expensive housing markets in the country. The City's Sixth Cycle Housing Element calls for 10,711 new moderate-income units by 2031.<sup>2</sup> To-date, only 109 units have been built since early 2023, with 1,232 units approved and approximately 615 in the pipeline.<sup>3</sup> These figures highlight the pressing need for a targeted strategy that enables both the construction and accessibility of housing for San José's middle-income workforce population.

Like many other cities in the region, San José has established targets for moderate-income housing production set by the state and the Association of Bay Area Governments through the Regional Housing Needs Allocation process. While the Regional Housing Needs Allocation has specific income categories, note that housing

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<sup>1</sup>2024 State Income Limits, California Department of Housing and Community Development, May 9, 2024, Web Link: <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2024.pdf>.

<sup>2</sup> City of San José Housing Element 2023–2031 Chapter 2, pages 1-4, Table 1-1, November 2023, Web Link: <https://www.sanjoseca.gov/home/showpublisheddocument/107416/638373797694730000>.

<sup>3</sup> City of San José's Housing Production Dashboard, City of San José Department of Planning, Building and Code Enforcement, accessed April 22, 2025, Web Link: <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/housing-catalyst/pbce-housing-production-dashboard>.



for moderate-income households is sometimes referred to more generally as “workforce housing.”

Securing affordable housing, both rental and ownership, for the moderate-income workforce presents unique challenges. City, state, and federal agencies have historically targeted the most affordable housing funds to provide deed-restricted rental housing for lower-income households, and San José has historically funded homebuyer downpayment assistance programs for moderate-income households. Since the dissolution of redevelopment agencies in 2012, legal limitations on using redevelopment repayments or other funding sources for households above 80% AMI have constrained the City’s ability to provide direct subsidies. As a result, the City has continued to pursue innovative strategies to support rental and ownership housing opportunities for moderate-income households.

This report provides a strategy for San José’s housing development for moderate-income households, including an analysis of demographic trends, current household composition, and housing needs.

## **ANALYSIS**

The following are selected key findings from staff’s research on San José’s middle-income households.

### **Demographic and Income Trends**

- Approximately 18% of households in San José fall within the moderate-income scale<sup>4</sup> and this figure has declined over the past decade, as local median incomes have failed to keep pace with regional AMI increases, putting more families in the lower-income category and shrinking the middle class.
- San José’s median income is 89% of the countywide AMI,<sup>5</sup> suggesting that many households in the City may encounter more difficulties in trying to afford housing in San José.

### **Housing Cost Pressures**

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<sup>4</sup> American Community Survey (ACS) 2013-2017, IPUMS USA, 2022, Street Level Advisors, 2024. The analysis was conducted by using the Integrated Public Use Microdata Series (IPUMS) USA database, which allows researchers to make customized tables using microdata American Community Survey and the Decennial Census. Using microdata from the 2022 ACS and 2020 Census, Street Level Advisors evaluated household and demographic characteristics by household income level, adjusting for household income and size. Households with more than eight persons were excluded from the analysis.

<sup>5</sup> United States. Census Bureau. "Quick Facts: Santa Clara County, California; San José , California."

*United States Census Bureau,*

<https://www.census.gov/quickfacts/fact/table/santaclaracountycalifornia,sanjosecitycalifornia/INC110223>

- Roughly 20% of moderate-income households in San José are cost-burdened,<sup>6</sup> spending more than 30% of their income on housing.
- The majority of these middle-income households are homeowners,<sup>7</sup> many of whom purchased years ago and now face escalating costs related to refinancing, insurance, and home maintenance, as the Bay Area is becoming unaffordable to middle-class households.
- Renters in the middle-income group cannot afford to buy, causing a bottleneck in the Housing Continuum. They are also often priced out of family-sized or new construction apartments and may share housing in multi-generational or roommate arrangements to offset costs particularly in units below their affordability level thereby raising rents in class B properties, as new built Class A units are smaller in size.

