

Appendix A: Data Tables

Table A-1: Santa Clara County: Age and Income Distribution - 1990 to 2004

Santa Clara County	1990		2004		Change 1990-2004
	Number	Percent of Total	Number	Percent of Total	
Age					
Under 15	304,192	20.3%	356,615	21.5%	17.2%
15 to 19 years	100,386	6.7%	98,047	5.9%	-2.3%
20 to 24 years	125,178	8.4%	91,187	5.5%	-27.2%
25 to 34 years	316,883	21.2%	253,453	15.3%	-20.0%
35 to 44 years	244,694	16.3%	294,668	17.8%	20.4%
45 to 54 years	163,214	10.9%	236,348	14.3%	44.8%
55 to 64 years	112,712	7.5%	158,635	9.6%	40.7%
65 to 74 years	79,143	5.3%	93,946	5.7%	18.7%
75 to 84 years	39,011	2.6%	54,421	3.3%	39.5%
85 years and over	12,164	0.8%	18,808	1.1%	54.6%
Total	1,497,577	100%	1,656,128	100%	
Median Age		35.8		36.0	
2004 Income Distribution					
Less than \$10,000	30,449	5.4%			
\$10,000 to \$14,999	18,548	3.3%			
\$15,000 to \$24,999	43,847	7.8%			
\$25,000 to \$34,999	42,307	7.5%			
\$35,000 to \$49,999	58,897	10.4%			
\$50,000 to \$74,999	89,768	15.9%			
\$75,000 to \$99,999	77,671	13.8%			
\$100,000 to \$149,999	110,270	19.5%			
\$150,000 to \$199,999	47,071	8.3%			
\$200,000 or more	45,842	8.1%			
Total	564,670	100%			
Median Income					\$74,509

Sources: 1990 U.S. Census; 2004 U.S. Census; American Community Survey; San Jose State University. The Institute for Metropolitan Studies

Table A-2: California: Age and Income Distribution - 1990 to 2004

State of California	1990		2004		Change 1990-2004
	Number	Percent of Total	Number	Percent of Total	
Age					
Under 15	6,599,040	22.2%	8,018,114	22.9%	21.5%
15 to 19 years	2,053,148	6.9%	2,436,852	7.0%	18.7%
20 to 24 years	2,510,794	8.4%	2,434,535	6.9%	-3.0%
25 to 34 years	5,686,371	19.1%	5,073,933	14.5%	-10.8%
35 to 44 years	4,639,321	15.6%	5,437,777	15.5%	17.2%
45 to 54 years	2,902,569	9.8%	4,803,926	13.7%	65.5%
55 to 64 years	2,233,226	7.5%	3,194,971	9.1%	43.1%
65 to 74 years	1,857,221	6.2%	1,938,700	5.5%	4.4%
75 to 84 years	979,224	3.3%	1,318,083	3.8%	34.6%
85 years and over	299,107	1.0%	398,336	1.1%	33.2%
Total	29,760,021	100%	35,055,227	100%	
Median Age		31.5		34.2	
2004 Income Distribution	Number	Percent of Total			
Less than \$10,000	897,889	7.5%			
\$10,000 to \$14,999	632,315	5.3%			
\$15,000 to \$24,999	1,289,837	10.8%			
\$25,000 to \$34,999	1,271,208	10.6%			
\$35,000 to \$49,999	1,745,856	14.6%			
\$50,000 to \$74,999	2,201,592	18.4%			
\$75,000 to \$99,999	1,464,797	12.2%			
\$100,000 to \$149,999	1,448,919	12.1%			
\$150,000 to \$199,999	528,479	4.4%			
\$200,000 or more	491,266	4.1%			
Total	11,972,158	100.0%			
Median Income		\$51,185			

Sources: 1990 U.S. Census; 2004 U.S. Census; American Community Survey; San Jose State University, The Institute for Metropolitan Studies

Table A-3: Population and Household Trends - 1990 to 2004

	1990		2004		Change 1990-2004	
Santa Clara County						
Population	1,497,577		1,656,128		10.6%	
Households	520,180		564,670		8.6%	
Average Household Size	2.81		2.93			
Household Type	Number	%	Number	%		
Families	359,677	69.1%	389,196	68.9%		
Non-Families	160,503	30.9%	175,474	31.1%		
Tenure						
Owner Occupied Units	307,354	59.1%	343,633	60.9%		
Renter Occupied Units	212,826	40.9%	221,037	39.1%		
State of California						
Population	29,760,021		35,055,227		17.8%	
Households	10,381,206		11,972,158		15.3%	
Average Household Size	2.79		2.93			
Household Type	Number	%	Number	%		
Families	7,139,394	68.8%	8,193,359	68.4%		
Non-Families	3,241,812	31.2%	3,778,799	31.6%		
Tenure						
Owner Occupied Units	5,773,943	55.6%	7,012,185	58.6%		
Renter Occupied Units	4,607,263	44.4%	4,959,973	41.4%		

Sources: 1990 U.S. Census, STF1; 2004 U.S. Census, American Community Survey; San Jose State University, The Institute for Metropolitan Studies

Table A-4: Santa Clara County Homeless Population

Homeless Populations		
Jurisdiction	County Assignment*	City Assignment
City of Campbell	71	25
City of Cupertino	101	50
City of Gilroy	420	420*
City of Los Altos	8	15
Town of Los Altos	15	0
Town of Los Gatos	41	41*
City of Milpitas	152	66
City of Monte Sereno	0	0
City of Morgan Hill	36	36*
City of Mountain	213	128
City of Palo Alto	341	102
City of San Jose	4,910	4,553
City of Santa Clara	359	180
City of Saratoga	28	28*
City of Sunnyvale	420	299
Unincorporated areas of County of Santa Clara	531	531
Total	7,646	6,474

Sources: * 2004 Santa Clara County Homeless Census and Survey; Campbell General Plan Housing Element (police department, 2001) Cupertino Consolidated Plan, 2003-2005; Los Altos General Plan Housing Element, 1999-2006; Los Altos Hills General Plan Housing Element, 1999-2006; Milpitas General Plan Housing Element, 2002; Monte Sereno General Plan Housing Element, 2015; Mountain View Consolidated Plan, 2005-2010; Palo Alto Consolidated Plan: Santa Clara County 2004 Continuum of Care Application to HUD; San Jose Consolidated Plan: Santa Clara County 2004 Continuum of Care Application to HUD; Santa Clara General Plan Housing Element: County Census 1999; Sunnyvale General Plan: (Santa Clara County Analysis, Homeless Management Information Strategy Database, 2004).

Table A-5: Rent Burden

This study, using the unpublished year 2000 U.S. Census Public Microdata Sample (PUMS) data, analyzes the housing affordability of renters in various income categories and household sizes. The use of PUMS data provides a detailed estimation of the need for affordable rental housing by income and household size.

