

District 1 — Justin Lardinois
 District 3 — Barry Del Buono
 District 5 — Ruben Navarro
 District 7 — Victoria Partida
 District 9 — Julie Quinn
 Mayor — Nhi Duong

(VC) Alex Shoor — District 2
 Shavell Crawford — District 4
 (C) Andrea Wheeler — District 6
 Vacant — District 8
 Roberta Moore — District 10
 Martha O’Connell — CAAC MR
 Ryan Jasinsky — CAAC ML

*Commissioners are appointed by corresponding Council Members, but do not represent the Council District.

AMENDED MEETING AGENDA
THURSDAY, MARCH 12, 2020, 5:45 PM
WING ROOMS 118-119

APPROX. TIME **AGENDA ITEM**
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.

5:45 **I. Call to Order & Orders of the Day**

5:50 **II. Introductions**

5:55 **III. Consent Calendar**

A. Approve the Minutes for the Meeting of February 13, 2020
ACTION: Approve the February 13, 2020 action minutes.

6:00 **IV. Reports and Information Only**

A. Chair
B. Director
C. Council Liaison

6:15 **V. 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 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. 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.

6:40 **VI. Old Business**

6:40 VII. New Business

A. Annual Progress Report On The Implementation of the San José General Plan Housing Element and the Housing Successor to the Redevelopment Agency Annual Report

(R. Cueto & K. Clements, Departments of Planning, Building and Code Enforcement & Housing)

ACTION: Receive the staff reports for the draft 2019 Annual Progress Report on the Implementation of the San José 2014-23 Housing Element, and the draft 2018-19 Housing Successor to the Redevelopment Agency Annual Report, and make possible recommendations to staff and/or the City Council.

RECOMMEND DROPPED PER STAFF

6:40 B. Draft Five-Year Consolidated Plan 2020-25 Funding Priorities (S. Victorio, Housing Department)

ACTION: Hold a public hearing on funding priorities for the next Five-year Consolidated Plan, which will govern the use of federal funding from the U.S. Department of Housing and Urban Development from 2020 through 2025, and provide Housing Department staff with input on the funding priorities.

C. Inclusionary Housing Ordinance Follow-Ups (R. VanderVeen, Housing Department)

ACTION: Receive an update on proposed amendments to Inclusionary Housing Ordinance with three of the remaining outstanding items following November 5, 2019, City Council:

- (a) Evaluate financing impacts of extending the period of affordability to 99 years;
- (b) Incentivize density for small projects between 5 to 19 units; and,
- (c) Encourage innovative partnerships by exploring the minimum contribution to off-site developments in order to maximize affordable housing.

RECOMMEND DROPPED PER STAFF

7:15 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 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. 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.

7:25 IX. Meeting Schedule
The special Commission meeting formerly scheduled to be held Thursday, March 26, 2020, at 5:45 p.m. will be CANCELLED due to the current community-wide health emergency.

The next regular Commission meeting is scheduled to be held on **Thursday, April 9, 2020, at 5:45 p.m.** in City Hall, 200 E. Santa Clara St., Wing Rooms 118-119, San José, CA 95113.

Due to the current community-wide health emergency, this meeting may be cancelled; commissioners should monitor their City emails closely for notices.

7:30 X. Adjournment
The City of San José is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public.

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>.

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, 14th 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.

To request an 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 and questions to:

City of San José
Attn: Viviane Nguyen
200 East Santa Clara Street, 12th Floor
San José, California 95113
Tel: (408) 975-4462
Email: viviane.nguyen@sanjoseca.gov

Para residentes que hablan español: Si desea mas información, favor de llamar a Theresa Ramos al 408-975-4475.

Riêng đối với quý vị nói tiếng Việt : Muốn biết thêm chi-tiết, xin vui lòng tiếp xúc với Viviane Nguyen, Đ.T. 408-975-4462.