### **Limited Affordability and Choice for Homebuyers and Renters**

- As of the first quarter of 2025, the median single-family home price in San José is approximately \$1,709,000 , and the median condominium/townhome price is \$840,000.<sup>8</sup> These prices require a household income well above 120% AMI t) of middle-income households to qualify under conventional mortgage terms. Therefore, homeownership remains out of reach for many in this middle-income group. Moderate-income households may also struggle to find reasonably priced units with three or more bedrooms, which may constrain families and larger households disproportionately.
- Additionally, renters at the lower end of the moderate-income range (81–100% AMI) have access to fewer units than their higher-earning peers, especially in high-opportunity or transit-rich areas.

### ***Key Housing Challenges for Moderate-Income Households***

The following are key challenges the market faces in providing workforce housing for moderate-income households.

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<sup>6</sup> American Community Survey 2013-2017, Integrated Public Use Microdata Series (IPUMS) USA, 2019, Strategic Economics, 2019.

<sup>7</sup> Households by Tenure and Income Level, City of San José, 2022. Integrated Public Use Microdata Series (IPUMS) USA. (2022). *Households by Tenure and Income Level, San José, 2022* [Data table]. University of Minnesota. Retrieved from <https://usa.ipums.org>

<sup>8</sup> Quarter 1 2025 Market Report, Santa Clara County Association of REALTORS®, April 2025, Web Link: <https://www.sccaor.com/wp-content/uploads/2025/04/1Q-2025.pdf> <https://www.sccaor.com/wp-content/uploads/2025/04/1Q-2025.pdf>

### **Limited Access to Larger Housing Units**

San José must plan for housing at all levels of income to meet the needs of a growing population and eliminate constraints on the Housing Continuum. The Housing Continuum refers to the range of housing options that exist to meet people's diverse housing needs, typically organized from the most supported to the most independent.

Many households in the middle-income group struggle to afford larger or newer rental units and are often unable to transition into homeownership opportunities. This dynamic has resulted in these households renting housing that would otherwise be available to lower-income families. This continuing pressure adds strain to the already limited supply of middle- and lower-rent housing and further drives up demand and housing prices across San José's housing stock.

Helping middle-income households access ownership opportunities would relieve demand pressures on the lower-income rental market. However, to expand affordable homeownership opportunities, households in this income range need support since only a very small percent of recently sold ownership units would be affordable to middle-income households. Therefore, to expand access, homeownership support for San José's market should include both supply and demand side solutions.

### **Financial Feasibility Challenges in Developing Workforce Housing**

Developing workforce housing for moderate-income households presents both the standard challenges of housing production and some challenges unique to this middle-income segment.

In recent years, the cost of building new housing has risen much faster than the incomes of San José's residents, creating a growing gap between what people can afford to pay and what it costs to build.

High construction costs relative to local housing prices and a lack of a permanent source of subsidy for the moderate-income workforce are the major challenges to building new housing in San José for this income group. Public subsidies and policies generally focus on lower-income households (households with incomes between 0-80% of AMI), which experience greater rates of severe cost burdens and overcrowding and a high policy priority both locally and nationally. Middle-income workforce households often seek homeownership, yet San José's existing housing stock—dominated by detached single-family homes—is priced out of reach due to high land costs, high interest rates, and limited supply.

To increase the types of housing produced at a wider range of prices, staff proposes support for developers to build a broader scale of housing types such as, but not limited to, townhomes and other "missing middle" models.

This report includes strategies to achieve this goal, including advocating for legal reform for condominiums' construction liabilities, allowing accessory dwelling units to be sold separately from the primary single-family parcel, continuing to permit townhome production, and providing predictability in approvals that will reduce the administrative burden on City staff and shorten approval timelines.

### ***Housing Strategies and Policy Solutions***

This middle-income housing strategy draws on best practices from other communities. Success will rely on pairing multiple tools for individual projects and developing sustainable programs. For example, the City of San Diego's Accessory Dwelling Unit (ADU) Density Bonus program, which produced nearly 700 mixed-income rental units in high opportunity areas over the course of two years.<sup>9</sup> Additionally, the City of Portland homeownership programs provide unique financing incentives for the production of middle-income affordable units.<sup>10</sup> These approaches together inform the tactics for San José to meet its moderate-income Regional Housing Needs Allocation goal.