All renter Households	223,441
Renter HH of < 9 persons	219,894
Renter HH of < 9 persons with burden >=30%	87,061
Renter HH of < 9 persons with burden between 30% and 50%	46,757
Renter HH of < 9 persons with burden >=50%	40,304

AMI Level	Persons in Household								Percent of HH in Size Category								
	1	2	3	4	5	6	7	8	Total	1	2	3	4	5	6	7	8
Up to 30% AMI	15,361	7,383	4,606	5,116	3,159	1,538	768	674	38,605	24.67%	12.04%	13.02%	16.99%	20.59%	16.81%	20.06%	26.94%
31 to 50% AMI	7,817	6,928	4,671	5,241	2,708	2,182	834	558	30,939	12.56%	11.30%	13.20%	17.40%	17.65%	23.85%	21.78%	22.30%
51 to 80% AMI	13,193	10,254	7,540	7,177	1,815	1,673	694	344	42,690	21.19%	16.72%	21.32%	23.83%	11.83%	18.29%	18.12%	13.75%
81 to 100% AMI	6,120	7,408	4,552	3,726	3,783	1,971	939	476	28,975	9.83%	12.08%	12.87%	12.37%	24.65%	21.55%	24.52%	19.02%
101 to 120% AMI	5,759	6,196	3,373	2,077	1,258	608	176	179	19,626	9.25%	10.11%	9.54%	6.90%	8.20%	6.65%	4.60%	7.15%
120% AMI and above	14,011	23,147	10,632	6,782	2,622	1,176	418	271	59,059	22.50%	37.75%	30.06%	22.52%	17.09%	12.86%	10.92%	10.83%
Total	62,261	61,316	35,374	30,119	15,345	9,148	3,829	2,502	219,894	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

AMI Level	Persons in Household								Percent of HH in Size Category								
	1	2	3	4	5	6	7	8	Total	1	2	3	4	5	6	7	8
Up to 30% AMI	13,156	6,366	4,223	4,829	2,991	1,257	699	568	34,089	85.65%	86.23%	91.68%	94.39%	94.68%	81.73%	91.02%	84.27%
31 to 50% AMI	6,556	5,379	3,688	3,870	1,899	1,385	380	288	23,445	83.87%	77.64%	78.96%	73.84%	70.13%	63.47%	45.56%	51.61%
51 to 80% AMI	7,926	5,492	3,187	2,430	747	385	232	86	20,485	60.08%	53.56%	42.27%	33.86%	41.16%	23.01%	33.43%	25.00%
81 to 100% AMI	1,860	1,425	1,013	682	637	226	98	18	5,959	30.39%	19.24%	22.25%	18.30%	16.84%	11.47%	10.44%	3.78%
101 to 120% AMI	807	628	347	225	6	13	0	0	2,026	14.01%	10.14%	10.29%	10.83%	0.48%	2.14%	0.00%	0.00%
120% AMI and above	540	409	92	16	0	0	0	0	1,057	3.85%	1.77%	0.87%	0.24%	0.00%	0.00%	0.00%	0.00%
Total	30,845	19,699	12,550	12,052	6,280	3,266	1,409	960	87,061	49.5%	32.1%	35.5%	40.0%	40.9%	35.7%	36.8%	38.4%

Table A-5: Rent Burden (Contd...)

AMI Level	Persons in Household								Percent of HH in Size Category								
	1	2	3	4	5	6	7	8	Total	1	2	3	4	5	6	7	8
Up to 30% AMI	11,036	5,364	3,399	3,918	2,500	844	515	415	27,991	71.84%	72.65%	73.80%	76.58%	79.14%	54.88%	67.06%	61.57%
31 to 50% AMI	3,413	2,444	1,259	1,185	359	261	66	10	8,997	43.66%	35.28%	26.95%	22.61%	13.26%	11.96%	7.91%	1.79%
51 to 80% AMI	1,635	824	319	291	114	0	0	0	3,183	12.39%	8.04%	4.23%	4.05%	6.28%	0.00%	0.00%	0.00%
81 to 100% AMI	133	0	0	0	0	0	0	0	133	2.17%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
101 to 120% AMI	0	0	0	0	0	0	0	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
120% AMI and above	0	0	0	0	0	0	0	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total	16,217	8,632	4,977	5,394	2,973	1,105	581	425	40,304	26.0%	14.1%	14.1%	17.9%	19.4%	12.1%	15.2%	17.0%

Sources: 2000 U.S. Census PUMS; San Jose State University, The Institute for Metropolitan Studies

Table A-6: Santa Clara County At Risk Housing Units

Federally Assisted Multifamily Housing

Summary of Prepayment Eligible and Expiring Section 8 Contracts

County of **SANTA CLARA**

Inventory	No. Projects	No. Units	Risk Assessment	No. Projects	No. Units
Section 8 only	45	3,576	At Risk	27	2,902
Sec. 236/221(d)(3) Mortgages+ Sec. 8	38	4,962	Lower Risk	24	2,628
Sec. 236/221(d)(3) Mortgages - No Sec. 8	0	0	Low Risk	19	1,334
Sec. 515 Mortgages & Sec. 8	0	0	Lost To Conversion	13	1,674
Sec. 515 Mortgages & Rental Assistance	0	0	Total	83	8,538
Sec. 515 - No Rental Subsidy	0	0			
Type Unknown	0	Unknown			
Total Federally Assisted	83	8,538	Preserved	17	2,209
Total Section 8	83	6,951			
Total Sec. 236/221(d)(3) Mortgages	38	4,962			
Total Sec. 515 Mortgages	0	0			

At Risk indicates that a property may convert to market rate within 5 years.
 Lower Risk indicates that a property may convert to market rate in 5 - 10 years.
 Low Risk indicates that a property cannot convert to market rate for at least 10 years.

* Non profit ownership of a property reduces its risk level. i.e. a property owned by a non profit entity will be classified as Lower Risk if it may convert within 5 years.

Section 8 Expirations by Year	
1997-2004	2,195
2005	1,039
2006	1,081
2007	244
2008	235
2009	1,149
2010	46
2011	75
2012	0
2013	0
2014-later	887
Total Units	6,951

Mortgages Prepaid by Year		
1996	2	286
1997	1	95
1998	0	0
1999	1	70
2000	2	592
2001	1	168
2002	1	111
2003	0	0
2004	0	0
2005	0	0
Total	8	1,322

All Section 236 and 221 (d)(3) mortgages were eligible for prepayment beginning in 1996.

Section 8 Opt-Outs by Year		
1996	0	0
1997	1	119
1998	7	474
1999	5	595
2000	1	287
2001	3	636
2002	0	0
2003	0	0
2004	0	0
2005	0	0
Total	17	2,111

Prepared by: California Housing Partnership Corporation
 Revised: July 2005

Sources: U.S. Department of Housing and Urban Development, U.S. Department of Agriculture, California Housing Partnership Corporation
 Note: Risk assessment is a subjective classification developed by CHPC based on available HUD data. Assessments are intended to help target preservation efforts, but are not necessarily a reliable predictor of a project's likelihood of market-rate conversion.

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Source: California Housing Partnership Corporation

Table A-7: Current Demand for Owner-Occupied Units

One Person Household

Income as percent of AMI	Total HHs	# of Owner-Occupied HHs	Current Homeownership Rate	Ownership rates of those between 150% and 175% AMI)	Total Potential Demand	Unmet Demand (using ownership rates of those between 150% AMI and 175% AMI)
80% to 90%	5,934	2,976	50.15%	57.91	3,436	460
90% to 100%	5,997	2,819	47.01%	57.91	3,473	654
100% to 110%	6,322	2,888	45.68%	57.91	3,661	773
110% to 120%	4,232	2,163	51.11%	57.91	2,451	288
Subtotal	22,485	10,846	48.24%		13,021	2,175

Two Person Household

Income as percent of AMI	Total HHs	# of Owner-Occupied HHs	Current Homeownership Rate	Ownership rates of those between 150% and 175% AMI)	Total Potential Demand	Unmet Demand (using ownership rates of those between 150% AMI and 175% AMI)
80% to 90%	9,707	5,474	56.39%	67.31	6,534	1,060
90% to 100%	9,522	5,663	59.47%	67.31	6,409	746
100% to 110%	8,859	5,394	60.89%	67.31	5,963	569
110% to 120%	7,173	4,359	60.77%	67.31	4,828	469
Subtotal	35,261	20,890	59.24%		23,734	2,844

