



**City of
Santa Clara**
The Center of What's Possible

Housing & Community Services Division
1500 Warburton Avenue,
Santa Clara, CA 95050
(408) 615-2490

2024-2025

Annual Action Plan

(DRAFT)

Prepared by:

**City of Santa Clara
Housing and Community Services Division,
Community Development Department
1500 Warburton Ave.
Santa Clara, CA 95050
(408) 615-2490**

***Portions highlighted in **Yellow** are subject to change prior to the
publication of the final version.***

Contents

AP-05 Executive Summary – 91.200 (c), 91.220(b)..... 1

PR-05 Lead & Responsible Agencies – 91.200 (b)..... 3

AP-10 Consultation – 91.100, 91.200(b) 91.215 (l) 4

AP-12 Participation – 91.105, 91.200 (c) 7

AP-15 Expected Resources – 91.220 (c) (1,2) 8

AP-20 Annual Goals and Objectives – 91.220(c)(3)& (e) 12

AP-35 Projects – 91.220(d) 15

AP-50 Geographic Distribution – 91.220 (f)..... 18

AP-55 Affordable Housing – 91.220 (g) 19

AP-60 Public Housing – 91.220 (h)..... 20

AP-65 Homeless and Other Special Needs Activities – 91.220 (i)..... 21

AP-75 Barriers to Affordable Housing – 91.220 (j) 23

AP-85 Other Actions – 91.220 (k) 25

AP-90 Program Specific Requirements – 91.220 (l) (1,2,4) 27

1. Introduction

The City of Santa Clara (City) is an entitlement city that receives federal funding from the Department of Housing and Urban and Development (HUD). The City receives Community Development Block Grant (CDBG) funds and HOME and Investment Partnerships (HOME) funds.

CDBG funds address community development needs through public service activities and capital improvement projects. At least seventy percent (70%) of gross funding is used to serve low- to moderate- income households. Eligible projects and activities must meet one of the following national objectives: 1) Benefit low- and moderate-income persons; 2) Prevention or elimination of slums or blight; or 3) Address community development needs having an urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other funding is not available.

HOME funds are used for the development of affordable housing options such as building, and/or rehabilitating affordable rental housing and providing direct Tenant Based Rental Assistance to low-income households.

The City is required to develop a 5-Year Consolidated Plan (ConPlan) that identifies the goals and needs of the community. During the ConPlan cycle, the City must develop Annual Action Plans (AAPs) which detail projects and activities to be funded in during the program year in support of the identified goals and needs. In 2019, the City collaborated with the County of Santa Clara and other entitlement jurisdictions to develop the 5-year ConPlan. The ConPlan identifies and prioritizes public services and housing-related needs across the region and for the City of Santa Clara. The purpose of the ConPlan is to guide the City to:

- Assess their affordable housing and community development needs and market conditions,
- Make data-driven, place-based investment decisions; and
- Conduct community-wide discussions to identify housing and community development priorities that align and focus on eligible activities for HUD's funding

The 5-Year ConPlan is supported by the Annual Action Plan (AAP). The AAP documents annually how the City will use HUD funding consistent with the goals and needs identified in the ConPlan. This is the final AAP for this cycle.

2. Summarize the objectives and outcomes identified in the Plan

The Annual Action Plan supports the goals and needs identified in the ConPlan as stated below:

- **Affordable Housing.** Affordable Housing projects and activities that benefit low-income households such as affordable rental housing, tenant based rental subsidies, and rehabilitation of single and multi-family housing.
- **Public Services.** Nonprofit partners provide public services to benefit lower income households.
- **Homelessness.** Support activities to end homelessness including homeless prevention programs, case management, outreach activities and support of facilities.
- **Fair Housing.** Promote Fair Housing choice through funding informational and investigative services for tenants and landlords.
- **Public Facilities.** Improvement to public facilities that provide services to low-income people.

3. Evaluation of past performance

The last Consolidated Annual Performance Evaluation Report (CAPER) submitted to HUD was for 2022-2023 (PY2022). The following are the highlights of the accomplishments reported in support of the ConPlan goals:

- Affordable Housing.

The Tenant Based Rental Assistance program assisted 26 households, and between the NCIP program and Rebuilding Together Silicon Valley, there were 15 households assisted.