Staff's housing strategy for the middle-income households combines existing tools with new approaches to support housing stability, new development to expand access to middle-income housing. While not all strategies will result in deed-restricted units, many aim to produce naturally affordable housing without necessitating public subsidies.

Several tools are already in use, with others identified in the Sixth Cycle Housing Element now in early implementation. While many can still access market-rate rentals, ownership remains largely unattainable—pushing families to either stretch beyond their means or leave San José. Achieving the desired outcomes will depend on combining multiple tools and sustaining long-term programs tailored to this segment of our middle-class population.

**Table 1** below outlines key strategies and tools discussed in this report that can meaningfully contribute to the City's workforce housing strategy. Discussions of each are organized by the type of work involved.

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<sup>9</sup> Big 3 Cohort Meeting Bay Area Metro (Association of Bay Area Governments and Metropolitan Transportation Commission) notes, Authored by Raynard Abalos, July 16, 2024

<sup>10</sup> Refer to the Development Incentives for Affordable Homeownership, Web Link: <https://www.portland.gov/phb/development-incentive-programs/home-ownership-programs#toc-homebuyer-opportunity-limited-tax-exemption-holte->.

**Table 1 – Overview of Middle-Income Housing Strategies**

Section	Strategy Category
1) Update the Inclusionary Housing Ordinance Guidelines to Maximize Housing Outcomes	Process Improvements
2) Foster ADU Ownership	Production Incentives
3) Consider a Moderate-Income Housing Density Bonus in Small Multifamily Housing Developments	Production Incentives
4) Support Construction Defect Liability Reform for Condominiums	Legislative Reforms
5) Facilitate Missing Middle Housing for the Workforce	Regulatory Reforms

### ***Process Improvements***

#### **1) Update the Inclusionary Housing Guidelines to Maximize Housing Outcomes**

San José’s Inclusionary Housing Ordinance (IHO) program, last updated in 2021, encourages production of moderate-income units for both rental and ownership projects. Statewide, approximately 136 inclusionary housing programs require some workforce units.<sup>11</sup> IHO offers many options for compliance, but its base requirements for on-site affordable housing creation allow developers to comply by restricting a portion of new on-site multifamily units to moderate or middle-income households. Rental housing developments have options to restrict 5% to 15% of apartments at rents affordable for households up to 100% AMI (as well as an additional 10% for lower-income households at 50% and 60% AMI). Similarly, for-sale housing developments may choose to dedicate 15% of on-site units to moderate-income buyers at prices up to 110% AMI.<sup>12</sup> The 2025 March Budget Message as adopted by Council calls for the expansion of the AMI scale to allow for deeper affordability at 60% AMI up to moderate-income rate of 120% AMI.

To date, San José’s IHO program has been the City’s primary tool for producing deed-restricted affordable housing for the moderate-income workforce. As of April 21, 2025, a total of 615 moderate-income units have been entitled but have not yet pulled building permits, while 1,232 moderate-income units have been permitted but are pending completion of their final inspections.<sup>13</sup> It is noted the Multifamily Housing Incentive

<sup>11</sup> Council of Community Housing Organizations. “Moderate- and Middle-Income Housing Policy in California.” *California Community Builders*, Web Link: <https://www.ccbuilder.org/affordable-housing-overview>.

<sup>12</sup> San José’s Inclusionary Housing Ordinance program requires developers to create affordable units on-site or choose another compliance option, such as paying an in-lieu fee or dedicating land.

<sup>13</sup> City of San José Housing Production Dashboard, City of San José Department of Planning, Building and Code Enforcement, accessed April 21, 2025, Web Link: <https://app.powerbigov.us/view?r=eyJrIjoieTYkdNjMDYtZTA4OS00MWQ4LTlmOGUtZDlwZThkNTc3MzRmlwidCI6IjBmZTMzYmUwLTlxNDItNGY5Ni05YjhkLTc4MTdkNWMyNjEzOSJ9>.

