

Housing Silicon Valley

10 -20 Year Plan to End Chronic
Homelessness and Solve the
Affordable Housing Crisis

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20 Year Study & Plan

- Most comprehensive and data-focused study of affordable housing production, demand and financing in Santa Clara County.
- LISC, San Jose State University, Charities Housing, Full Circle Fund & Advisory Council (local business, non-profit and government leaders)

20 Year Study Goals

- To quantify future and current gap between supply and demand of affordable housing
- To provide a strong quantitative and qualitative basis for raising the capital needed to adequately house the county's diverse population
- To drive an action-oriented plan to resolve the housing crisis over the next 20 years

Key Production Findings

- Developed over 14,500 new affordable apartments and homes serving low-income individuals and families since 1999
- Despite a difficult economy, rising land costs, and a myriad of other challenges
- Considerable success at VLI and LI housing. Limited ELI and first time home ownership.
- SV knows how to build affordable housing!

Key Demand Findings

- **41,404** households across the income spectrum currently experience severe housing needs in Santa Clara County
- **90,000** total new units of affordable housing needed over the next 20 years to include in-migration
 - Of these more than half are planned to be developed

Meeting the Gap

- **40,292** housing units or 2,000 units per year needed, with future expected production and based on current resources and trends
- **\$4 billion** in additional local (city and county) funding over the next 20 years, or \$200 million per year in 2005 dollars, based on current development costs and subsidy levels
- Data includes housing all homeless

Action Plan – 20 Year Plan

- Identified strategic initiatives to meet the gap by finance and by land use/planning tools
- Leadership by Blue Ribbon Commission, chaired by Supervisor Don Gage

20 Year Strategies

- Increase Densities, Particularly Around Transit Stations
- Permanent Local Revenue Source for Affordable Housing
- Increase Supply of Section 8 Vouchers
- Ensure a diversity of housing types

20 Year Strategies (Cont'd)

- Preserve Assisted Housing
- Inclusionary Zoning With Flexibility
- By Right Zoning For Housing Coupled With Good Planning

10 Year Plan Goals

- Goal: By 2015, to end homelessness rather than manage it
- Santa Clara County 2005
 - 7,646 homeless on one night (20,000/year)
 - 2,676 (35%) are chronically homeless
 - 58% receive no government assistance
 - 75% report having a disability of some kind
 - 20% working full or part time

10 Year Plan Strategies

- Prevention Of Chronic Homelessness through Effective Discharge Planning
- Provide Permanent Housing With Supportive Services available that is Affordable To Chronically Unhoused Peoples
- Enhance Outreach to Link Unhoused People with Housing, Treatment and Services

10 Year Plan Strategies (Cont'd)

- Enhance Access to Safety Benefits, Treatment and Employment
- Generate the Revenue to Support Implementation of the Plan
- Plan Implementation

10 Year Plan Objectives

- Prevention & rapid re-housing (skip the shelter)
- Permanent housing with supportive services
- Outreach & engage homeless individuals
- Increase employment & benefits

Success is...

- In 2015 – 8000 housed – no more homelessness
- In 2025 – 90,000 units of permanent, affordable housing – no more affordable housing crisis

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