- Public Services.

There were 754 households that benefited from public services provided by three non-profit agencies and other city funded programs. 1,683 persons received a variety of public services from six non-profit agencies.

- Homelessness.

515 households benefited from case management services provided by local non-profit agencies. The majority of these households were assisted with local funds. Further, 26 TBRA households, which have already been counted under the Affordable Housing goal, also received case management services.

- Fair Housing.

Project Sentinel assisted 32 households with fair housing services.

4. Summary of Citizen Participation Process and consultation process

During the development of the 2024-2025 Annual Action Plan, two public hearings are held to solicit public comment to help identify community needs, and non-profit agencies that could provide services to address those identified needs. One of the hearings is held during the drafting phase of the Plan as required by HUD. Further, a 30-day public comment period for the final version of the Plan is scheduled just prior to the final Public Hearing.

Public Hearing #1. This Public Hearing satisfies the Citizen Participation Plan requirement to hold at least one Public Hearing during the drafting phase of the Annual Action Plan. The hearing gives the public an opportunity to provide input. The first Public Hearing for the 2024-2025 Annual Action Plan (DRAFT) is scheduled for March 19, 2024, at the regularly scheduled City Council Meeting.

Public Hearing #2. The second and final Public Hearing is scheduled for May 7, 2024. This Hearing will provide a final opportunity for public comment/input. The final version of the 2024-2025 Annual Action Plan (FINAL) will be presented. Any comments will be included in the final version of the Action Plan and the Plan will be submitted to HUD.

Public Noticing. The noticing follows the Citizen Participation Plan requirements. The following information for the 2024-2025 Annual Action Plan was publicly noticed in The Santa Clara Weekly on February 14, 2024, noticed via email to community non-profits, posted on the City's website, and copies were accessible at libraries and City Hall:

- 1) Notice of Public Hearing #1 on March 19, 2024, for the 2024-2025 Annual Action Plan (DRAFT)
- 2) Notice of Public Comment Period (April 5, 2024 – May 7, 2024) for the 2024-2025 Annual Action Plan (FINAL)
- 3) Notice of Public Hearing #2 on May 7, 2024, for the 2024-2025 Annual Action Plan (FINAL)

5. Summary of public comments

Public Hearing #1:

TBD

30-Day Public Comment Period

TBD

Public Hearing #2.

TBD

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

TBD

7. Summary

CDBG-funded public services continue to be a great asset to the community, with many of the programs funded focusing on the senior population, persons with disabilities, and unhoused residents. The leveraging opportunities for our nonprofits by receiving HUD funding is of great value. The City will continue to seek out creative solutions to improve their grants management program.

PR-05 Lead & Responsible Agencies – 91.200 (b)

The City of Santa Clara is the lead agency and administrator for the CDBG & HOME funds. The Consolidated Plan and Annual Action Plan Public Contacts are:

Reena Brilliot

Adam Marcus

Acting Director of Community Development

Housing & Community Services Manager

RBrilliot@SantaClaraCA.gov

AMarcus@SantaClaraCA.gov

408.615.2451

408.615.2491

AP-10 Consultation – 91.100, 91.200(b) 91.215 (I)

Introduction

The 2024-2025 Annual Action Plan was prepared by City staff with input from a variety of local and regional stakeholders including public service providers (e.g., senior services, homeless services, youth services), affordable housing developers, and County partners. Service partners administer projects and activities that align with the goals and objectives of the ConPlan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Santa Clara Housing Authority (SCHA) administers the Housing Choice Voucher program. The City's TBRA administrators and City staff have worked with SCHA in the past to assist long standing clients of the TBRA program to acquire long-term vouchers. Typically, these are previously homeless households that did not initially qualify for permanent supportive housing and were not able to improve their income and housing situation by the end of the TBRA program's term. Coordination and case management services resulted in some families receiving 10-year Emergency Housing Vouchers.