Program [MHIP] is achieving outcomes as it has unlocked over 1,500 new homes, including nearly 100 deed-restricted units.

To build on the success of the MHIP and enhance the effectiveness of the City's IHO program, staff is proposing regulatory improvements that:

- Reduce administrative burdens and transaction times for developers;
- Simplify compliance processes to ensure predictability and efficiency;
- Encourage on-site housing production rather than in-lieu fee payments;
- Clarify and update program guidelines to help streamline workforce housing development; and
- Establish a credit exchange market for surplus units.

One revision underway to the IHO regulations is facilitating greater use of the IHO's surplus unit feature. Staff's goals are to create an active surplus credit market that encourages more housing to be produced in the near-term, incentivizes efficient use of housing sites to maximize density, and supports development of both rental and for-sale housing at a broad range of affordability levels across the City. This work aligns with direction in the City Council's adopted 2025-2026 March Budget Message, which prioritizes streamlined production tools and strategies to accelerate housing delivery.

These revisions are intended to support meaningful savings in development costs and to increase the number of housing development projects that are feasible. Reducing costs could help increase the production of housing under the IHO program and ensure that the program continues to support long-term housing affordability.

**Other Considerations:** Inclusionary housing programs are unique in their ability to deliver deed-restricted long-term affordability for rental and ownership units without requiring public subsidy. When market-rate developments are feasible and the development market is healthy, inclusionary housing programs can help produce mixed-income developments across the City. Improvements to the IHO program could increase the number of housing developments that elect to provide affordable housing units on-site rather than pay an in-lieu fee, thereby increasing the number of deed-restricted moderate-income workforce units.

**Impact:** An expanded and improved regulatory plan for the IHO could foster housing abundance for mixed-income developments, and the credit exchange program could become a more targeted permanent incentive program.

### ***Production Incentives***

#### **2) ADU Ownership Program**

San José is recognized as a statewide leader in encouraging the development of ADUs as part of a broader strategy to increase the housing supply. In 2024, City Council approved an ordinance allowing a small number of ADUs to be sold separately from the primary home. This supports implementation of state law and makes ADUs a homeownership option in San José. ADUs are a promising way to expand ownership opportunities for moderate-income households.

For-sale ADUs also enable the City to apply affordability and owner-occupancy standards. This policy can complement the proposed San Diego ADU Density Bonus program outlined in Strategy # 3, supporting both unsubsidized and deed-restricted ADUs to enhance financial feasibility and encourage broader program participation.

A structured Affordable ADU Ownership program could also incentivize property owners to participate by offering purchase assistance programs for income-qualified homebuyers purchasing ADUs that participate in the program.

**Impact:** Housing prices in San José have risen much faster than in other parts of the state and nation since the late 1990s.<sup>14</sup> Assuming that the Affordable ADU Ownership program produces ADU units with permanent restrictions limiting sales to moderate-income buyers, each unit could serve many eligible households over time. This would offer families an ownership option at an affordable monthly cost and enable meaningful, though limited, wealth building over time. In addition to expanding workforce homeownership opportunities, this program could also help jumpstart a more robust market for ADUs available for homeownership in San José, supporting long-term wealth building for residents and helping establish a stronger market for for-sale ADUs citywide.

### **3) Consider a Moderate-Income Housing Density Bonus for ADUs and Small Multifamily Housing Projects**

The City has included in its Housing Element work item *P-35: Small Multifamily Housing*, which is considering allowing up to 10 units in areas throughout the City where they are currently not allowed. In addition, the City of San Diego has successfully created a popular ADU Density Bonus program to produce hundreds of deed-restricted moderate-income ADU homes (serving residents at 81-120% AMI) without requiring public subsidies.<sup>15</sup> This idea of an ADU density bonus and its lessons learned could be considered in the context of the Small Multifamily Housing work item in the City's Housing Element to create opportunity for the development of moderate-income housing units.

