

8.12-7 HOUSING PLAN

The goals, policies, and actions delineated in this chapter serve to support the City's vision of providing decent housing and a suitable living environment for every resident.

8.12-7.1 Goals and Policies

The Housing Plan identifies the City's goals for neighborhood conservation, housing production, housing support, and housing opportunities. The goals are supported by policies which are implemented through a series of actions.

Goal A Create and maintain high-quality, livable, and unique residential neighborhoods and preserve established single-family neighborhoods.

Policy A-1: Maintain and improve the quality of residential neighborhoods, eliminate housing deficiencies and prevent future blight through the encouragement of ongoing maintenance, rehabilitation and conservation of existing housing stock.

Policy A-2: Provide code enforcement support for residential neighborhoods in conformance with City Code and Zoning Ordinance regulations.

Policy A-3: Promote compatibility between neighborhoods while respecting differences in neighborhood character.

Policy A-4: Promote consensus with City Design Guidelines.

Goal B Manage growth in the City by designating suitable vacant or underutilized sites for new residential development and ensuring compatibility with community goals and existing neighborhoods.

Policy B-1: Disperse affordable housing units throughout the City to avoid a concentration in any one neighborhood.

Policy B-2: Encourage the building of higher density housing on appropriate vacant or underutilized sites.

Policy B-3: Encourage the annual construction of the number of housing units necessary to meet the City's regional housing needs determination through housing finance and reducing development constraints.

Policy B-4: Promote compatibility between neighborhoods while respecting differences in neighborhood character.



Policy B-5: Work towards the mitigation of jobs/housing ratio impacts created by developments with significant employment.

Policy B-6: Encourage higher density residential development in transit-oriented and mixed use areas where appropriate.

Policy B-7: Encourage a mix of unit types and sizes in new housing development.

Goal C

Provide housing within the community for persons of all economic levels, regardless of religion, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or mental or physical disability.

Policy C-1: Construct and preserve affordable housing for lower and moderate income households through the use of public subsidies, regulatory incentives and flexible development standards.

Policy C-2: Participate in local, regional, State and federal programs that support affordable, transitional, supportive and permanent housing.

Policy C-3: Create opportunities for affordable housing and housing to support special needs populations and extremely low income households.

Policy C-4: Ensure equitable housing opportunities for all residents.

Goal D

Provide an adequate variety of individual choices of housing tenure, type and location, including higher density where possible, especially for low and moderate income and special needs households.

Policy D-1: Promote a variety of housing types, in different locations to maintain social and economic diversity in the City.

Policy D-2: Participate in programs that provide support services to residents in need.

Policy D-3: Increase public outreach efforts to inform residents and potential developers of available City housing programs.

Policy D-4: Encourage early participation from residents and other stakeholders in development of long range plans and review of new development proposals.

Policy D-5: Ensure compliance with all State and federal regulations relating to housing opportunities and the prevention of discrimination.

8.12-7.2 Implementing Actions

Each Goal outlined in the Housing Plan is supported by one or more policies, which are often implemented by specific actions. On the one hand, many of the identified actions below will implement multiple policies and goals. On the other hand, some policies offer direction to Staff and appointed/elected officials in making decisions related to the provision of housing, but are not implemented by specific housing programs.

Action 1: Neighborhood Conservation Improvement Program (NCIP)

Under the direction of the City of Santa Clara Housing and Community Services Division, NCIP is a multi-purposed program offering technical and financial assistance to qualified residents. The program is designed for citywide households with gross incomes at or below 80 percent of County median income. Various types of repairs may be addressed through NCIP: re-roofing, plumbing, heating/cooling, electrical, termite damage, foundation and weatherization are examples. The costs for home repairs are covered under the loan program. Financial assistance can come in the form of a loan, grant or combination of both. For each project, the financial terms are reached at the time of determining eligibility and scope-of-work to be performed. Loan interest rates can be as low as 3 percent and increase according to the household income. Length of time of the loan is typically up to 20 years on either a deferred payment or monthly installment payment basis. Essentially, terms are flexible and below market, based on the applicant's particular income situation. Since 1976, the City of Santa Clara has assisted more than 1,000 homeowners to rehabilitate and increase the value of their homes through the Neighborhood Conservation and Improvement Program (NCIP).