Three Person Household

Income as percent of AMI	Total HHs	# of Owner-Occupied HHs	Current Homeownership Rate	Ownership rates of those between 150% and 175% AMI)	Total Potential Demand	Unmet Demand (using ownership rates of those between 150% AMI and 175% AMI)
80% to 90%	4,907	3,016	61.46%	77.7	3,813	797
90% to 100%	5,718	3,708	64.85%	77.7	4,443	735
100% to 110%	5,244	3,296	62.85%	77.7	4,075	779
110% to 120%	4,421	2,990	67.63%	77.7	3,435	445
Subtotal	20,290	13,010	64.12%		15,765	2,755

Four Person Household

Income as percent of AMI	Total HHs	# of Owner-Occupied HHs	Current Homeownership Rate	Ownership rates of those between 150% and 175% AMI)	Total Potential Demand	Unmet Demand (using ownership rates of those between 150% AMI and 175% AMI)
80% to 90%	2,007	1,356	67.56%	85.23	1,711	355
90% to 100%	5,801	4,459	76.87%	85.23	4,944	485
100% to 110%	5,121	3,851	75.20%	85.23	4,365	514
110% to 120%	4,892	3,689	75.41%	85.23	4,169	480
Subtotal	17,821	13,355	74.94%		15,189	1,834

TOTAL	95,857	58,101			67,709	9,608
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Source: San Jose State University, The Institute for Metropolitan Studies

Table A-8: Total Number of Affordable Rental Units Supplied from 1999 to 2005

Total Number of Rental Homes Supplied from 1999 to 2005				
	0-30% AMI	31-50% AMI	51-80% AMI	Total
Cupertino	0	28	40	68
Gilroy*	59	60	61	180
Milpitas	25	283	109	417
Mountain View	36	276	78	390
Palo Alto	0	168	144	312
San Jose	1,184	4,522	4,304	10,010
Santa Clara**	0	276	472	748
Sunnyvale	33	90	453	576
Urban County***	71	328	159	558
Total Number of Rental Units Supplied from 1999 to 2005	1,408	6,031	5,820	13,259

Source: 2005 Affordable Housing Questionnaire

* Gilroy provided units within ranges of affordability categories

** City of Santa Clara clubs VLI and ELI housing under the 31-50% AMI category.

*** Urban County: Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Saratoga

Note: This table includes units provided in Table A-9 (new construction) as well as rental units rehabilitated during the study period.

Table A-9: Total Number of Affordable New Construction Rental Units Supplied from 1999 to 2005

Total Number of New Construction Rental Units Supplied from 1999 to 2005				
	0-30% AMI	31-50% AMI	51-80% AMI	Total
Cupertino	0	0	0	0
Gilroy*	19	20	20	59
Milpitas	25	283	109	417
Mountain View	36	82	0	118
Palo Alto	0	137	20	157
San Jose	1,135	3,811	2,125	7,071
Santa Clara	0	276	472	748
Sunnyvale	0	66	233	299
Urban County**	61	281	81	423
Total Number of New Construction Rental Units Supplied from 1999 to 2005	1,276	4,956	3,060	9,292

Source: 2005 Affordable Housing Questionnaire

* Gilroy reported 59 units in the 0-80% AMI category

** Urban County: Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Saratoga

Table A-10: Total Number of Affordable Rental Units in Pipeline

Total Number of Rental Units in Pipeline				
	0-30% AMI	31-50% AMI	51-80% AMI	Total
Cupertino	0	0	0	0
Gilroy	45	45	35	125
Milpitas	25	77	0	102
Mountain View	36	82	0	118
Palo Alto	0	0	0	0
San Jose	284	1,207	887	2,378
Santa Clara	125	37	56	218
Sunnyvale	0	0	0	0
Urban County*	0	0	0	0
Total Rental Units in Pipeline	515	1,448	978	2,941

Source: 2005 Affordable Housing Questionnaire

*Urban County: Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Saratoga

Table A-11: Total Number of Affordable Owner-Occupied Units Supplied from 1999 to 2005

Total Number of Ownership Units Supplied from 1999 to 2005						
	0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	101- 120% AMI	Total
Cupertino	0	0	0	12	48	60
Gilroy*	0	0	210	118	118	446
Milpitas	0	60	42	280	0	382
Mountain View	0	0	1	0	3	4
Palo Alto	0	0	0	8	0	8
San Jose	0	12	0	353	0	365
Santa Clara	0	3	0	60	0	63
Sunnyvale	0	0	0	150	0	150
Urban County**	4	0	9	1	1	15
Total Number of New Construction Ownership Units Supplied from 1999 to 2005	4	75	262	982	170	1,493

Source: 2005 Affordable Housing Questionnaire

* Gilroy reported 236 units in the 81-120%AMI category.

** Urban County: Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Saratoga

Note: This table includes units from Table A-12 (new construction) as well as rehabilitated ownership units provided during the study period.

Table A-12: Total Number of Affordable New Construction Owner-Occupied Units Supplied from 1999 to 2005

Total Number of New Construction Ownership Units Supplied from 1999 to 2005						
	0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	101- 120% AMI	Total
Cupertino	0	0	0	12	48	60
Gilroy*	0	0	210	118	118	446
Milpitas	0	60	42	280	0	382
Mountain View	0	0	0	0	0	0
Palo Alto	0	0	0	8	0	8
San Jose	0	12	0	353	0	365
Santa Clara	0	3	0	60	0	63
Sunnyvale	0	0	0	150	0	150
Urban County**	0	0	9	1	1	11
Total Number of New Construction Ownership Units Supplied from 1999 to 2005	0	75	261	982	167	1,485

Source: 2005 Affordable Housing Questionnaire

*Gilroy reported 236 units in the 81-120%AMI category

**Urban County: Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Saratoga

Table A-13: Total Number of Affordable New Construction Owner-Occupied Units in Pipeline

Total Number of New Construction Owner-Occupied Units in Pipeline						
	0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	101- 120% AMI	Total
Cupertino	0	0	0	12	48	60
Gilroy	0	0	0	0	0	0
Milpitas	0	60	10	262	0	332
Mountain View	0	0	0	0	0	0
Palo Alto	0	0	0	0	0	0
San Jose	0	11	0	139	0	115
Santa Clara	0	13	0	102	0	25
Sunnyvale	0	0	0	101	0	101
Urban County*	0	0	0	0	0	0
Total Number of New Construction Ownership Units in Pipeline	0	84	10	616	48	758

Source: 2005 Affordable Housing Questionnaire

* Urban County: Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Saratoga

Table A-14: Cupertino Subsidy Information: New Construction

Cupertino New Construction Rental		
	City Affordable Housing Fund***	Housing Trust of Santa Clara County
1999-2000		
2000-2001		
2001-2002		\$341,000
2002-2003		
2003-2004**		
2004-2005		

Source: 2003-2005 City of Cupertino Consolidated Plan, 2004 and 2005 CAPER Report

** Cupertino became an Entitlement City in 2003 (to apply directly to HUD for DCBG funds)

*** City affordable housing fund funded by in-lieu fees from BMR Program

Cupertino Services		
	CDBG	City Affordable Housing Fund
1999-2000		
2000-2001		
2001-2002		
2002-2003		
2003-2004	\$165,900	\$65,000
2004-2005	\$82,110	

Source: 2003-2005 City of Cupertino Consolidated Plan, 2004 and 2005 CAPER Report

Note: Services include senior day and legal services; support for battered women; fair housing services; and shelter programs

Table A-15: Cupertino Subsidy Information: Rehabilitation

Cupertino Rehabilitation Rental	
City/RDA	
1999-2000	
2000-2001	
2001-2002	
2002-2003	
2003-2004	
2004-2005	\$490,000