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<sup>14</sup> All-Transactions House Price Index for San José-Sunnyvale-Santa Clara, California Metropolitan Statistical Area (MSA), United States. Federal Housing Finance Agency, Accessed April 21, 2025, Web Link: <https://fred.stlouisfed.org/series/ATNHPIUS41940Q>



The City of San Diego's ADU Density Bonus program, broadly speaking, allows for additional market-rate units to be built for each restricted affordable unit built on-site. In transit-rich areas, additional density is also allowed to increase the number of allowed units to support the creation of affordable homes. The program has resulted in the creation of 691 ADUs, including 255 deed-restricted affordable ADUs for workforce-income households over three years.<sup>16</sup>

According to a 2023 Turner Center report on the City of San Diego's ADU Density Bonus program,<sup>17</sup> "The Program permits the construction of one additional ADU that is market-rate and not income-restricted for every additional ADU that is deed-restricted to moderate-income households for 15 years, or low or very low-income households for 10 years. By pegging deed restrictions to AMI, the Program stabilizes occupants' rents by limiting their year-over-year rent increases to a percentage of AMI, typically at a lower threshold than what is allowed by the statewide rent cap. In addition, the Program allows more units than required to benefit from the state-mandated streamlining."

Staff recommends adapting the City of San Diego's model to San José's specific context to create a similar ADU bonus program that provides both rental and ownership ADU incentives for moderate-income households.

### *Implications and Recommendations*

The City could consider adopting a similar ADU bonus program as part of its Small Multifamily Housing program, a work item in the City's Housing Element. This program, if implemented, would pair effectively with the City's existing implementation of Assembly Bill 1033, which allows ADUs to be sold separately. This combination of approaches has the potential to unlock more local homeownership opportunities and support intergenerational wealth-building and stabilize more middle-income families in San José.

Affordable homeownership can help address a critical gap in San José's high-cost market housing landscape: affordable pathways to homeownership, which play a vital role in long-term household stability and upward mobility. Research indicates that parental homeownership significantly influences the likelihood of children becoming homeowners themselves. Children of homeowners are more likely to receive financial

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<sup>16</sup> Big 3 Cohort Meeting Bay Area Metro (Association of Bay Area Governments and Metropolitan Transportation Commission) meeting notes, July 16, 2024.

<sup>17</sup> San Diego's Success in Spurring Missing Middle Housing: The Accessory Dwelling Unit Bonus Program, Muhammad Alameldin and Quinn Underriner, Turner Center for Housing Innovation at U.C. Berkeley, February 15, 2023, Web Link: <https://turnercenter.berkeley.edu/research-and-policy/san-diego-adu-bonus-program/>.



support for home purchase downpayments, leading to higher rates of homeownership and wealth accumulation in subsequent generations.<sup>18</sup>

Additionally, some strategies focus on selling ADUs separately, because prices of for-sale ADUs are likely to be significantly lower than other ownership opportunities, even those that were built decades ago. An existing homeowner building an ADU on their property in California typically spends **\$150,000 to \$350,000**,<sup>19</sup> while new construction of other types of homes costs significantly more, as they are larger and include greater land acquisition costs. ADUs can serve as entry-level homes and are likely to be more affordable to moderate-income households.

Housing and PBCE will coordinate policy work around middle housing and the expansion of ADU programs with the Fire Department to understand Fire Safety implications in the built environment and implications on the greater community. In particular, the Fire Department is interested in furthering the discussion about converting ADUs to single-family dwellings based on the potential for fire propagation. Staff will work closely to ensure future recommendations align with current best practices and guidance around safety.

### ***Regulatory Reforms***

#### **4) Support Construction Defect Liability Reform for Condominiums**

Condominiums are one of the few affordable homeownership options for workforce households, yet few condominium developments have occurred in the past decade. A key barrier to condominium development is California's 10-year construction defect liability law. While the law protects condominium buyers against construction defects, it exposes builders to routinely filed and costly lawsuits, which has severely discouraged the development of these for-sale multifamily projects.

A report from July 12, 2024, by the Turner Center found that this liability framework significantly constrains new condominium production statewide.<sup>20</sup> While the City cannot change state law, it supports ongoing reform efforts to reduce developers' legal risks while maintaining consumer protections.