Funding Source: CDBG, HOME

Responsible Agency: Housing & Community Services Division

Objectives:

- Assist approximately 424 homeowners with rehabilitation assistance, including approximately 160 extremely low income households.
- Continue to conduct inspections of homes on a request and complaint basis, providing referrals to the NCIP and assistance where possible to correct identified issues and problems.

Timeframe: Ongoing

Relevant Policies: Policy A-1



Action 2: Preservation of Assisted Rental Housing

To meet the housing needs of persons of all economic groups, the City is committed to guarding against the loss of housing units reserved for lower income households. One assisted rental project in Santa Clara – Chateau Apartments - is identified to be at potential low risk of conversion to market rate use in 2023.

Funding Source:	Departmental Budget
Responsible Agency:	Housing & Community Services Division
Objectives:	<ul style="list-style-type: none">- Continue to assist property owners of assisted housing by providing funding to make periodic improvements to the property, if available. Such assistance helps the project maintain its affordability.- Continue to monitor at-risk project by maintaining contact with the property owner annually regarding long-term plans for the project.- Establish contact with public and nonprofit agencies interested in purchasing and/or managing units at-risk. As necessary and feasible, the City will provide financial and technical assistance to these organizations.- Provide tenant education on Section 8 rental subsidies and other available assistance through City and County agencies as well as nonprofit organizations. Notify tenants at least one year in advance of potential conversion to market rate housing. Provide information regarding tenant rights and conversion procedures.
Timeframe:	Ongoing
Relevant Policies:	Policy B-1, Policy C-1, Policy C-2, Policy C-3, Policy D-1

Action 3: Acquisition of Multi-Family Housing

As a strategy to expand the City's affordable housing inventory, Santa Clara will continue to explore opportunities the acquisition/rehabilitation of multi-family housing. As funding permits, the City will work with nonprofit organizations to acquire and rehabilitate deteriorating and distressed properties and convert them into affordable rental housing for lower income households, including those with special needs.

Funding Source:	CDBG; HOME
Responsible Agency:	Housing & Community Services Division
Objectives:	<ul style="list-style-type: none">- Annually explore funding sources available at the regional, State, and federal levels to support acquisition/rehabilitation opportunities.- Work with nonprofit entities to acquire and rehabilitate

existing multi-family structures to be maintained as affordable rental housing.

- Seek opportunities to identify and purchase deteriorated residential properties during depressed rental markets, rehabilitate units, and convert from market rate to affordable levels.

Timeframe: Ongoing

Relevant Policies: Policy B-1, Policy C-1, Policy C-2, Policy C-3, Policy D-1

Action 4: Code Enforcement Program

Code enforcement is essential to ensuring housing conservation and rehabilitation. The City maintains a strong housing inspection and code enforcement program to ensure adequate maintenance of the housing stock and quality of the residential neighborhoods. In an average year, the City receives several thousand complaints related to possible code enforcement violations. For all types of code complaints, the first step in the follow-up procedure is personal contact by a City Staff member to ascertain if a code violation exists, and to request remediation. In many cases, the individual responsible for the code violation is given the opportunity to voluntarily correct the situation and comply with current codes without a penalty.

Funding Source: CDBG, General Fund

Responsible Agency: Planning Division, Building Inspection, Police Department

Objectives:

- Continue the multi-family residential housing inspection and educational programs.
- Aggressively respond to violations of housing codes.
- Provide special attention to maintaining the stability of residential neighborhoods through development and enforcement of minimum standards of allowed use of the City's streets, as well as maintenance of front and other yard areas visible from the public right-of-way.

Timeframe: Ongoing

Relevant Policies: Policy A-1, Policy A-2, Policy A-3, Policy A-4

Action 5: Neighborhood Relations Program

Since 1990, the Neighborhood-University Relations Committee (NURC) (formerly Student Housing Committee) has been responsible for reviewing student housing issues. NURC meets regularly to facilitate on-going communication and problem solving among City officials, neighborhoods, property owners and Santa Clara University officials and students.