Source: 2003-2005 City of Cupertino Consolidated Plan, 2004 and 2005 CAPER Report

Cupertino Rehabilitation Ownership	
CDBG	
1999-2000	
2000-2001	
2001-2002	
2002-2003	
2003-2004	\$45,000
2004-2005	\$45,000

Source: 2003-2005 City of Cupertino Consolidated Plan, 2004 and 2005 CAPER Report

Cupertino Other	
Housing Trust of Santa Clara County Closing Cost Assist.	
1999-2000	
2000-2001	
2001-2002	
2002-2003	
2003-2004	\$39,000
2004-2005	\$6,500
2005-2006	\$6,500

Source: 2003-2005 City of Cupertino Consolidated Plan, 2004 and 2005 CAPER Report

Table A-16: Gilroy Subsidy Information: New Construction

Gilroy New Construction Rental						
	CDBG	LIHTC Annual Federal Award*	Santa Clara County	Gilroy Housing Trust Fund	Cal HFA	Housing Trust of Santa Clara County
1999-2000	\$100,000			\$100,000		
2000-2001		\$2,368,400				
2001-2002		\$8,287,280				
2002-2003		\$3,258,750				\$1,128,274
2003-2004						
2004-2005		\$6,723,310	\$1,700,000	\$75,000	\$16,530,000	
2005-2006						

Source: HOME, CDBG, Santa Clara County, Gilroy Housing Trust Fund, CHFA~ City of Gilroy Housing Staff; LIHTC data~ Tax Credit Allocation Committee, Adrian Ownby; Housing Trust of Santa Clara County~ Taylor Dial, Executive Director of Housing Trust

Note: Gilroy only receives CDBG (no other Federal subsidies)

* Based upon year of award

Gilroy Services	
	CDBG
1999-2000	\$101,227
2000-2001	\$115,250
2001-2002	\$115,250
2002-2003	\$104,286
2003-2004	\$91,895
2004-2005	\$93,167
2005-2006	

Source: City of Gilroy Housing Staff

Note: Services include investment in operating budget of charities that aid special needs populations such as homeless and domestic violence victims; counseling services; and case management

Table A-17: Gilroy Subsidy Information: Rehabilitation

Gilroy Rehabilitation Rental	
	CDBG
1999-2000	
2000-2001	
2001-2002	
2002-2003	\$34,307
2003-2004	\$15,594
2004-2005	
2005-2006	

Source: HOME, CDBG, Santa Clara County, Gilroy Housing Trust Fund, CHFA~ City of Gilroy Housing Staff; LIHTC data~ Tax Credit Allocation Committee, Adrian Ownby; Housing Trust of Santa Clara County~ Taylor Dial, Executive Director of Housing Trust
 Note: Gilroy only receives CDBG (no other Federal subsidies)

Gilroy Rehabilitation Ownership	
	CDBG
1999-2000	\$127,228
2000-2001	\$106,463
2001-2002	\$106,463
2002-2003	
2003-2004	
2004-2005	
2005-2006	

Source: City of Gilroy Housing Staff

Gilroy Other		
	CDBG	Housing Trust of Santa Clara County Closing Cost Assist.
1999-2000	\$408,842.75	
2000-2001	\$561,070.71	
2001-2002	\$561,070.71	
2002-2003	\$776,810.05	\$149,500.00
2003-2004	\$194,857.56	\$39,000.00
2004-2005	\$515,305.69	\$58,500.00
2005-2006		\$6,500.00

Source: City of Gilroy Housing Staff; Housing Trust Fund of Santa Clara County~ Taylor Dial, Executive Director of Housing Trust
 Note: "Other" includes: neighborhood revitalization services (façade improvements, commercial clean-up, etc.); fair housing services; infrastructure improvement; code enforcement; administration and planning

Table A-18: Milpitas Subsidy Information: New Construction

Milpitas New Construction Rental	
	City/RDA
1999-2000	\$3,700,000
2000-2001	\$3,000,000
2001-2002	
2002-2003	
2003-2004	
2004-2005	

Source: Milpitas Housing Department Staff

Milpitas New Construction Ownership		
	CDBG	City/RDA
1999-2000	\$335,000	\$3,000,000
2000-2001	\$300,000	\$1,700,000
2001-2002	\$255,000	\$1,360,560
2002-2003	\$375,000	\$4,500,000
2003-2004	\$585,000	\$8,000,000
2004-2005	\$290,000	\$18,040,000

Source: Milpitas Housing Department Staff

Table A-19: Milpitas Subsidy Information: Rehabilitation

Milpitas Rehabilitation Rental	
	City/RDA
1999-2000	
2000-2001	
2001-2002	
2002-2003	
2003-2004	
2004-2005	\$200,000

Source: Milpitas Housing Department Staff

Milpitas Rehabilitation Ownership	
	CDBG
1999-2000	\$325,000
2000-2001	\$360,000
2001-2002	\$405,000
2002-2003	\$285,000
2003-2004	\$75,000
2004-2005	\$370,000

Source: Milpitas Housing Department Staff

Milpitas Other	
	Housing Trust of Santa Clara County Closing Cost Assist.
1999-2000	
2000-2001	
2001-2002	
2002-2003	\$19,500
2003-2004	\$58,500
2004-2005	\$58,500
2005-2006	\$26,000

Source: Milpitas Housing Department Staff; Housing Trust of Santa Clara County~ Taylor Dial, Executive Director of Housing Trust

Note: The city did not report any other services or activities

Table A-20: Mountain View Subsidy Information: New Construction

Mountain View New Construction Rental					
	HOME	CDBG	LIHTC Annual Federal Award*	City Housing Funds	Housing Trust of Santa Clara County
1999-2000					
2000-2001					
2001-2002	\$740,148	\$2,467,450			\$555,852
2002-2003					
2003-2004	\$1,323,402**		\$7,587,730		
2004-2005		\$747,789		\$809,000	
2005-2006	\$842,593				

Source: City staff provided documents containing funding information for CDBG, HOME and City Housing Funds; LIHTC data~ Tax Credit Allocation Committee, Adrian Ownby

* Based on year of award

Mountain View Services		
	CDBG	City General Fund
1999-2000	\$156,000	\$180,500
2000-2001	\$156,000	\$170,627
2001-2002	\$154,000	\$170,595
2002-2003	\$143,835	\$170,595
2003-2004	\$128,550	\$149,759
2004-2005	\$145,500	\$149,764
2005-2006	\$133,330	\$149,764

Source: City staff provided documents containing funding information for CDBG, HOME and General Fund

Note: Services include fair housing services; food bank; senior legal assistance; community health center; emergency shelter; and support for battered women

Table A-21: Mountain View Subsidy Information: Rehabilitation

Mountain View Rehabilitation Rental		
	CDBG	LIHTC Annual Federal Award*
1999-2000	\$150,000	
2000-2001		
2001-2002	\$20,000	
2002-2003		\$3,682,220
2003-2004	\$682,000	
2004-2005	\$255,000	\$6,217,520
2005-2006	\$30,000	

Source: City staff provided documents containing funding information for CDBG, HOME and City Housing Funds; LIHTC data~ Tax Credit Allocation Committee, Adrian Ownby

* Based on year of award

Mountain View Rehabilitation Ownership	
	CDBG
1999-2000	\$30,000.00
2000-2001	\$30,000.00
2001-2002	\$30,000.00
2002-2003	\$30,000.00
2003-2004	\$30,000.00
2004-2005	\$30,000.00
2005-2006	\$30,000.00

Source: City staff provided documents containing funding information for CDBG, HOME and General Fund

Mountain View Other	
Housing Trust of Santa Clara County Closing Cost Assistance	
1999-2000	
2000-2001	
2001-2002	
2002-2003	\$19,500
2003-2004	\$32,500
2004-2005	\$78,000
2005-2006	\$13,000