對於說華語的居民: 請電 408-975-4450 向 Ann Tu 詢問詳細事宜。說粵語的居民則請撥打 408-975-4425 與 Yen Tiet 聯絡。

Para sa mga residente na ang wika ay tagalog: Kung kinakailangan pa ninyo ng inpormasyon, tawagan si Shirlee Victorio sa 408-975-2649. Salamat Po.

HOUSING & COMMUNITY DEVELOPMENT COMMISSION

MEETING ACTION MINUTES

February 13, 2020

MEMBERS PRESENT:	Andrea Wheeler	Chair (D6)
	Alex Shoor	Vice Chair (D2)
	Justin Lardinois	Commissioner (D1)
	Barry Del Buono	Commissioner (D3)
	Victoria Partida	Commissioner (D7)
	Julie Quinn	Commissioner (D9)
	Nhi Duong	Commissioner (Mayor)
	Martha O’Connell	Commissioner (MR)
	Ryan Jasinsky	Commissioner (ML)
MEMBERS ABSENT:	Shavell Crawford	Commissioner (D4)
	Ruben Navarro	Commissioner (D5)
	Roberta Moore	Commissioner (D10)
	District 8 – VACANT	Commissioner (D8)
STAFF PRESENT:	Helen Chapman	Council Liaison
	Jacky Morales-Ferrand	Housing Department
	Ragan Henninger	Housing Department
	Selena Copeland	Housing Department
	Viviane Nguyen	Housing Department

(I) Call to Order & Orders of the Day

Chair Wheeler called the meeting to order at 5:52 PM.

(II) Introductions – Commissioners and staff introduced themselves.

(III) Consent Calendar

A. Approve the Minutes for the special meeting of January 23, 2020

ACTION: Approve the January 23, 2020 action minutes.

Commissioner O’Connell made a motion to approve the minutes, with a second by Commissioner Quinn. The motion was approved unanimously (9-0).

Yes: Quinn, Lardinois, Partida, Jasinsky, O’Connell, Wheeler, Shoor, Duong, Del Buono (9)

No: None (0)

[Absent: Crawford, Navarro, Moore (3)]

(IV) Reports and Information Only

- A. **Chair:** Ms. Andrea Wheeler does not have a report.
- B. **Director:** Ms. Jacky Morales-Ferrand provided updates on the ADPN Community Report to End Displacement was released on 1/15/2020. The Equity Study Session Part 2 occurred on 2/10/2020. Measure E is on the ballot and the Election Day is on 3/3. The Commercial Linkage Fee is expected to go to City Council on 4/14/2020. The Housing Department also won the Challenge Grant from The SFF for a fellow to work on anti-displacement strategies.
- C. **Council Liaison:** Ms. Helen Chapman shared an update on Tuesday, February 11, 2020, and Councilmember Jimenez was supportive of a \$13 million navigation center and direction to look into enhanced services.

(V) Open Forum

(VI) Old Business

(VII) New Business

**A. Diridon Affordable Housing Implementation Plan
(J. Morales-Ferrand, Housing Department)**

ACTION: Receive the staff update on the Diridon Affordable Housing Implementation Plan. (NO MEMO)

The Commission received the update on the Diridon Affordable Housing Implementation Plan. (No motion was made.)

**B. Draft Community Plan to End Homelessness 2020-2025
(R. Henninger, Housing Department)**

ACTION: Receive the staff report and provide the Housing Department staff with feedback on the draft Community Plan to End Homelessness 2020-2025.

Vice Chair Shoor made a motion to recommend staff explore an 18-month pilot sanctioned encampment within the City of San José, with a second by Commissioner Jasinsky. The motion failed (2-7).

Yes: Shoor, Jasinsky (2)

No: Del Buono, Duong, Wheeler, O'Connell, Partida, Lardinois, Quinn (7)

[Absent: Crawford, Navarro, Moore (3)]

Chair Wheeler made a motion to amend the draft Community Plan to End Homelessness to address engagement and collaboration at a State and Federal level on homelessness, with a second by Commissioner O'Connell. The motion passed (7-2).