Funding Source:	Departmental Budget
Responsible Agency:	Planning Division, Police Department
Objectives:	<ul style="list-style-type: none">- Improve the maintenance of student-occupied homes and behavior of the occupants to minimize impacts on the neighborhood surrounding SCU.- Enhance code enforcement and special Police patrols to address the problems in the area.- Continue to hold meetings three times per year with student tenants, landlords, SCU, residents and the City to allow opportunities for stakeholders to discuss neighborhood issues and concerns.- Continue to work with neighbors (residents, businesses, and institutions such as Santa Clara University) to ensure that development is compatible with existing neighborhoods and that neighbors are satisfied with the design, density, and parking requirements of projects.
Timeframe:	Ongoing
Relevant Policies:	Policy A-1, Policy A-2, Policy A-3, Policy A-4

Action 6: Zoning Ordinance

The City is currently undertaking a comprehensive update to its Zoning Ordinance to reflect the current goals and policies of the 2010-2035 General Plan. As part of this update, the City will reconsider, and revise, if appropriate, its provisions for parking, mixed use developments, residential care facilities, employee housing, and SRO housing. The Zoning Ordinance update is expected to be completed in mid-2016. The comprehensive Zoning update is intended to bring consistency between the Zoning Ordinance and the General Plan, implementing the General Plan goals by facilitating mixed use development and higher density residential development, protecting existing neighborhoods, and incentivizing redevelopment by appropriate development standards and streamlined procedures.

In addition, the City completed a number of amendments to the Zoning Ordinance that were adopted in conjunction with the adoption of the 2015-2023 Housing Element on December 9, 2014. These amendments include provisions for reasonable accommodations, emergency shelters, transitional housing, and supportive housing, as well as an update of the City's Density Bonus Ordinance. The City will continue to monitor the Zoning Ordinance for any additional constraints to the development of housing and process amendments as necessary.

Funding Source:	Departmental Budget
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Responsible Agency: Planning Division

Objectives:

- Complete the comprehensive update to the Zoning Ordinance by mid-2016.
- Continue to monitor the Zoning Ordinance for any potential constraints to the development of housing, particularly housing for persons with special needs (including those with developmental disabilities), and amend the Zoning Ordinance as necessary.

Timeframe: Zoning Ordinance update to be completed by mid-2016;
remaining objectives to be completed on an ongoing basis.

Relevant Policies: Policy A-3, Policy A-4, Policy B-2, Policy C-1, Policy C-2, Policy C-3, Policy C-4, Policy D-1, Policy D-5

Action 7: Adequate Sites Inventory

The City is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law. The residential sites analysis completed for the 2015-2023 Housing Element indicates the City can accommodate its RHNA of 4,093 units, including 1,050 very low income units, 695 low income units, 755 moderate incomes, and 1,593 above moderate income units.

The City is updating its Land Use Element to implement Phase II of the 2010-2035 General Plan, providing additional housing opportunities in Tasman East and Lawrence Station Focus Areas, as discussed in detail in the Housing Opportunities section. The Land Use Element update to implement Phase II of the General Plan is scheduled to be adopted concurrent with the Housing Element adoption.

Funding Source: Departmental Budget

Responsible Agency: Planning Division

Objectives:

- Maintain an inventory of housing sites appropriate for a range of income levels and housing types, including supportive housing for persons with disabilities and developmental disabilities.
- Provide information and technical assistance on Federal and State funding sources or referrals to appropriate agencies.
- Disperse and monitor the location of affordable units in various areas of the City.
- Review housing sites inventory at time of development proposal to determine consistency with proposed density and assumed density in Housing Element.
- Maintain a zero net loss of units identified in the opportunity sites inventory of this Housing Element. If the assumed



density is not entitled, a finding must be made that the displaced units can be redistributed to other opportunity sites.

- Encourage developments that are transit-based or in close proximity to transit when determining City affordable housing funding decision priorities.
- Encourage Mixed Use development where appropriate to provide increased opportunities for housing development.
- Notify owners of mixed use designated sites through an outreach/ marketing program.