Source: Housing Trust of Santa Clara County~ Taylor Dial, Executive Director of Housing Trust

Table A-22: Palo Alto Subsidy Information: New Construction

Palo Alto New Construction Rental				
	CDBG**	Palo Alto Housing Trust Fund***	LIHTC Annual Federal Award*	Housing Trust of Santa Clara County
1999-2000	\$341,450.00	\$3,008,845.00		
2000-2001	\$0.00	\$475,000.00		
2001-2002	\$480,000.00	\$2,103,000.00		\$400,000.00
2002-2003	\$800,000.00	\$750,000.00	\$6,078,330.00	\$650,000.00
2003-2004	\$0.00	\$0.00	\$7,049,370.00	
2004-2005	\$81,000.00	\$0.00		

Source: CDBG and Palo Alto Housing Trust Fund~ Palo Alto Housing Department Staff; LIHTC data~ Tax Credit Allocation Committee, Adrian Ownby; Housing Trust of Santa Clara County~ Taylor Dial, Executive Director of Housing Trust

* Based on year of award

** Palo Alto only receives CDBG (no HOME or other Federal subsidy)

*** Palo Alto Housing Trust is funded by housing impact fees on commercial developers and BMR program in-lieu fees

Palo Alto Services*	
	CDBG
1999-2000	\$24,450
2000-2001	\$75,985
2001-2002	\$89,985
2002-2003	\$124,700
2003-2004	\$112,600
2004-2005	\$113,950
2005-2006	\$116,392

Source: Palo Alto Housing Department Staff

* Housing related services

Table A-23: Palo Alto Subsidy Information: Rehabilitation

Palo Alto Rehabilitation Rental		
	CDBG	LIHTC Annual Federal Award*
1999-2000	\$658,550	\$4,591,200
2000-2001	\$65,000	
2001-2002		
2002-2003	\$50,000	
2003-2004	\$470,069	
2004-2005	\$189,128	
2005-2006	\$161,575	

Source: CDBG and Palo Alto Housing Trust Fund~ Palo Alto Housing Department Staff; LIHTC data~ Tax Credit Allocation Committee, Adrian Ownby; Housing Trust of Santa Clara County~ Taylor Dial, Executive Director of Housing Trust

* Based on year of award

Palo Alto Rehabilitation Ownership	
	CDBG
1999-2000	
2000-2001	
2001-2002	
2002-2003	
2003-2004	\$60,000
2004-2005	\$60,000
2005-2006	\$60,000

Source: Palo Alto Housing Department Staff

Palo Alto Other	
	Housing Trust of Santa Clara County Closing Cost Assist.
1999-2000	
2000-2001	
2001-2002	
2002-2003	\$13,000
2003-2004	
2004-2005	\$6,500
2005-2006	\$6,500

Source: Palo Alto Housing Department Staff; Housing Trust of Santa Clara County~ Taylor Dial, Executive Director of Housing Trust

Note: The city did not report any other services or activities

Table A-24: San Jose Subsidy Information: New Construction

San Jose New Construction Rental							
	HOME	LIHTC Annual Federal Award*	LIHTC Total State Award	City/RDA	Section 202	Housing Trust of Santa Clara County	Other Funding*
1999-2000		\$43,138,320	\$5,805,085	\$15,184,477			\$62,902,253
2000-2001		\$45,251,580	\$8,615,351	\$21,054,442			\$84,132,404
2001-2002	\$6,759,000	\$78,985,850		\$26,318,968		\$250,000	\$87,961,245
2002-2003		\$56,897,890	\$49,313,890	\$54,409,666			\$119,533,535
2003-2004	\$7,368,589	\$58,848,360		\$60,617,636			\$128,983,671
2004-2005		\$43,055,850	\$111,680,100	\$25,602,717	\$4,523,700	\$500,000	\$49,675,957
2005-2006		\$4,656,290		\$29,935,949		\$250,000	\$78,471,220

Source: HOME, CDBG, City/RDA. Section 202, Other Funding~ City of San Jose Housing Staff; LIHTC data~ Tax Credit Allocation Committee, Adrian Ownby; Housing Trust of Santa Clara County~Taylor Dial, Executive Director of Housing Trust

* Includes LIHTC Funding

San Jose New Construction Ownership			
	City/RDA	Housing Trust of Santa Clara County	Other Funding
1999-2000			N/A
2000-2001	\$2,800,000		N/A
2001-2002	\$3,067,880		\$13,349,168
2002-2003	\$240,000	\$400,000	\$1,063,377
2003-2004	\$80,000		\$664,200
2004-2005	\$1,280,000		\$14,176,000
2005-2006	\$4,181,662		\$18,687,738

Source: HOME, CDBG, City/RDA, Other Funding~ City of San Jose Housing Staff; Housing Trust of Santa Clara County~Taylor Dial, Executive Director of Housing Trust

Table A-25: San Jose Subsidy Information: Rehabilitation

San Jose Rehabilitation Rental				
	LIHTC Annual Federal Award*	City/RDA	Housing Trust of Santa Clara County	Other Funding
1999-2000	\$14,761,140.00	\$1,467,000.00		\$253,000.00
2000-2001		\$0.00		\$55,543,874.00
2001-2002	\$36,408,580.00	\$6,460,000.00	\$500,000.00	\$125,432,116.00
2002-2003	\$34,644,480.00	\$5,609,000.00	\$60,000.00	\$66,610,872.00
2003-2004	\$9,047,720.00	\$5,382,500.00		\$48,589,997.00
2004-2005	\$3,316,180.00	\$0.00	\$100,000.00	\$33,212,752.00
2005-2006	\$6,542,310.00	\$0.00	\$213,500.00	\$67,956,605.00

Source: HOME, CDBG, City/RDA. Other Funding~ City of San Jose Housing Staff; LIHTC data~ Tax Credit Allocation Committee, Adrian Ownby; Housing Trust of Santa Clara County~Taylor Dial, Executive Director of Housing Trust

* Based on year of award

San Jose Rehabilitation Ownership			
	CDBG	City/RDA	CalHOME
1999-2000	\$2,817,206	\$2,020,366	
2000-2001	\$2,769,767	\$2,741,517	
2001-2002	\$2,576,375	\$6,354,659	
2002-2003	\$2,432,605	\$6,337,099	
2003-2004	\$2,397,604	\$5,014,713	\$287,754
2004-2005	\$1,894,372	\$3,983,604	\$390,407
2005-2006			

Source: HOME, CDBG, City/RDA, CalHOME~ City of San Jose Housing Staff

San Jose Other				
	HOME*	City/RDA*	Housing Trust of Santa Clara County Closing Cost Assist.	Housing Trust Additional Projects Funded
1999-2000		\$308,350		
2000-2001		\$3,136,400		
2001-2002		\$4,343,900		
2002-2003		\$4,120,000	\$1,066,750	
2003-2004		\$3,674,500	\$1,761,500	\$10,500**
2004-2005	\$2,023,500	\$1,920,000	\$1,545,676	
2005-2006			\$591,500	\$350,000***

Source: HOME, CDBG, City/RDA~ City of San Jose Housing Staff; Housing Trust of Santa Clara County~ Taylor Dial, Executive Director of Housing Trust

* Subordinate financing for homebuyer assistance citywide (i.e. not project-based)