The City uses CDBG funds for Bill Wilson's Family Therapy/School Outreach/Grief Counseling. This public service provides mental health services to youth and their families to cope with high-risk behavior choices, family conflict, and grief counseling. The City also funds the County Office of Supportive Housing to provide case management services to a portion of the City's homeless. Further, Abode Services administrators to the City's TBRA program, use local funds to provide case management services for the City's TBRA clientele.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Santa Clara County Continuum of Care (CoC) is a multi-sector group of stakeholders dedicated to ending and preventing homelessness in the County of Santa Clara (County). The CoC Board is comprised of the same individuals who serve on the Destination: Home Leadership Board. Destination: Home, a program of The Health Trust, is a public-private partnership implementing collective impact strategies to end homelessness in Santa Clara County. Its mission is to drive and align resources to create permanent housing and sustainable support systems built for the long term.

The CoC primary responsibilities are to coordinate large-scale implementation of efforts to prevent and end homelessness in the County. The CoC is governed by the Santa Clara CoC Board (CoC Board), which stands as the driving force committed to supporting and promoting a systems-change approach to preventing and ending homelessness in the County. The organization is improving how systems work together to end homelessness, as well as protect individuals and families at risk of becoming homeless.

The City of Santa Clara, having endorsed the 2020-2025 Santa Clara County Community Plan to End Homelessness, convened a Homelessness Taskforce in April 2022. The Taskforce included stakeholders with a range of perspectives and experience who can help identify priorities and provide recommendations on the development of a City Plan to reduce the impacts of Homelessness. The City partnered with the non-profit, Homebase, to facilitate the taskforce and to develop a City-centric Plan. This plan was presented in January 2023 at a City Council Study Session and the City Council direct staff to move forward with a new street-based case management program.

The results of the 2022 Point in Time Homeless Count (“Count”) showed a 35% increase in homelessness since 2019. By comparison, the Countywide count showed a 3% increase. In prior years the City redesigned the TBRA program to place more emphasis on assisting homeless families. In December 2022, the County’s HMIS system included 520 unhoused single adult households and 137 households with at least one child. There is still a need to serve households with children, but there is a greater need to serve single households. To address both needs, the City intends to use HOME funds to continue the focus on ending homelessness for families with children which is consistent with the County’s Heading Home campaign to end family homelessness by 2025. The City also intends to use HOME ARP funds to provide supportive services to single adult households and a variety of HOME ARP qualifying populations.

The City supports services and capital improvement projects for agencies that assist chronically homeless individuals and families, families with children, veterans, and unaccompanied youth primarily through the TBRA program.

In 2023 the City began funding WeHope Dignity on Wheels to provide weekly mobile shower, laundry, and case management services. In partnership with WeHope, the City has continued to fund a weekly mobile shower and laundry service since spring 2022. The service also provides linkages to other services. For the 2022/2023 PY, the service provided 170 showers and 58 laundry loads.

Describe agencies, groups, organizations, and others who participated in the process and describe the jurisdiction’s consultation with housing, social service agencies and other entities.

1	Agency/Group/Organization	Bill Wilson Center
	Agency/Group/Organization Type	Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff is consulted on improvements to the City TBRA program.
2	Agency/Group/Organization	County of Santa Clara Office of Supportive Housing
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Other government – County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Market Analysis Homeless Needs – Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the Santa Clara County Office of Supportive Housing on several occasions to discuss the City response to homelessness and partnership opportunities.
3	Agency/Group/Organization	Abode Services
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff is consulted on improvements to the City TBRA program.
4	Agency/Group/Organization	Senior Adult Legal Services (SALA)
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Submitted public comment at both public hearings; highlighting the need for the services they provide.
5	Agency/Group/Organization	Next Door Solutions to Domestic Violence
	Agency/Group/Organization Type	Services - Housing

6	What section of the Plan was addressed by Consultation?	Homelessness Needs – Families with children and domestic violence and human trafficking survivors Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Submitted public comment at public hearings; highlighting the need for the services they provide.
	Agency/Group/Organization	Homebase
	Agency/Group/Organization Type	Regional policy consultant that builds capacity to address homelessness systematically.
	What section of the Plan was addressed by Consultation?	AP-65 Homelessness and Other Special Needs Activities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Helped prepare a set of local strategies to address homelessness and its impacts in the City. Homebase also helped prepare the City's HOME ARP plan which was approved by HUD.

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

The City did not reach out to broadband-specific providers/organizations. This was due, in part, to the results of the 2020-2025 Consolidated Plan survey. 62% of respondents felt there was not a common/pressing issue with broadband or internet access. Also, local internet providers all provide low-cost options and/or discounts to low-income households.