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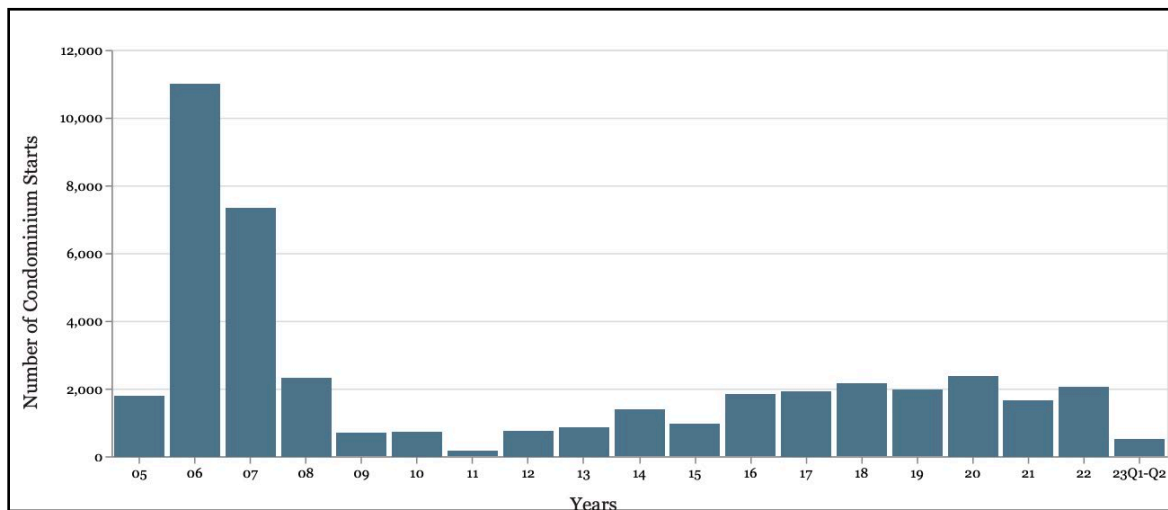
<sup>18</sup> Intergenerational Homeownership: The Impact of Parental Homeownership and Wealth on Young Adults' Tenure Choices, Urban Institute, October 2018, Web Link: [https://www.urban.org/sites/default/files/publication/99251/intergenerational\\_homeownership\\_0.pdf](https://www.urban.org/sites/default/files/publication/99251/intergenerational_homeownership_0.pdf).

<sup>19</sup> The Average Cost of Accessory Dwelling Units in California – How much does it really cost?, LA Family Builders, November 21, 2024, Web Link: <https://lafamilybuilders.com/the-average-cost-of-adu/>.

<sup>20</sup> Construction Defect Liability in California: How Reform Could Increase Affordable Homeownership Opportunities, Turner Center for Housing Innovation at U.C. Berkeley, July 12, 2024, Web Link: <https://turnercenter.berkeley.edu/research-and-policy/construction-defect-liability/>.

As shown in the Figure A below, condominium production in California has not exceeded 3,000 units in any year since 2008.<sup>21</sup>

**Figure A – Condominium Production in California, 2005-2023**



Reform could unlock new moderate-income ownership opportunities without subsidy, especially as 15% of new units must still meet the City's IHO's requirements. Staff is currently working with the Intergovernmental Relations team in the City Manager's Office to explore potential support or sponsorship of construction defect liability reform legislation.

## **5) Missing Middle-Income Housing for the Workforce**

Expanding upon the initiatives outlined in the City's Housing Catalyst Work Plan, staff plans to present proposed changes to City Council in the upcoming year to enable more missing middle or 'mid-density housing.' Currently, the vast majority of acreage in San José's residential zones allows construction of only detached single-family homes and ADUs. According to an article in Metro Silicon Valley, 94% of San José's residential acreage has land use designations under which building more units than a duplex would not be allowed without obtaining a variety of time-consuming special permissions.<sup>22</sup> Developing strategies to support the creation of additional building typologies will be necessary to provide housing options for middle-income families.