Timeframe: Ongoing

Relevant Policies: Policy B-1, Policy B-2, Policy B-3, Policy B-5, Policy B-6, Policy B-7, Policy C-1, Policy C-3, Policy D-1, Policy D-3, Policy D-4

Action 8: Lot Consolidation

While lot consolidation has not been heavily utilized in Santa Clara in the past, a number of small lots (less than 0.5 acres) along El Camino Real with multiple property owners have been identified in the Sites Inventory for the 2015-2023 Housing Element. The City will take a number of steps to facilitate the lot consolidation process for prospective developers.

Funding Source: Departmental Budget

Responsible Agency: Planning Division

Objectives:

- Provide technical assistance regarding the lot consolidation process to interested parties.
- Provide the sites inventory to interested developers and assist in identifying sites with lot consolidation potential.
- Process lot consolidation applications concurrently with other applications for development.

Timeframe: Ongoing

Relevant Policies: Policy B-2, Policy B-3, Policy C-1, Policy D-1

Action 9: Impact Fees

The City charges various impact fees to provide essential services and facilities to serve new development. The City will conduct an impact fee study to compare the City's fees (including the recently adopted park fees) with surrounding and similar jurisdictions.

Funding Source:	Departmental Budget
Responsible Agency:	Planning Division
Objectives:	<ul style="list-style-type: none"> - Assess if impact fees are constraining development or providing a competitive edge for the City. If City fees deviate significantly from those charged by comparable communities, take actions to adjust fees as appropriate.
Timeframe:	Conduct impact fee study/analysis in 2016/17 and monitor fees on an ongoing basis
Relevant Policies:	Policy B-2, Policy B-3, B-5, B-6, B-7, Policy C-3, Policy D-1

Action 10: Provision of a Variety of Housing Types

The City of Santa Clara supports and encourages the development of a variety of housing types to rent and to own in a variety of locations to maintain social and economic diversity in the community. During 2015-2023 Housing Element planning period, the City will promote the development of accessory units, affordable one- and two-story additions to single-family homes, and other low income housing alternatives.

Funding Source:	Departmental Budget
Responsible Agency:	Planning Division
Objectives:	<ul style="list-style-type: none"> - Promote the construction of accessory units to increase the type and size of the City's housing stock, with an objective of 25 units per year or 200 units over eight years. - As part of the comprehensive Zoning Ordinance update (to be completed by mid-2016), reconsider, and revise if appropriate, requirements for accessory units. - Conduct an ongoing promotional program, including mailings to owners of single-family properties with adequate size for accessory living units. - Support development of low income housing alternatives, such as single-room occupancy (SRO) units, senior housing, family housing, housing for persons with disabilities (including developmental disabilities) etc. - Encourage affordable, compatible one- and two-story additions for upgrading single-family homes. - Provide increased flexibility for houses built prior to the current zoning requirements. - Continue to require the Residential Green Checklist as part of the permit submittals for residential construction.
Timeframe:	Ongoing
Relevant Policies:	Policy A-3, Policy B-1, Policy B-3, Policy C-1, Policy C-3, Policy C-4, Policy D-1, Policy D-3



Action 11: Inclusionary Housing Policy

The City's Inclusionary Housing Policy requires developers of residential developments of 10 or more units to provide at least 10 percent of their units at rents or prices affordable to very low, low and moderate income households. The Inclusionary Housing Policy has two components: Below Market Rental (BMR) program and Below Market Purchase (BMP) program. The City works with Neighborhood Housing Services Silicon Valley (NHSSV) to offer the BMP units to income-qualified households.

Funding Source:	Inclusionary Housing
Responsible Agency:	Planning Division
Objectives:	<ul style="list-style-type: none">- Continue to implement the Inclusionary Housing BMP and BMR programs.- Annually monitor the effectiveness of the Inclusionary Housing Policy in expanding the housing supply and diversity in the community.
Timeframe:	Ongoing
Relevant Policies:	Policy B-1, Policy B-2, Policy B-3, Policy B-7, Policy C-1, Policy C-2, Policy C-3, Policy C-4, Policy D-1

Action 12: Affordable Housing Incentives

For-profit and nonprofit developers play a significant role in providing affordable housing in Santa Clara. The City will proactively encourage and facilitate the development efforts of developers and organizations for the construction of affordable housing for lower income households, particularly those with special needs including seniors, large households, extremely low income households, and households with persons who have disabilities (including developmental disabilities).