Although the City works with organizations whose primary responsibilities include the management of flood prone areas, public land or water resources, and emergency management agencies on normal public business, these organizations were not specifically consulted for the Annual Action Plan. Issues related to such agencies were not mentioned as an issue in the ConPlan survey.

Describe other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Continuum of Care Council	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan goal to end homelessness including rental assistance, homeless prevention programs, case management, outreach activities and support of facilities.
Housing Element	City of Santa Clara	The actions in the Housing Element are consistent with the Strategic Plan, most notably in the provision of adequate sites appropriate for a range of housing types and in promoting preservation and development of affordable housing including supportive housing for persons with disabilities. The Housing Element was adopted in mid-2023 and is pending state approval.
City of Santa Clara Homelessness Strategic Plan (2023)	City of Santa Clara City Council	In 2022 the City conducted a six-month Homelessness Taskforce process and worked with nonprofit consultant Homebase to develop a draft strategic plan. The plan was reviewed in January 2023 and is planned to be adopted in late 2024. The plan will include strategies to prevent homelessness, connect unhoused residents with basic needs, case management, and housing opportunities.
Santa Clara County Seniors Agenda	Santa Clara County	The City's outreach for the 5-year ConPlan showed senior needs and services as a high priority. Seniors' Agenda 2021 report speaks to many of the services that have been provided through the City's CDBG funds.
Community Plan to End Homelessness in Santa Clara	Destination Home	The 2020-2025 Community Plan to End Homelessness in the County is a five-year plan to guide governmental, nonprofits, and other community members as they make decisions about funding, programs, priorities and needs. This effort aligns with the Strategic Plan goal to support activities to end homelessness: rental assistance, homeless prevention programs, case management, outreach activities & support of facilities.

AP-12 Participation – 91.105, 91.200 (c)

1. Summarize citizen participation process and how it impacted goal setting.

The City outreach efforts to obtain community input included two public hearings before City Council (one during the drafting phase of the AAP), noticing the AAP and hearings, and posting the draft AAP on the City website. The table below summarizes the results of the City efforts.

Citizen Participation Outreach

	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Public Hearing #1 was noticed in The Santa Clara Weekly on February 14, 2024: City Council Meeting – March 19, 2024 during the drafting phase of the Plan.	TBD	All comments were accepted and noted.	n/a
2	Public Hearing	Non-targeted/broad community	Public Hearing #2 was noticed in The Santa Clara Weekly on February 14, 2024. The City Council Meeting on May 7, 2024 presented the final version of the Plan.	See AP-05, section 5 for a summary of the public comments given at Public Hearing #2.	All comments were accepted and noted.	n/a
3	Newspaper Ad	Non-targeted/broad community	<p>The following information for the 24/25 Annual Action Plan was publicly noticed in The Santa Clara Weekly on February 14, 2024, and also noticed via email to community non-profits, posting on the City website, and having copies accessible at libraries and City Hall:</p> <p>1) Notice of Public Hearing #1 on March 19, 2024 for the 2024-2025 Annual Action Plan (DRAFT);</p> <p>2) Notice of Public Comment Period (April 5, 2024 to May 7, 2024) for the 2024-2025 Annual Action Plan (FINAL);</p> <p>3) Notice of Public Hearing #2 on May 7, 2024 for the 2024-2025 Annual Action Plan (FINAL).</p>	<p>The 30-day comment period was noticed on February 14, 2024 in the Santa Clara Weekly. The comment period ran from April 5, 2024 through May 7, 2024 See AP-05, section 5 (Public Comment Summary) for more comments.</p>	All comments were accepted and noted.	n/a

AP-15 Expected Resources – 91.220 (c) (1,2)

Introduction

CDBG Funds: The total amount of CDBG resources expected is \$1,830,873. This total is made up of the estimated CDBG entitlement, estimated Prior Year Resources (i.e., funds that were committed but not drawn or funds that became unprogrammed due to program income), and Program Income (i.e., income generated from prior CDBG projects such as loan repayments).