Yes: Shoor, Wheeler, O'Connell, Jasinsky, Partida, Lardinois, Quinn (7)
No: Del Buono, Duong, (2)
[Absent: Crawford, Navarro, Moore (3)]

C. Ad hoc Committee to Make Recommendations about Mobilehome Park Conversions (Commissioner Wheeler)

ACTION: Consider forming a temporary Ad hoc Committee of not more than six months to research potential changes to the City mobilehome conversion procedures based on issues that have arisen at Winchester Mobilehome Park and Westwinds Mobilehome Park and authorize the Ad Hoc Committee to return with a draft letter on this topic consistent with item D of Section V of Council Policy 0-4 (Letters Regarding Council or Council Committee Items) for Commission consideration and submission to the City Council.

Chair Wheeler made the motion to approve forming a temporary Ad hoc Committee of not more than six months to research potential changes to the City mobilehome conversion procedures based on issues that have arisen at Winchester Mobilehome Park and Westwinds Mobilehome Park and authorize the Ad Hoc Committee to return with a draft letter on this topic consistent with item D of Section V of Council Policy 0-4 (Letters Regarding Council or Council Committee Items) for Commission consideration and submission to the City Council, with a second by Commissioner Partida. The motion passed (8-1).

Yes: Lardinois, Partida, Jasinsky, O'Connell, Wheeler, Shoor, Duong, Del Buono (8)
No: Quinn (1)
[Absent: Crawford, Navarro, Moore (3)]

Commissioner Jasinsky made the motion to form the Ad Hoc Committee comprised of the members Shoor, Wheeler, O'Connell, Jasinsky, and Navarro, with a second by Commissioner O'Connell. The motion passed (9-0).

Yes: Del Buono, Duong, Shoor, Wheeler, O'Connell, Jasinsky, Partida, Lardinois, Quinn (9-0)
No: None
[Absent: Crawford, Navarro, Moore (3)]

VIII. Open Forum

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Commissioner O’Connell requested staff review the fair return petition cases for mobilehomes to be posted on the new website if possible.

Chair Wheeler requested staff to send out the next possible dates for the Special HCDC meeting in March 2020.

Commissioner Lardinois requested staff to update the website link in the letterhead template submitted by the Commission.

Vice Chair Shoor shared that Catalyze SV is facilitating a community workshop in West San José on Saturday, February 29, 2020.

IX. Meeting Schedule

The next regular Commission meeting is scheduled to be held on Thursday, March 12, 2020, at 5:45 p.m. at San José City Hall, 200 E. Santa Clara St., San José, CA 95113 in Wing Rooms 118-120.

Potential items for the regular meeting in March (subject to change):

- Annual Progress Report on the Implementation of the San José General Plan Housing Element and the Housing Successor to the Redevelopment Agency Annual Report
- Draft Five-Year Consolidated Plan 2020-25 Funding Priorities
- Inclusionary Housing Ordinance Follow-Ups

X. Adjournment

Chair Wheeler adjourned the meeting at 8:00 PM.



Memorandum

TO: HOUSING & COMMUNITY
DEVELOPMENT COMMISSION

FROM: Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: March 5, 2020

Approved

Date

SUBJECT: DRAFT FIVE-YEAR CONSOLIDATED PLAN 2020-25 FUNDING PRIORITIES

RECOMMENDATION

Hold a public hearing on funding priorities for the next Five-year Consolidated Plan, which will govern the use of federal funding from the U.S. Department of Housing and Urban Development from 2020 through 2025, and provide Housing Department staff with input on the funding priorities.

OUTCOME

Staff will provide an update to the Housing & Community Development Commission regarding the results of the planning efforts for the development of the City's federally-required Five-Year Consolidated Plan for 2020-25. Commission members will provide feedback on proposed funding priorities under the forthcoming Consolidated Plan.