<sup>21</sup> California Condominium Production. Muhammad Alameldin, and Sarah Karlinsky. "Construction Defect Liability in California: How Reform Could Increase Affordable Homeownership Opportunities." (2024).

<sup>22</sup>Jonathan Vankin, "Zoned Out." *Metro Silicon Valley*, July 1, 2023, Web Link: <https://www.metro siliconvalley.com/zoned-out/>.

### Existing Work

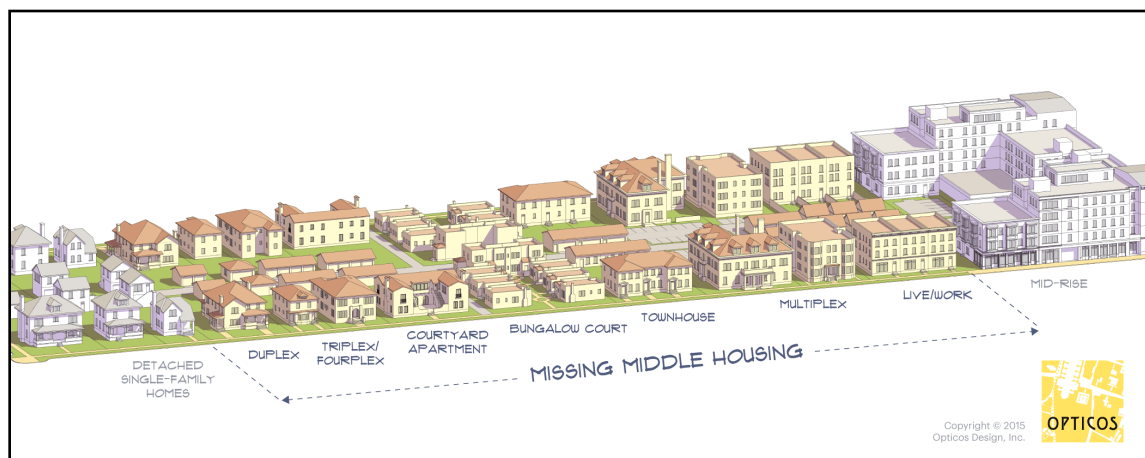
The City's Sixth Cycle Housing Element includes work item P-35, *Small Multifamily Housing*, with the stated goal of adding building typologies that will allow for four 10-unit homes in locations throughout the City. State law under Senate Bill 9 (2021) allows by-right single-family lot splits and a total of up to four units on those parcels (one new main house plus one detached ADU for each new parcel). However, activity under this law in San José has been quite limited to date, with only 25 applications in 2024, 10 of which were approved or recorded.

### Other Typologies and Building Characteristics that May Reduce Housing Costs

There are several missing middle housing typologies not widely permitted under the City's current zoning and development standards. These include, but are not limited to, bungalow courts and townhomes.

The illustration below (Figure B) outlines the spectrum of missing middle housing that could make excellent candidates for the City. Moreover, it is important to note that a number of these types of existing buildings exist in different neighborhoods across San José, but today's land use designations do not allow them to be easily replicated.

**Figure B – Missing Middle Housing Illustration**



### **Conclusion**

San José must take proactive steps to expand workforce housing opportunities and address affordability challenges while acknowledging the limited resources available to fund or finance middle-income housing production. A multi-pronged strategy combining process improvements, production incentives, and regulatory reforms is essential to

ensuring that middle-income households can access affordable housing that reflects a range of household sizes and incomes within the City.

Implementing these strategies will require coordination across multiple City departments, partnerships with the private sector, and ongoing evaluation of housing policies. Supporting naturally affordable housing solutions that do not rely heavily on public subsidies will be critical to the long-term success of San José's middle-income housing initiatives.

### **COORDINATION**

This memorandum has been coordinated with the City Attorney's Office and the Fire Department.