- Annual Entitlement Funds	\$1,034,553
- Estimated Prior Year Balance	\$ 15,574
- Estimated FY24/25 Program Income	\$ 780,746
TOTAL	\$1,830,873

CDBG CONTINGENCY LANGUAGE

More than estimated: If the City's annual entitlement funds and/or Prior Year Resources (i.e., funds that were committed but not drawn or funds that were not programmed) are greater than estimated, or the Program Income (i.e., income generated from prior CDBG projects) for FY23/24 is greater than \$180,000, the set-aside calculation for administrative funds will be recalculated and increased, and any excess funds will be programmed towards Capital Improvements to Public Facilities, Rehabilitation Projects for affordable housing, and/or the homeowner rehabilitation program (i.e., NCIP).

Less than estimated: If the City's annual entitlement funds and/or Prior Year Resources are lower than estimated, then the set-aside calculation for administrative funds will be recalculated and reduced, and the amount committed to NCIP will be reduced. Also, if the calculation of our entitlement dollars plus the 23/24 Program Income (EN+PI) is less than \$1,200,000, the Public Service Cap will be less than \$180,000 which means one of the public service activities will need to be funded with General Funds.

HOME Funds: The total amount of HOME resources expected is \$1,025,000. This is made up of the annual HOME entitlement, Prior Year Resources, and Program Income.

- Entitlement Funds	\$437,588
- Estimated Prior Year Balance	\$577,412
- Estimated FY24/25 Program Income	\$ 10,000*
TOTAL	\$1,025,000

- * Estimated HOME Program Income (FY24/25). The City estimates it will receive \$100,000 in Program Income during the upcoming FY24/25. Ten percent (10%), or \$10,000, will be programmed in this 2024-2025 Annual Action Plan to be used for administrative costs as allowed by HOME regulations. The other 90% (\$90,000) will be programmed next year in the 2025-2026 Annual Action Plan as part of the Prior Year Balance. Any program income above these estimates will be allocated in the same manner; 10% for administration in FY24/25, and the remaining 90% to be allocated in FY25/26.

HOME CONTINGENCY LANGUAGE

More than estimated: If the City's FY24/25 Entitlement allocation, FY23/24 Program Income, and/or Prior Year Resources are higher than estimated, the excess funds shall be allocated to the TBRA program after the City's portion for administration is set-aside.

Less than estimated: If the City's FY24/25 Entitlement allocation, FY23/24 Program Income, and/or Prior Year Resources are lower than estimated, TBRA will be reduced after the administration set-aside is calculated.

AP-15 Table –Expected Resources Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resource	Total:		
			\$	\$	\$	\$		
CDBG	Public-Federal	Acquisition Housing Rehab Capital Improvement Projects – Public Facilities Capital Improvement Projects – Affordable Housing Public Services Admin./Planning	\$1,034,553	\$780,746	\$15,574	\$1,830,873	\$0	CDBG funds may be used for: 1) Land acquisition for affordable housing; 2) NCIP program and Minor Repair Program (Rebuilding Together Silicon Valley); 3) Public infrastructure and other public facility improvements; 4) Capital Improv. to Affordable Housing; 5) Public services; 6) Planning and administration.
HOME	Public-Federal	CHDO and regular HOME rental projects, such as property acquisition, new const., and/or rehabilitation. Homeowner Rehabilitation TBRA Admin. and Planning for HOME programs and activities.	\$437,588	\$10,000	\$577,412	\$1,025,000	\$0	Funds may be used for: 1) TBRA; 2) NCIP; 3) Fair Housing; 4) Rental development; and/or 5) Admin. & Planning. Approximately \$52,000 of the “Prior Year Resources” is program income (PI) received in FY23/24. Approx. \$100,000 in PI is expected to be receipted in FY24/25. 10% (i.e., \$10,000) will be programmed in this action plan for administrative activities (PA) and drawn in FY24/25. The remaining \$90K will be programmed in FY25/26. If FY24/25 PI exceeds \$100,000, City will continue using 10% for admin. and the remaining will be programmed in FY25/26.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will leverage local funds (i.e., General Funds, City Affordable Housing Funds, and City Housing Successor Funds) to increase project efficiencies and benefit from economies of scale. The HOME match requirement will be met through the waiving of property taxes on past HOME-funded multi-family affordable developments. The local funds will be used to fund certain the following activities:

Program	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan	Narrative Description
		Annual Allocation	Program Income	Prior Year Resource	Total:		
		\$	\$	\$	\$	\$	
General Fund	Public Services	\$71,264	0	0	\$71,264	\$0	\$51,264 Project Sentinel – Landlord/Tenant Mediation Program \$15,000 Catholic Charities Ombudsman Program \$5,000 United Way 211
City Affordable Housing Fund (CAHF)	Public Services	\$225,697	0	0	\$225,697	\$0	\$160,697 for case management services for TBRA. \$15,000 Intensive Case Mgt. \$50,000 Homeless Prevention
City Housing Successor Fund (CHSF)	Public Services	\$250,000	0	0	\$250,000	\$0	\$110,000 to fund case management services for chronically homeless households. \$140,000 for case management services for TBRA.
HOME-ARP	Public Services	\$30,000	0	0	\$30,000	\$0	\$30,000 from the HOME-ARP funds will be used to fund case management services for domestic violence survivors.

Other Federal Grant Programs

Additional federal programs that fund community development and affordable housing, and are provided by Santa Clara County Housing Authority and affordable housing developers include:

- Section 8 Housing Choice Voucher Program,
- Section 202,
- Section 811; and
- Affordable Housing Program (AHP) through the Federal Home Loan Bank.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In recent years, the City has worked to develop affordable housing on three properties: 1) Bay Area Research and Extension Center (BAREC) senior housing site at 90 North Winchester Boulevard; 2) 2330 Monroe Street, and 3) Fire Station #6 at 3575 De La Cruz Boulevard.

BAREC: On January 29, 2019, City Council approved all land use entitlements for the project and adopted a resolution approving and authorizing the City Manager to negotiate and execute a Disposition and Development Agreement with Core Affordable Housing LLC for the development of the Agrihood Project located at 90 North Winchester Boulevard/ 1834 Worthington Circle and further authorizing the City Manager to execute all other agreements (including a Ground Lease, Loan Agreements, Deeds of Trust, Promissory Notes, and Affordable Housing Agreement). The project closed in 2022 and is now leased up and operating.

2330 Monroe Street: On January 28, 2020, City Council approved all land use entitlements for the project and adopted a resolution approving and authorizing the City Manager to negotiate and execute a Disposition and Development Agreement with Freebird Development LLC and further authorizing the City Manager to execute all other agreements (including a Ground Lease, Loan Agreements, Deeds of Trust, Promissory Notes, and Affordable Housing Agreement). The proposed development will have 65 mixed-income units with 11 set-aside for households with developmental disabilities. The project will be 100% affordable units. The project closed in 2022 and is now leased up and operating.

3575 De La Cruz: The City Council has approved negotiations to enter into an Exclusive Negotiation Rights Agreement (ENA) with Habitat for Humanity East Bay/Silicon Valley. The proposed development will be 15 100% affordable, for-sale townhomes. In December 2023, the City Manager executed a 12-month extension of the ENA to account for project delays due to high interest rates and the need to secure additional state subsidies.

AP-20 Annual Goals and Objectives – 91.220(c)(3)& (e)

Goal Description		
1	Goal Name	Affordable Housing
	Goal Description	Assist in the creation and preservation of multi-family rental housing for low income and special needs households, rehabilitation of low-income owner-occupied housing through the Neighborhood Conservation and Improvement Program, TBRA rental subsidies, new construction.
2	Goal Name	Homelessness
	Goal Description	Support activities, consistent with Continuum of Care strategies, to prevent and end homelessness. This includes building affordable housing for people who are homeless or at risk of homelessness as well as the provision of support services.
3	Goal Name	Public Services
	Goal Description	Support activities that provide basic needs to lower income households and special needs populations. Services would be provided to low-income households, elderly individuals, homeless persons, people with disabilities, and victims of domestic violence.
4	Goal Name	Fair Housing
	Goal Description	Promote fair housing choice, through the following activities: fair housing education, fair housing testing, housing assistance hotline, and landlord-tenant mediation.
5	Goal Name	Public Facilities
	Goal Description	Make improvements to public facilities which can include City-owned facilities and/or improvements to properties owned and operated by non-profits which serve low-income clientele.
6	Goal Name	Planning & Administration
	Goal Description	Provide management, planning and implementation of the CDBG & HOME programs as well as monitoring of public services and housing projects.