EXECUTIVE SUMMARY

This memorandum reviews preliminary findings from the planning efforts for the Consolidated Plan for 2020-2025 governing the use of federal funds from HUD. Based on these findings, staff recommends the following four areas for funding prioritization of capital projects and services: 1) Prevent and Address Homelessness; 2) Create and Preserve Affordable Housing; 3) Promote Fair Housing; and 4) Strengthen and Stabilize Communities. As part of the prevent and address homelessness category, the Housing Department will prioritize the following specific populations of people experiencing homelessness: 1) youth and young adults, 2) older adults (55+) and seniors, 3) children families, and 4) adults without children age 25-54.

BACKGROUND

HUD requires jurisdictions that receive federal housing and community development grant funding to develop Consolidated Plans that identify priority needs, goals, actions, and funding strategies over five-year periods. San José receives funding from four HUD programs that are covered by the City's Consolidated Plan (see **Table 1**). This will be the City's fifth Consolidated Plan developed since 2000.

Table 1: San José's FY 2019-20 Funding from HUD and Current Uses

Federal Funding Source	2019-20 Funding	Current Uses
Community Development Block Grant (CDBG)	\$8,856,601	<ul style="list-style-type: none"> • Neighborhood engagement and leadership training • Senior services • Homeless outreach • Fair housing education and counseling • Legal services for low-income tenants and landlords • Job training • Emergency & minor repair for single family homes • Neighborhood street and infrastructure enhancements • Enhanced code enforcement
HOME Investment Partnership (HOME)	\$3,239,144	<ul style="list-style-type: none"> • Development of affordable housing and tenant-based rental assistance subsidies
Emergency Solutions Grant (ESG)	\$1,278,773	<ul style="list-style-type: none"> • Homeless services focused on outreach and homelessness prevention
Housing Opportunities for Persons with Aids (HOPWA)	\$757,502	<ul style="list-style-type: none"> • Rental assistance and supportive services

San José currently is completing approved activities under its 2015-20 Consolidated Plan and has undertaken the required review of local studies and completed community outreach for the development of the next five-year Consolidated Plan for 2020-25. Qualitative and quantitative data from several local studies have informed the development of funding priorities for the next five years. These include local data from the *Anti-Displacement Community Strategy Report* released in January 2020, and the current effort to create Santa Clara County's *Community Plan to End Homelessness for 2020-25*. These reports, as well as the City's draft Assessment of Fair Housing, will be discussed further below. The deadline to submit the new Consolidated Plan to HUD is May 15, 2020.

In addition to the Five-Year Consolidated Plan, HUD requires that each jurisdiction develop an Annual Action Plan each year to show how it will implement its five-year Consolidated Plan. Further, the City must report back to HUD each year on how it met the goals of the prior year's Annual Action Plan. These HUD reports are among the many plans and reports that the Housing Department is required to develop related to its use of outside funding.

On October 10, 2019, staff reported on the workplan and upcoming development of the Five-Year Consolidated Plan to the Neighborhood Services and Education Committee. This memorandum reports back on the outreach conducted and the draft funding priorities identified.

ANALYSIS

2020-2025 Consolidated Plan Overall Process

HUD encourages jurisdictions to complete a regional or joint plan, as needs for housing, homelessness, and other community development uses typically cross jurisdictional boundaries. To accomplish a regional effort, the Santa Clara County Office of Supportive Housing led local collaboration with several other jurisdictions: San José, Campbell, Cupertino, Gilroy, Los Altos, Mountain View, Morgan Hill, Santa Clara, Saratoga, and Sunnyvale. The County convened a working group with representatives from each agency, including the City's Housing Department. On behalf of the involved jurisdictions, the County issued a request for proposals and led the procurement of consultants to conduct analysis and to create both Consolidated Plans and Assessments of Fair Housing. The working group selected two consultants: Michael Baker International to develop the 2020-25 Consolidated Plan and companion 2020-21 Annual Action Plan; and, the Lawyer's Committee for Civil Rights to develop the Assessment of Fair Housing.¹

The consultant's work on the Consolidated Plan, involving both a regional and San José focus, kicked off in early September. The work included conducting regional community meetings and a Countywide needs survey. The consultant also provided support for meetings held in San José in coordination with community groups. The consultant recently sent an initial draft of the San José-specific Consolidated Plan and Annual Action Plan, which staff is currently reviewing and editing.