** Project name: WISH2-Ludwig (Type of construction-new or rehabilitation - unknown)

*** Projects: \$240,000 Habitat for Humanity; \$65,000 Hester Apartments (Type of construction-new or rehab- unknown)

Table A-26: City of Santa Clara Subsidy Information: New Construction

Santa Clara New Construction Rental					
	HOME	CDBG	LIHTC Annual Federal Award*	City/RDA	Housing Trust of Santa Clara County
1999-2000					
2000-2001	\$529,167		\$1,786,520	\$338,500	
2001-2002	\$671,011	\$247,500	\$33,163,510	\$9,258,000	\$897,309
2002-2003	\$104,368	\$27,500	\$3,570,460	\$250,000	
2003-2004	\$254,000				
2004-2005				\$1,200,000	

Source: HOME, CDBG and City/RDA~2000-2005 CAPER Reports; LIHTC data~ Tax Credit Allocation Committee, Adrian Ownby; Housing Trust of Santa Clara County~Taylor Dial, Executive Director of Housing Trust

* Based on year of award

Santa Clara New Construction Ownership	
	City/RDA
1999-2000	
2000-2001	\$280,000
2001-2002	\$1,135,000
2002-2003	\$240,000
2003-2004	\$212,324
2004-2005	\$234,247

Source: HOME, CDBG and City/RDA~2000-2005 CAPER Reports

Table A-26: City of Santa Clara Subsidy Information: New Construction (Contd..)

Santa Clara Services			
	CDBG	City/RDA	Unidentified Funding Source
1999-2000			
2000-2001	\$174,358	\$20,091	
2001-2002	\$179,908	\$16,536	
2002-2003	\$170,237	\$21,284	
2003-2004	\$178,717	\$19,032	
2004-2005	\$212,747	\$18,320	\$5,982

Source: HOME, CDBG and City/RDA~2000-2005 CAPER Reports

Note: Services include senior day, meal, transportation and legal services; food banks; family counseling; and fair housing services

General Note;

2000-2001 RDA funds toward affordable housing: \$3,645,000; Total CDBG expenditures: \$1,465,582.53; Total HOME expenditures: \$856,821.11

2001-2002 RDA funds for affordable housing: \$16,114,982; Total CDBG expenditures: \$1,807,143.69; Total HOME expenditures: \$1,338,145.42

2002-2003 RDA funds for affordable housing: \$6,901,702.64

2003-2004 RDA funds for affordable housing: \$1,380,850; Total CDBG expenditures: \$2,157,238.12; Total HOME expenditures: \$783,249.26

2004-2005 RDA funds for affordable housing: 6,257,000; Total CDBG expenditures: \$1,344,292.59; Total HOME expenditures: \$742,134.13

Table A-27: City of Santa Clara Subsidy Information: Rehabilitation

Santa Clara Rehabilitation Rental			
	HOME	CDBG	City/RDA
1999-2000			
2000-2001			
2001-2002	\$534,100	\$209,500	\$854,582
2002-2003			
2003-2004	\$8,540	\$133,815	
2004-2005	\$148,259	\$31,126	

Source: HOME, CDBG and City/RDA~2000-2005 CAPER Reports

Santa Clara Rehabilitation Ownership		
	HOME	CDBG
1999-2000		
2000-2001	\$276,142	\$556,547
2001-2002		\$634,043
2002-2003	\$79,316	\$425,860
2003-2004	\$243,141	\$418,858
2004-2005	\$291,126	\$571,906

Source: HOME, CDBG and City/RDA~2000-2005 CAPER Reports

Santa Clara Other				
	HOME	CDBG	Housing Trust of Santa Clara County Closing Cost Assistance	Unidentified Funding Source
1999-2000				
1999-2000				
2000-2001	\$48,100	\$232,800		\$484,748
2001-2002	\$52,742	\$269,935		\$377,217
2002-2003	\$46,413	\$218,933	\$71,500	\$166,241
2003-2004	\$65,244	\$334,476	\$204,000	\$1,072,340
2004-2005	\$68,502	\$259,267	\$247,000	\$244,943
2005-2006			\$91,000	

Source: HOME, CDBG and City/RDA~2000-2005 CAPER Reports; Housing Trust of Santa Clara County~ Taylor Dial, Executive Director of Housing Trust

Note: "Other" category (HOME, CDBG and Unidentified Funding Source) includes public facilities maintenance (restroom upgrades, removing architectural barriers I.e. curb cuts); CDBG and HOME administration; other miscellaneous city services

Table A-28: Sunnyvale Subsidy Information: New Construction

Sunnyvale New Construction Rental				
	HOME	LIHTC Annual Federal Award*	City Housing Mitigation Fund	Housing Trust of Santa Clara County
1999-2000				
2000-2001				
2001-2002				
2002-2003				250,000
2003-2004		6,210,920		
2004-2005				
2005-2006	800,000		992,000	

Source: Adapted from Sunnyvale 2005 housing questionnaire; LIHTC data~ Tax Credit Allocation Committee, Adrian Ownby; Housing Trust of Santa Clara County~Taylor Dial, Executive Director of Housing Trust

* Based on year of award

Table A-29: Sunnyvale Subsidy Information: Rehabilitation

Sunnyvale Rehabilitation Rental						
	HOME	CDBG	Section 811	LIHTC Annual Federal Award*	City Housing Mitigation Fund	Housing Trust of Santa Clara County
1999-2000						
2000-2001				\$6,062,460		\$100,000
2001-2002	\$1,100,000	\$1,915,500	\$2,275,000			
2002-2003	\$185,000	\$400,000			\$350,000	
2003-2004						
2004-2005		\$400,000				
2005-2006						

Source: CDBG, Section 811, City, Housing Trust~Adapted from Sunnyvale 2005 housing questionnaire; LIHTC data~ Tax Credit Allocation Committee, Adrian Ownby

* Based on year of award

Sunnyvale Other	
	Housing Trust of Santa Clara County Closing Cost Assist.
1999-2000	
2000-2001	
2001-2002	
2002-2003	\$26,000
2003-2004	\$140,225
2004-2005	\$571,500.00*
2005-2006	\$19,500

Source: CDBG~ Adapted from Sunnyvale 2005 housing questionnaire; Housing Trust of Santa Clara County~Taylor Dial, Executive Director of Housing Trust

* \$500,000 for Plaza de Las Flores (unknown if this is new construction or rehabilitation project), remaining funds \$71,500 for closing cost assistance.

Table A-30: Urban County Subsidy Information: New Construction

Urban County New Construction Rental						
	HOME	CDBG	LIHTC Total Federal Award*	LIHTC Total State Award	County Affordable Housing Fund**	Housing Trust of Santa Clara County
1999-2000	\$696,300	\$500,000	\$7,170,530	\$1,428,064		
2000-2001	\$1,147,800	\$451,480				
2001-2002	\$617,800		\$5,987,800			\$500,000
2002-2003	\$1,300,000	\$300,000	\$11,297,460			
2003-2004		\$364,337	\$5,041,600		\$8,250,000	\$92,500
2004-2005	\$551,470		\$10,789,950		\$3,025,000	
2005-2006	\$230,000	\$130,446				

Source: HOME and CDBG data~ Community Development Block Grant and HOME Funding Recommendations 1999-2006; LIHTC data~ Tax Credit Allocation Committee, Adrian Ownby; County Affordable Housing Fund~Affordable Housing Fund Summary as of January 3, 2006; Housing Trust of Santa Clara County~Taylor Dial, Executive Director of Housing Trust

* Based on year of award

**County Affordable Housing Fund established in 2003

Note: Urban County includes the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga.

Urban County New Construction Ownership			
	HOME	CDBG	County Affordable Housing Fund
1999-2000			
2000-2001			
2001-2002		\$400,000	
2002-2003			
2003-2004	\$880,000		
2004-2005	\$280,000		\$975,000
2005-2006	\$480,000		

Source: HOME and CDBG data~ Community Development Block Grant and HOME Funding Recommendations 1999-2006; County Affordable Housing Fund~Affordable Housing Fund Summary as of January 3, 2006

Table A-30: Urban County Subsidy Information: New Construction (Contd...)