Funding Source:	CDBG; HOME
Responsible Agency:	Planning Division
Objectives:	<ul style="list-style-type: none">- Encourage and assist in efforts to combine public and private funds in joint housing ventures.- As appropriate, support and/or partner with housing developers in the application for affordable housing funding, such as providing technical data, assistance in identifying available and appropriate sites, expediting review and processing of affordable housing, and providing local match as funding is available.- Annually explore funding available at the regional, state, and

federal levels for affordable housing development and programs.

- Continue to work with the Housing Authority of Santa Clara County to expand the Authority's ability to create low and moderate income housing.
- Participate with other local jurisdictions to provide affordable housing. Collaborate with neighboring jurisdictions to pursue funding opportunities for affordable housing programs. CDBG and HOME funds will continue to be used in conjunction with other cities' funds to construct shelters and to provide housing services.
- Continue to provide density bonuses or equivalent financial incentives for housing projects which include affordable and/or senior housing units, consistent with State law requirements.
- Encourage housing developers to use the City's Density Bonus Ordinance and the Planned Development Zone District, which allow for flexibility in the zoning regulations.
- Continue to pursue opportunities to acquire and rehabilitate existing multi-family structures to be maintained as affordable rental housing.
- Encourage the provision of specialized housing to meet the needs of those with disabilities (including developmental disabilities); or for group care, emergency housing and foster homes, where appropriate.
- Identify situations of overcrowding and educate families of local housing programs.
- Incentivize nonprofit developers to develop units for very low and extremely low households by identifying appropriate housing sites or rehabilitation projects and matching developers with funding sources.
- Continue to require the Residential Green Checklist as part of the permit submittals for residential construction.
- Consider, in 2015-2016, other feasible incentives to foster affordable housing development in the City. These may include fee deferral, reduction, or waivers.

Timeframe:

Ongoing

Relevant Policies:

Policy B-1, Policy B-2, Policy B-3, Policy B-7, Policy C-1, Policy C-2, Policy C-3, Policy C-4, Policy D-1

Action 13: Housing Mitigation Fee

With the dissolution of redevelopment and diminishing funding at the State and federal levels, the City will explore alternative funding mechanisms for affordable housing.



Specifically, the City will continue its current practices of requiring housing impact studies for large-scale projects with the potential of generating a significant number of jobs. In addition, the City will consider establishing a housing mitigation fee program.

Funding Source:	Departmental Budget
Responsible Agency:	Housing and Community Services Division
Objectives:	<ul style="list-style-type: none">- Continue to require housing impact studies as part of project-related environmental reviews for new developments or businesses that generate a high number of jobs.- Continue to require Housing Impact Studies through development agreements with new projects, to address the impact on the affordable housing supply.- Consider, in 2015-2016, establishing an affordable housing mitigation fee for office and industrial developments that propose a significant square footage of area where persons are to be employed.
Timeframe:	Ongoing
Relevant Policies:	Policy B-2, Policy B-3, Policy C-1, Policy D-1

Action 14: Affordable Housing Funding

Within 12-18 months of the Housing Element adoption, conduct study session or series of study sessions as needed with the City Council to explore additional sources that would provide a steady funding stream for affordable housing. These may include local sources such as commercial linkage and setting aside a portion of general fund property tax revenues formerly collected from former Redevelopment Areas to be retained for affordable housing (also referred to as “boomerang funds”).

Annually, staff will evaluate Notices of Funding Availability (NOFAs) from State, federal, and regional programs and pursue funding applications as appropriate.