Community Engagement

City Efforts

When staff presented to the Neighborhood Services and Education Committee last October, Committee members confirmed that staff should make special efforts to reach the most vulnerable and hard-to-reach residents, and go to where the public would already be in attendance. This feedback was valuable in the development of an outreach plan with the consultant that helped to ensure that San José's engagement efforts reached vulnerable and hard-to-reach residents.

Staff worked with the consultant to conduct community outreach and engagement from October through January for both the Consolidated Plan and the Assessment of Fair Housing efforts. Staff worked closely with the consultant to ensure that outreach was undertaken in multiple languages. Official public meetings were noticed in English, Spanish, Vietnamese, Chinese, and Tagalog. For the meetings, translators and accessibility equipment were available. These standards are consistent with the City's Citizen Participation Plan for the Consolidated Plan outreach.

¹ The Assessment of Fair Housing provides analysis on housing needs from a racial equity perspective, and serves as the needs analysis for the Consolidated Plan as well as for other purposes under State law. The draft Assessment of Fair Housing is expected come to City Council committees in late spring 2020.

In November 2019, the City held four “large tent” 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?
- Where should neighborhood revitalization target areas be?
- What do you feel are the most common or pressing housing problems in the City?

The meetings were held at the Hillview Branch Library, and the Seven Trees, Bascom, and Roosevelt Community Centers.

In addition to the four “large tent” meetings, staff worked with local community-based organizations to hold 21 focus group and small stakeholder meetings. 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. Extensive notes were taken at each meeting and for all other community engagement activities.

Staff followed the Committee’s direction in trying to maximize community input and minimize participants’ efforts to attend. For example, staff attended the School of Arts and Culture Fiesta Navideña event at the Mexican Heritage Plaza on December 6, 2019, where they educated community members on the Consolidated Plan and encouraged in-person and online completion of the survey. Staff ensured that large and small outreach meetings were held both on weekdays and weekends, during daytime and evening hours. Virtually all meetings were held outside City Hall – for instance, at an affordable housing complex in Berryessa and at East Side Union High School – and food and beverages were served as a small token of thanks to participants for their time.

In total, approximately 308 people participated in public and focus group meetings, and 648 San José residents responded to the Countywide survey, for a total of 956 residents. See **Attachment A** to this memorandum for the list of outreach events and numbers of attendees.

To add further to the input received through formal meetings for the Consolidated Plan and Assessment of Fair Housing, staff fed information from other recent outreach efforts to the consultant. For instance, this included feedback on needs from community stakeholders and those involved with homeless services delivery who contributed to the forthcoming *Community Plan to End Homelessness 2020-25*. The consultant was also given the notes from outreach meetings done from staff’s work on anti-displacement for the past 1.5 years, including notes from meetings with those most affected by this challenge.

County Efforts

In addition to the City’s efforts, the County also conducted significant community engagement. The regional online survey was published in English, Spanish, Vietnamese, and Chinese, with a total of 1,246 individuals responding and 52% (648) of the responses coming from San José. This response rate is almost proportional to San José’s share of the population in the County.

Refer to the Housing Department's website² for data collected from San José outreach sessions and survey results.

In addition, the County conducted four regional public forums – in Morgan Hill, Palo Alto, Cupertino, and San José. Again, extensive notes were recorded at these meetings and will be included in the City's draft Consolidated Plan.

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 – both regionally and within the City of San José – the top needs expressed by participants included the following:

- Providing housing and support services for persons experiencing homelessness, those who are being displaced, and those at-risk of displacement
- Increasing the amount of affordable housing to meet demand, including for special needs populations
- Improving neighborhood physical conditions and infrastructure (such as street lighting, graffiti removal, community centers, youth centers, and playgrounds)
- Expanding opportunities for residents (such as job training and leadership development, affordable childcare, and spaces for small businesses and community nonprofits)
- Improving fair housing through provision of services (such as assistance with tenant/landlord issues and understanding laws and ordinances for renters).