/s/  
Erik L. Soliván  
Housing Director

/s/  
Chris Burton  
Planning, Building, and Code  
Enforcement Director

The principal author of this memorandum is Shawn Danino, Senior Development Officer, Housing Department. For questions, please contact Kristen Clements, Policy Division Manager, Housing Department, at [Kristen.clements@sanjoseca.gov](mailto:Kristen.clements@sanjoseca.gov) or (408) 535-8236.

**Attachment** – Additional Housing Typology Examples

## Attachment Additional Housing Typology Examples

The following attachment provides some sample housing typologies that the City may explore as part of its moderate-income housing strategy.

### ***Single Stairwell Buildings***

Several buildings across the City are multifamily buildings built before World War II that possess only a single stairwell. In the mid-late twentieth century, several cities, including the City of San José, began to require dual egress, or two possible exit points for fire safety. However, there is limited evidence to support that dual egress requirements make residents safer.<sup>1</sup> The dual egress system reduces space utilization and efficiency, requiring extra egress routes and construction materials through additional stairwells, which increases housing cost.

**Figure 3** provides images of single-stairwell buildings.

***Figure 3 – Single-Stairwell Buildings***



Photo Credit: Sean Jursnick

A number of places across the United States are examining re-legalizing this housing typology, including Austin<sup>2</sup>, Honolulu, New York, and Seattle.<sup>3</sup> According to the

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<sup>1</sup> Small Single-Stairway Apartment Buildings Have Strong Safety Record, Pew Charitable Trust, February 27, 2025, Web Link: <https://www.pewtrusts.org/en/research-and-analysis/reports/2025/02/small-single-stairway-apartment-buildings-have-strong-safety-record>

<sup>2</sup> Pagano, Elizabeth. "Council Appears to Support Single-Stair Development." *Austin Monitor*, 8 Apr. 2025, [www.austinmonitor.com/stories/whispers/council-appears-to-support-single-stair-development/](http://www.austinmonitor.com/stories/whispers/council-appears-to-support-single-stair-development/).

<sup>3</sup> See Reference 20.



California Building Code, multifamily buildings can have one exit if the following criteria are met: the building is three stories or less above grade, there are no more than four dwelling units per story, and the distance to an exit is no more than 125 feet.<sup>4</sup> Housing Department staff recommends monitoring any state legislation or changes that could support naturally affordable building construction, like those in Figure 3.

### ***Townhomes Example Project Spotlight: The Creamery at Alkali Flat in Sacramento***

While San José has several townhome projects proposed and permitted that are helping meet the City's housing needs, external examples can offer additional inspiration. One such model is the Creamery at Alkali Flat, a historic neighborhood in Sacramento that demonstrates how townhome development can expand naturally affordable housing options may be more accessible to workforce housing level households. .

Built across approximately eight acres, the development includes 122 three-story townhomes , ranging from 1,745 to 2,309 square feet, each with one to two parking spaces <sup>5</sup> (see Figure 4). The development also includes shared amenities such as rooftop patios, an urban garden, a dog park, and a covered common space. With a density of 15.25 homes per acre, this middle-density development exemplifies how middle-density housing can pass significant savings onto consumers, support environmental justice goals, and serve a broader range of income levels.

From a fiscal perspective and given the City's current fiscal challenges, developments like this can also benefit the City. Compared to single-family neighborhoods under R-1 zoning, where property assessments are often assessed at fractions of their market rate due to California's Proposition 13, mid-density developments typically generate higher property tax revenue, supporting long-term city services. **Figure 4** provides an image of the Alkali Flat development.

***Figure 4 – Alkali Flat Development***



Photo Credit: Presidio Residential Capital.

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<sup>4</sup> California Building Standards Commission. 2022 California Building Code, Title 24, Part 2, Volume 1. International Code Council, 2022, <https://codes.iccsafe.org/s/CABC2022P1/chapter-4-special-detailed-requirements-based-on-occupancy-and-use/CABC2022P1-Ch04-Sec403.5>

<sup>5</sup> Creamery at Alkali Flats, Presidio Residential Capital, Accessed April 22, 2025,. Web Link: <https://www.presidioresidential.com/properties/northern-california/the-creamery-at-alkali-flats/>.