Urban County Services	
	CDBG
1999-2000	\$144,742
2000-2001	\$146,827
2001-2002	\$152,779
2002-2003	\$160,075
2003-2004	\$132,536
2004-2005	\$128,580
2005-2006	\$121,576

Source: HOME and CDBG data~ Community Development Block Grant and HOME Funding Recommendations 1999-2006

Note: Services include investment in operating budget of charities that aid special needs populations such as homeless and domestic violence victims; technological advancements in service provider communication (Homeless Mgmt Information System and HousingSCC.org); counseling services and case management.

Table A-31: Urban County Subsidy Information: Rehabilitation

Urban County Rehabilitation Rental						
	HOME	CDBG	LIHTC Total Federal Award*	LIHTC Total State Award	County Affordable Housing Fund**	Housing Trust of Santa Clara County
1999-2000	\$260,000					
2000-2001		\$20,000				
2001-2002	\$320,000	\$273,655				\$110,000
2002-2003		\$105,000				
2003-2004	\$90,493	\$72,359			\$425,000	
2004-2005		\$100,000				
2005-2006	\$118,367	\$200,000				

Source: HOME and CDBG data~ Community Development Block Grant and HOME Funding Recommendations 1999-2006; LIHTC data~ Tax Credit Allocation Committee, Adrian Ownby; County Affordable Housing Fund~Affordable Housing Fund Summary as of January 3, 2006; Housing Trust of Santa Clara County~Taylor Dial, Executive Director of Housing Trust

* Based on year of award

** County Affordable Housing Fund established in 2003

Note: Urban County includes the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Saratoga

Urban County Rehabilitation Ownership	
	CDBG
1999-2000	\$60,000
2000-2001	\$60,000
2001-2002	\$70,000
2002-2003	\$294,101
2003-2004	\$89,160
2004-2005	\$348,679
2005-2006	\$110,000

Source: HOME and CDBG data~ Community Development Block Grant and HOME Funding Recommendations 1999-2006

Table A-31: Urban County Subsidy Information: Rehabilitation (Contd..)

Urban County Other				
	CDBG	County Affordable Housing Fund	Housing Trust of Santa Clara County	Housing Trust of Santa Clara County Closing Cost Assist.
1999-2000	\$195,921			
2000-2001	\$221,971			
2001-2002	\$195,000		\$600,000*	
2002-2003	\$110,000		\$50,000**	\$58,500
2003-2004	\$46,655	\$1,905,000	\$100,000**	\$203,500
2004-2005	\$213,677		\$100,000**	\$201,500
2005-2006	\$204,520		\$100,000**	\$45,500

Source: HOME and CDBG data~ Community Development Block Grant and HOME Funding Recommendations 1999-2006; County Affordable Housing Fund~Affordable Housing Fund Summary as of January 3, 2006; Housing Trust of Santa Clara County~Taylor Dial, Executive Director of Housing Trust

* \$500,000 for the NHSSV HomeVenture Fund and \$100,000 for EAN Network emergency assistance in unincorporated areas

** All funds for EAN Network emergency assistance in unincorporated areas

Note: Example of services in "other" category funded by CDBG and the County Affordable Housing Fund include infrastructure improvements and fair housing services. County Affordable Housing fund data~ Unknown if projects were new construction or rehabilitation

Table A-32: Local Subsidy Required

Income Category	Current Unmet Need	20 Year Future Need *	Current and Future Need	Expected to be provided in the Next 20 Yrs**	Requirement expected to be met through inclusionary zoning****	Gap in Needs	20 Year Additional Local Funding Need *****
ELI Rental (includes Homeless): 0-30% AMI	30,991	11,492	42,483	8,119	0	34,364	\$3,780,040,000
VLI Rental: 31-50% AMI	1,486	11,492	12,978	10,148	0	2,830	\$198,100,000
LI Rental: 51-80% AMI		13,260	13,260	16,237	0	0	\$0
MOD Owner-Occupied***: 81-120% AMI	8,927	13,260	22,187	6,089	13,000	3,098	\$154,900,000
Total	41,404	49,504	90,908	40,593	13,000	40,292	\$4,133,040,000

Assumptions:

* Based on ABAG projections over 20 Years in the Regional Livability Footprint Project

** Rental affordable housing based on Production Rates over the Last Five Years and Future Development Opportunities in San Jose and the rest of the county. This assumes that 20% of local subsidy dollars will go to ELI, 25% to VLI, 40% to LI, and 15% moderate (MOD) income housing. This break up by income categories will require slight adjustment in local governments' behavior as traditionally 10% of their subsidy dollars have gone towards ELI, 25% towards VLI, 50% towards LI, and 15% towards moderate income housing.

*** The "MOD" refers to the moderate income (81-120% AMI) owner-occupied housing only. The future need for such housing is assumed to be 60% of the need for all moderate income housing (rental and owner-occupied).

Based on ABAG's Regional Livability Footprint Project 20-year need for 22,100 moderate income housing is forecasted. 13,260 is 60% of 22,100.

**** Based on the 2005 ABAG projections, the County is expected to add 132,323 units in the next 20 years. Assuming that half of these (approximately 65,000) will be market-rate owner-occupied units, approximately 13,000 affordable owner-occupied units can be provided through the inclusionary zoning requirement.

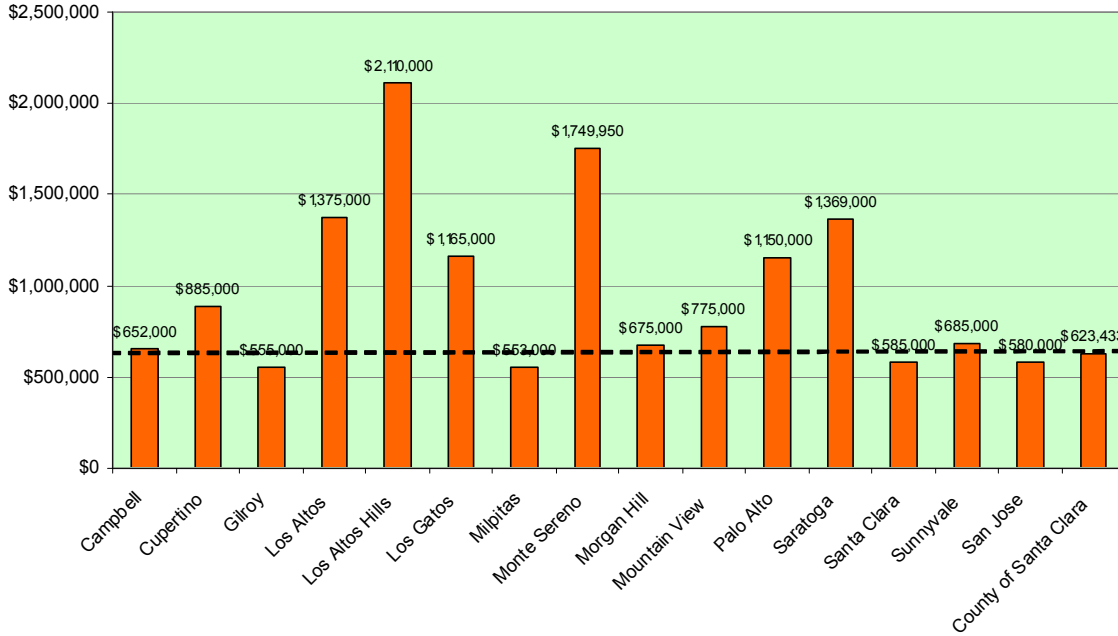
***** ELI subsidy is \$110,000; VLI is \$70,000; LI is \$60,000; and MOD is \$50,000