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

In early 2018, the City was accepted into to a peer learning cohort of 10 city teams from across the Country focusing on anti-displacement strategies sponsored by PolicyLink. The San José team was composed of Councilmember Carrasco, City staff, and three local nonprofits. The San José team wrote a report on displacement in San José that was released in January 2020. It notes that like other cities, San José has been shaped in part by a legacy of regional racial segregation, housing discrimination, and uneven investment in neighborhoods. The report notes that this legacy, combined with a long-term regional housing shortage and a booming economy, has resulted in displacement and harm for many vulnerable groups. There is evidence that the changing market disproportionately hurts some racial minority groups. Examples of this harm include out-of-reach home prices, evictions for non-payment as rent increases have far outpaced

² <https://www.sanjoseca.gov/your-government/departments-offices/housing/resource-library/hud-reports/consolidated-annual-action-plans/2020-25-consolidated-annual-action-plans>

incomes, severe overcrowding, displacement, and homelessness.³ The priority to fund anti-displacement strategies, homelessness prevention, and affordable housing production, and to ensure housing access is available to all groups, is clearly supported by this work.

In addition, the *Community Plan to End Homelessness in Santa Clara County 2015-2020* notes that many vulnerable populations are just a paycheck or medical emergency away from homelessness.⁴ A coordinated effort between local jurisdictions, service providers and other engaged groups over the last decade demonstrates that a Housing First⁵ model works in Santa Clara County – indeed, it is less expensive to permanently house someone than to continually care for them while they live on the street. The forthcoming *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.

Both the current Community Plan and the forthcoming Community Plan for 2020-2025 strongly support the need to prioritize funding for affordable housing development, homelessness strategies, homelessness prevention, and anti-displacement strategies. The new Community Plan will develop programs tailored to the needs of specific populations of people experiencing homelessness, specifically; 1) youth and young adults, 2) older adults (55+) and seniors, 3) families with children and 4) adults without children age 25-54.

Moreover, fair housing concerns are at the forefront of many local, regional, and Statewide activities. As housing prices rise, more vulnerable communities face the risk of displacement, sometimes as a result of discrimination. Both landlords and tenants need assistance to understand complex fair housing laws to ensure people remain stably housed. In addition, 2019 brought the passage of both the City's new Housing Payment Equality Ordinance as well as new State law that makes it illegal to discriminate against people who hold a Section 8 Housing Choice Voucher or other form of rental subsidy. These laws should help to lower barriers to private housing for lower-income renters holding vouchers. However, the San José team's anti-displacement work indicates that there are many renters who experience barriers to housing, including large families and those that do not speak English as a first language. These laws and local studies support the need to focus on fair housing as a priority area.

³San José Anti-Displacement Policy Team Network, *Ending Displacement in San José: Community Strategy Report*, Jan. 2020, p. 5.

⁴*Community Plan to End Homelessness in Santa Clara County, 2015-2020*, p. 3.

⁵Housing First centers on providing people experiencing homelessness with housing as quickly as possible, and then providing services needed to maintain their housing. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve.

Recommended Funding Priority Areas

Based on all of the input received through the City’s community engagement efforts and consistent with the multiple studies and laws noted above, staff proposes the following four funding priorities be adopted for the Five-Year Consolidated Plan:

1. Prevent and Address Homelessness – Increase housing opportunities and self-sufficiency for homeless populations, specifically: 1) youth and young adults, 2) older adults (55+) and seniors, 3) families with children and 4) adults without children age 25-54. Prevent homelessness for at-risk individuals and families.
2. Create and Preserve Affordable Housing – Create new affordable housing opportunities and preserve existing affordable housing.
3. Promote Fair Housing – Promote fair housing and lowered barriers to housing.
4. Strengthen and Stabilize Communities – Strengthen and stabilize communities’ condition, and help to improve residents’ ability to increase their employment prospects and grow their assets.