Funding Source:	Departmental Budget
Responsible Agency:	Planning Division and Housing and Community Services Division
Objectives:	<ul style="list-style-type: none">- Identify a steady source of affordable housing funds.- Pursue funding available from State, federal, and regional housing programs. <p>Conduct a series of study sessions, within 12-18 months of Housing Element adoption, with City Council on steady source of local affordable housing funds. Annually evaluate NOFAs for affordable housing and pursue as appropriate.</p>
Timeframe:	

Relevant Policies: Policy B-1, Policy B-2, Policy B-3, Policy B-7, Policy C-1, Policy C-2, Policy C-3, Policy C-4, Policy D-1

Action 15: Economic Displacement

Development in the City has primarily occurred as the recycling of existing marginal commercial and industrial uses into higher density multi-family housing. As such, the City has not yet experienced any displacement of lower income households due to new development. As redevelopment of existing uses continues, the City will evaluate potential displacement, and develop and adopt measures, as appropriate, to address the risk of direct or indirect displacement of existing residents. The City will implement measures, as appropriate, to address displacement. The City will monitor such measures bi-annually for effectiveness and make necessary adjustments.

Funding Source: Departmental Budget

Responsible Agency: Planning Division

Objectives: - Evaluate programs and policies, and provide recommendations to City Council within one years of Housing Element adoption. As necessary and appropriate, adopt programs and policies to address displacement within two years of Housing Element adoption. Monitor programs and policies bi-annually for effectiveness.

Timeframe: Ongoing

Relevant Policies: Policy B-4, Policy B-5, Policy C-1

Action 16: Shared Housing

Shared housing is an affordable housing alternative for seniors and other lower income residents. The City provides funding assistance to the Shared Housing Program administered by Catholic Charities. This program arranges for households to share an existing housing unit. In addition to contributing to the operating expenses of such programs, the City has provided single-family homes for shared housing arrangements. The homes were originally purchased for right-of-way needs and subsequently became available for shared housing.



Funding Source:	Departmental Budget, CDBG
Responsible Agency:	Planning Division
Objectives:	<ul style="list-style-type: none">- Continue to support programs designed to create shared housing arrangements for seniors, families and persons with disabilities (including developmental disabilities).- Annually evaluate the need for shared housing services as part of the CDBG annual plan process.
Timeframe:	Ongoing
Relevant Policies:	Policy B-1, Policy C-2, Policy C-3, Policy C-4, Policy D-1, Policy D-2

Action 17: Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program extends rental subsidies to very low income households, as well as elderly and disabled persons. The subsidy represents the difference between 30 percent of the monthly income and the allowable rent determined by the Section 8 program. Vouchers permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area. As of August 30, 2012, the Housing Authority had 839 Section 8 vouchers under contract within the City, an increase of 10 vouchers from the previous year.

Funding Source:	Section 8
Responsible Agency:	Housing Authority of the County of Santa Clara
Objectives:	<ul style="list-style-type: none">- Continue to participate in and promote the Housing Choice Voucher Program.- Encourage apartment owners to list properties with the Housing Authority for individual Housing Choice Vouchers.
Timeframe:	Ongoing
Relevant Policies:	Policy B-1, Policy C-1, Policy C-2, Policy C-3, Policy D-1

Action 18: Homeownership for First-Time Buyers

The City continues to create affordable ownership units through its Inclusionary Housing Policy. Neighborhood Housing Services Silicon Valley (NHSSV) partners with Santa Clara to offer the units created through the Inclusionary Housing - Below Market Purchase (BMP) program to income-qualified households. These units are purchased with downpayment assistance and remain affordable 20 to 45 years for working and middle income buyers. The intent of the BMP program is to offer homebuyers an opportunity to purchase a home they would not ordinarily be able to afford. As part of this program, Santa Clara BMP owners participate in an equity share program. During the first five years, the equity increase is

capped at the amount of percentage change in the Santa Clara County Median Income (AMI) level from the year that the unit was purchased until the year that the unit is sold. Owners will earn five percent equity per year during the 20-year restriction.