Additional Amount Needed Per Year (in 2005 constant dollars)	\$206,652,000
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Appendix B: Figures

Figure A

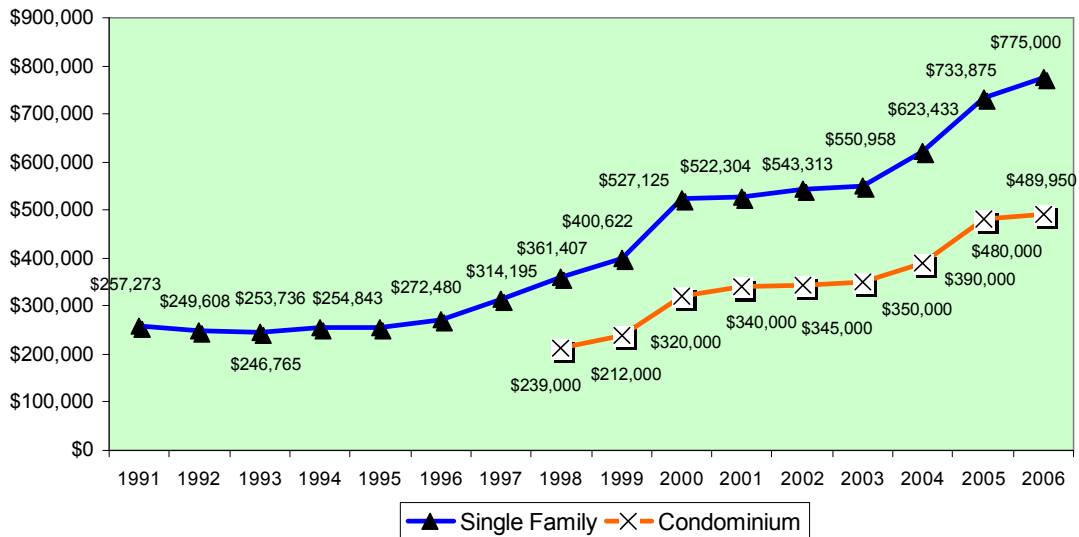
Median Single Family Home Price (2004)



Source: Richard Calhoun, Creekside Realty, Santa Clara County Association of Realtors

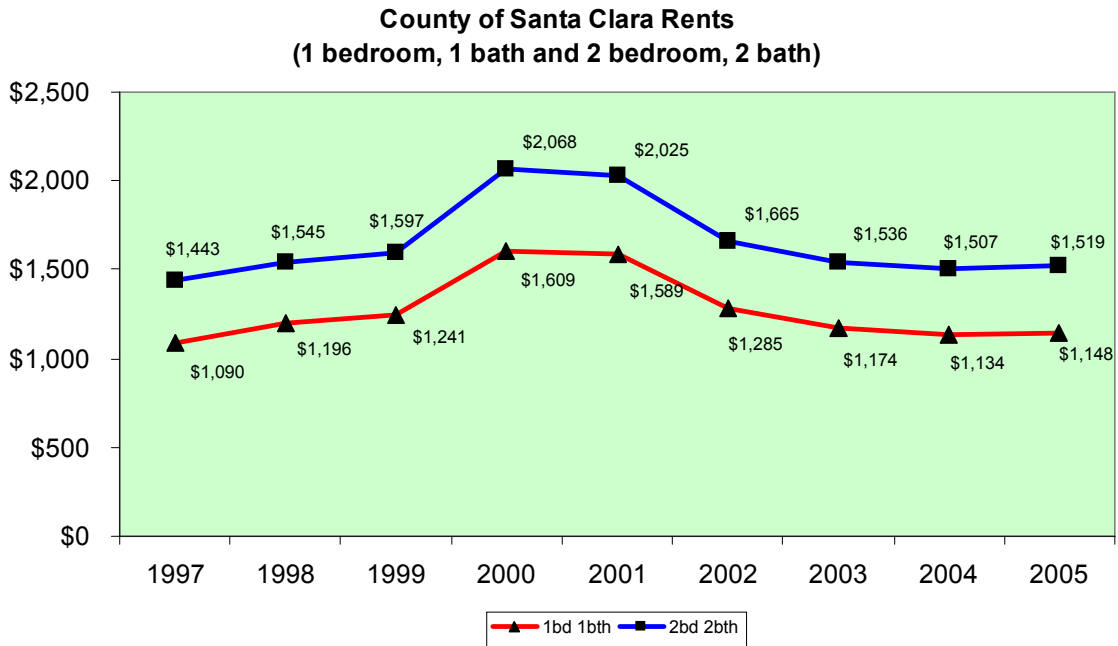
Figure B

County of Santa Clara Median Home Price (Single Family and Condominium)



Source: Single-Family Data: CA Association of Realtors; Condo Data: Richard Calhoun, Creekside Realty, Santa Clara County Association of Realtors

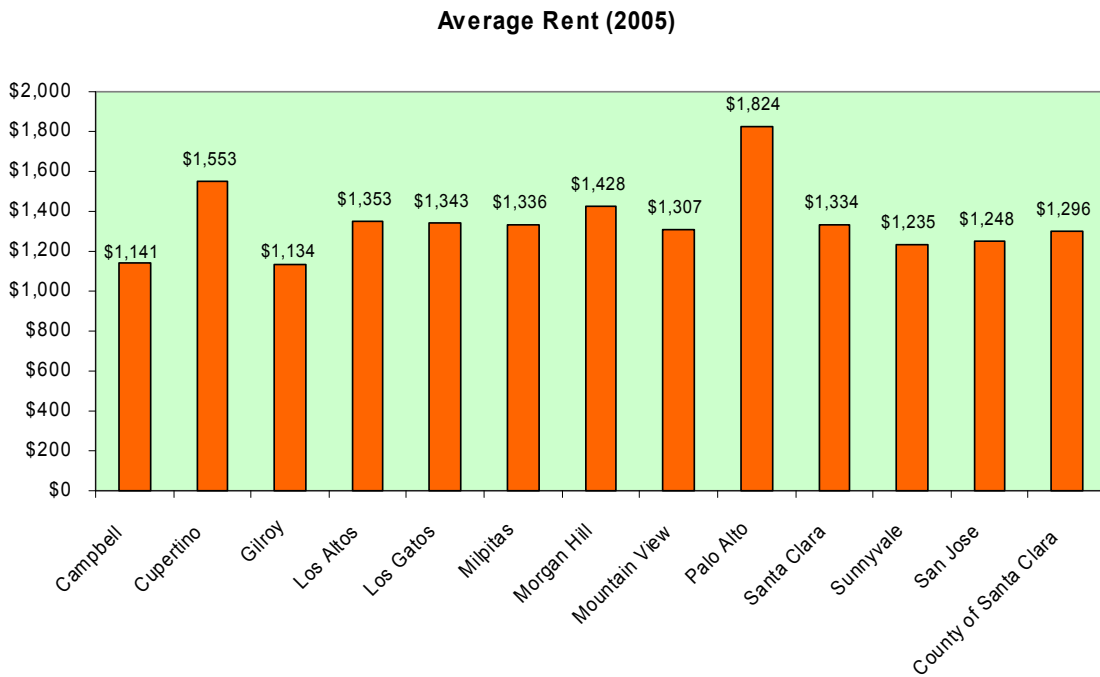
Figure C



Source: REALFACTS

Note: Data reflects averages on rental properties with more than 50 units

Figure D



Source: REALFACTS

Note: Data reflects averages on rental properties with more than 50 units