Given these four priorities, program activities that could be funded are further detailed below:

Table 2: Consolidated Plan Priorities & Funding Strategies

Priority Need	Goal/Funding Strategy	Potential Programs
Prevent and Address Homelessness	Increase housing opportunities and self-sufficiency for homeless populations, and assist in the prevention of homelessness of at-risk individuals and families.	<ul style="list-style-type: none"> • Homeless citywide and Downtown outreach • Homelessness prevention programs • HMIS data systems support • Tenant-based rental assistance (rental coupons) • Emergency shelter or interim housing
Create and Preserve Affordable Housing	Construct new and preserve existing affordable housing	<ul style="list-style-type: none"> • Affordable housing including land acquisition and infrastructure subsidies • Single family and mobilehome repair programs • Enhanced and targeted code enforcement • Soft story apartment retrofit rebates • Support for community based housing development entities
Promote Fair Housing	Promote fair housing, and lower barriers to housing for high-barrier populations	<ul style="list-style-type: none"> • Education, compliance, and legal assistance with City’s Apartment Rent Ordinance, Tenant Protection Ordinance, and Housing Equality Payment Ordinance • Fair housing education and legal assistance
Strengthen and Stabilize Communities	Strengthen and stabilize communities by improving residents’ opportunities	<ul style="list-style-type: none"> • Job training/employment development programs • Grassroots outreach skills development • Neighborhood leadership development • Broadband infrastructure • Development of childcare facilities • ADA/other rehabilitation and tenant improvements of nonprofit commercial spaces

Identified Needs Are Consistent with City's Existing Strategies

As the annual funds from the federal government are limited in nature, staff recommends that funding priorities adhere to identified City strategies to the extent possible. Fortunately, indications from the community on areas of need are quite consistent with the City's existing priorities. The following are selected examples of City Council direction and existing City strategies that support the selection of the above four funding priority areas:

- City Council approved-[Housing Crisis Workplan](#)
 - Focus on affordable housing production of 10,000 new homes in five years
 - Creation of a Citywide residential anti-displacement plan
- City Council-approved [Affordable Housing Investment Plan through FY 2022/23](#)
 - Direction to spend at least 45% of the City's housing production subsidies on funding homes for extremely low-income residents
 - Direction to leverage County Measure A funds to provide permanent housing for residents experiencing homelessness
- City Council-approved [Community Plan to End Homelessness in Santa Clara County 2015-2020](#) and City's homelessness response [framework](#)
 - Priority on outreach to get homeless residents into regional care systems, and to provide basic needs services
 - Provision of a continuum of housing types through subsidies and production, including interim housing, rapid rehousing, and permanent housing in conjunction with supportive services provided by the County and nonprofits
 - Importance of preventing homelessness through interventions to keep people housed
- Numerous City programs and initiatives to support improved job pathways and long-term economic opportunities for residents, including:
 - [City Council Priority #14](#), Childcare and Early Education/Preschool Facilities
 - [Work2future](#) services to adults, dislocated workers, and youth
 - City's [Pathways to Climate Smart youth job fair, March 7, 2020](#)
- City Council-approved and State-certified [General Plan 2040](#)
 - Strategies to support affordable housing development strengthened and those to prevent displacement integrated in [December 2016](#)
- City Council-approved and State-certified [Housing Element to the General Plan](#)
 - Strategy to promote equitable development and facilitate equal access to housing through fair housing services provision
 - Strategy to protect low- and moderate-income residents in market-rate and deed-restricted affordable housing from displacement.

CONCLUSION

Taken together, the four identified priority funding areas and potential programs could help San José's residents and communities to meet their needs and could help them to become more resilient so they may better cope with our City's changing market forces. These funding priorities are responsive to needs identified by the community, and are consistent with existing City priorities.