Other resources for affordable homeownership are also available to Santa Clara residents. These include the Housing Trust Silicon Valley and Mortgage Credit Certificates. The Housing Trust Silicon Valley provides loans to low and moderate income homebuyers in Silicon Valley in the form of low-interest, second mortgages and downpayment assistance. Santa Clara residents are eligible for two types of assistance offered by the Housing Trust:

- Mortgage Assistance: Up to 17 percent of the purchase price, not exceeding \$85,000
- Gap Assistance: Up to 20 percent of the purchase price, not exceeding \$50,000

The Mortgage Credit Certificate Program (MCC), administered by the County of Santa Clara Office of Affordable Housing, provides financial assistance to first-time homebuyers. The Santa Clara County MCC tax credit reduces the federal income taxes of qualified borrowers purchasing qualified homes, thus having the effect of a mortgage subsidy. The current tax credit rate is up to 15 percent of the interest paid to the lender on the first loan.

Funding Source:	Inclusionary Housing
Responsible Agency:	Neighborhood Housing Services Silicon Valley (NHSSV)
Objectives:	<ul style="list-style-type: none"> - Continue to collaborate with NHSSV to implement the BMP program and provide assistance to approximately 10 to 15 lower, moderate, and middle income households during the 2015-2023 Housing Element planning period. - Promote homeownership, particularly for first time buyers, through single-family, townhouse and condominium construction as well as conversion of rental to condominium ownership, where appropriate. - Encourage program participation among moderate income households, as well as low income households, while interest rates are low. - Continue to promote homebuyer assistance programs through the Housing Trust Silicon Valley and the County of Santa Clara. Include links to these housing resources on City website by 2015.
Timeframe:	Ongoing
Relevant Policies:	Policy B-1, Policy C-2, Policy D-1



Action 19: Fair Housing Program

The City contracts with a qualified fair housing services provider to provide fair housing services to its residents. Currently, the City utilizes Project Sentinel, a nonprofit agency that provides information and dispute resolution services to tenants, landlords, and roommates. Since 2009, Project Sentinel has assisted 732 Santa Clara households and landlords with resolving disputes through counseling, conciliation and mediation.

Funding Source: CDBG

Responsible Agency: Housing and Community Services Division

Objectives:

- Continue to refer tenant-landlord complaints to an agency offering mediation.
- Provide referral services and promotional support to link those experiencing discrimination in housing with public or private groups who handle complaints against discrimination.
- Seek state and federal enforcement of fair housing laws and continue to cooperate with local agencies investigating claims of discrimination in lending practices and predatory lending.
- Provide outreach and education materials about fair housing services, nonprofit partners (e.g. Project Sentinel).
- Continue to hold open house events and meetings to distribute fair housing information and resources to tenants and homeowners in need of assistance.
- Refer disputes between property owners to the County Human Relations Commission's Dispute Officer.

Timeframe: Ongoing

Relevant Policies: Policy B-1, Policy C-2, Policy D-1

Action 20: Homeless Services

The City provides assistance to a number of local agencies that operate programs that serve the homeless. The following agencies have received funding from the City:

- Next Door Solutions to Domestic Violence
- Emergency Housing Consortium
- St. Justin Community Ministry
- Bill Wilson Center
- Community Technology Alliance
- Innvision

Funding Source:	CDBG
Responsible Agency:	Housing and Community Services Division
Objectives:	<ul style="list-style-type: none"> - Assist in funding locally administered programs that provide shelter, food and clothing for those with transitional and supportive housing needs. - Continue to support housing for at-risk youth.
Timeframe:	Ongoing
Relevant Policies:	Policy B-1, Policy C-2, Policy D-1

8.12-7.3 Quantified Objectives

Table 8.12-7-1 below summarizes the City of Santa Clara's quantified housing objectives for the 2015-2023 Housing Element planning period.

TABLE 8.12-7-1: QUANTIFIED OBJECTIVES

	<i>Units to be Constructed (RHNA)</i>	<i>Units to Be Rehabilitated</i>	<i>Units to Be Conserved</i>
Extremely Low Income	525	160	12
Very Low Income	525	168	13
Low Income	695	96	0
Moderate Income	755	0	0
Above Moderate Income	1,593	0	0
Total	4,093	424	25