EVALUATION AND FOLLOW-UP

Future presentations to City Council committees and to the full City Council are planned for March through May 2020. The Neighborhood Services and Education Committee's discussion of this item on March 12, 2020, is the first City Council Committee's opportunity to provide feedback on draft spending priorities for the forthcoming Consolidated Plan. Staff will also work with City Council offices to communicate with their constituents about opportunities to give input on housing and community needs for the Consolidated Plan process. The Housing & Community Development Commission's feedback will be reflected in the upcoming City Council memos on April 7 and May 5, 2020, both required by the Citizen Participation Plan.

/s/

JACKY MORALES-FERRAND
Director, Department of Housing

For questions please contact Kristen Clements, Division Manager, at (408) 535-8236.

Attachment A: 2020-25 Consolidated Plan & Assessment of Fair Housing Community
Engagement Efforts

Attachment A
2020-25 Consolidated Plan & Assessment of Fair Housing
Community Engagement Efforts

Date	Outreach Meeting	Attendees	Time
Nov 7, 2019	Focus Group #1 with Boys and Girls Club of Silicon Valley and Healthier Kids Foundation	4	Afternoon
Nov 11, 2019	Affordable housing residents - Kings Crossing	20	Evening
Nov 12, 2019	Public Meeting - Seven Trees Community Center	3	Evening
Nov 13, 2019	Public Meeting - Hillview Library	8	Evening
Nov 16, 2019	Southside Community Center	3	Evening
Nov 18, 2019	Focus Group #2 with Live Oak Adult Day Services & San José Conservation Corps	3	Afternoon
Nov 19, 2019	Public Meeting - Bascom Community Center	14	Evening
Nov 20, 2019	Public Meeting - Roosevelt Community Center	20	Evening
Nov 11, 2019	Affordable housing residents - Kings Crossing	20	Evening
Dec 6, 2019	School of Arts and Culture (D5) Event: Fiesta Navideña	18	Evening
Dec 12, 2019	Second Street Studios	10	Daytime
Dec 12, 2019	Destination: Home	9	Lunchtime
Dec 13, 2019	Office of Women's Policy	6	Evening
Dec 18, 2019	LGBT Youth Center	9	Afternoon
Jan 13, 2020	City Hall	1	Daytime
Jan 14, 2020	The Health Trust	17	Afternoon
Jan 15, 2020	Vietnamese American Community Center (D7)	85	Morning
Jan 26, 2020	Filipino Advocates for Justice	10	Morning
Jan 27, 2020	Eastside Union HS District (D5)	12	Evening
Jan 29, 2020	Roosevelt Community Center	20	Afternoon
Jan 29, 2020	K Smith Elementary School (PTA Meeting)	20	Evening
	Total Attendees:	308	
On-line & Written Surveys (October 25-December 26, 2019)			
	English	630	
	Spanish	15	
	Vietnamese	2	
	Chinese	1	
	Total Surveys Completed:	648	
Stakeholder Interview Meetings with Selected Agencies			
• Asian Americans for Community Involvement			
• BRIDGE Housing			
• Santa Clara County Office of Supportive Housing			
• Charities Housing			

HOUSING & COMMUNITY DEVELOPMENT COMMISSION

March 5, 2020

Subject: Draft Five-Year Consolidated Plan 2020-25 Funding Priorities

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• Community Services Agency
• CommUniverCity San José
• Destination: Home Silicon Valley
• Downtown Streets Team Silicon Valley
• Eden Housing
• Grid Alternatives
• The Health Trust
• Heart of the Valley
• Project WeHOPE
• Housing Trust
• LifeMoves
• Loaves and Fishes
• Rebuilding Together Silicon Valley
• Santa Clara Family Health Plan
• Silicon Valley FACES
• Silicon Valley Leadership Group
• Vista Center for the Blind and Visually Impaired

Notes from outreach are posted at:

<https://www.sanjoseca.gov/your-government/departments-offices/housing/resource-library/hud-reports/consolidated-annual-action-plans/2020-25-consolidated-annual-action-plans>