AP-23 –Annual Goals Summary

Goal	Category Needs Addressed		Needs Addressed	Funding
Affordable Housing	Affordable Housing		Affordable Housing	CDBG: \$823,963 HOME: \$971,242
	Start Year: 2020	End Year: 2025	Outcome: Affordability	Objective: Provide decent affordable housing
	Narrative: Assist in the creation and preservation of multi-family rental housing for low income and special needs households, rehabilitation of low-income owner-occupied housing through the Neighborhood Conservation and Improvement Program (NCIP), TBRA rental subsidies, and/or new construction.			
	CDBG Program \$500,000 NCIP Loans and Grants (5 households) \$ 73,963 NCIP Project Delivery Costs \$100,000 Liberty Tower Elevator Project (additional funds for a project funded in FY23/24) \$150,000 Minor Repair Program - Rebuilding Together (10 households) \$ 823,963 total (15 households)			
	HOME Program \$971,242 TBRA Administration (25 households)			
	Goal Outcome Indicator		Quantity	Unit of Measure
	Rental Units rehabilitated		0	Household Housing Unit
	Homeowner housing rehabilitated		15	Household Housing Unit
	TBRA/Rapid Rehousing		25	Households Assisted

AP-23 –Annual Goals Summary (continued)

Goal	Category Needs Addressed		Needs Addressed	Funding
Public Services	Non-Homeless Special Needs		Public Services	CDBG: \$180,000
	Start Year: 2020	End Year: 2025	Outcome: Availability/accessibility	Objective: Create economic opportunities
	Narrative: Support activities that provide basic needs to lower income households and special needs populations. Services would be provided to low-income households, elderly individuals, homeless persons, people with disabilities, and victims of domestic violence. The following non-profit agencies will be funded with \$180,000 of CDBG dollars:			
	\$30,000 BWC Counseling (100 households) \$30,000 The Health Trust Meals on Wheels (20 households) \$30,000 Hope Services (100 clients) \$30,000 Silicon Valley Independent Living Center (70 clients) \$30,000 Senior Adult Legal Assistance (80 clients) \$30,000 Heart of The Valley (400 clients) \$180,000 total (770 households/persons)			
	Local funds of \$71,264 will also be used for public services as follows:			
	\$51,264 Project Sentinel Landlord/Tenant Mediation (100 clients) \$15,000 Catholic Charities Ombudsman (380 persons) \$ 5,000 United Way 211 (500 persons) \$71,264 TOTAL (980 households/persons)			
	\$30,000 of HOME-ARP funds (previously programmed in 2021) will fund NextDoor Solutions			
	Goal Outcome Indicator		Quantity	Unit of Measure
	Public Services		770	Persons Assisted

Goal	Category Needs Addressed		Needs Addressed	Funding
Public Facility Improvements	Public Facility Improvements		Public Facility Improvements	CDBG: \$600,000
	Start Year: 2020	End Year: 2025	Outcome: Availability/accessibility	Objective: Create economic opportunities
	Narrative: Install ADA curb cuts throughout city. The beneficiaries of this activity are disabled people who are a presumed benefit population.			
	Goal Outcome Indicator		Quantity	Unit of Measure
	Public Facility Improvement/Accessibility		200	Persons Assisted

Goal	Category Needs Addressed		Needs Addressed	Funding
Fair Housing	Non-Homeless Special Needs		Fair Housing	HOME: \$ 22,197
	Start Year: 2023	End Year: 2025	Outcome: Availability/accessibility	Objective: Create economic opportunities
	Narrative: Promote fair housing choice through the following activities: fair housing education, fair housing testing, housing assistance hotline, and landlord/tenant mediation.			
	Goal Outcome Indicator		Quantity	Unit of Measure
	Public service activities other than low/mod income housing benefit		50	Persons Assisted

AP-23 –Annual Goals Summary (continued)

Goal	Category Needs Addressed		Needs Addressed	Funding
Administration & Planning	Other		Administration & Planning	CDBG: \$226,910 HOME: \$ 31,561
	Start Year: 2020	End Year: 2025	Outcome: Availability/accessibility	Objective: Create economic opportunities
	Narrative: Provide management, planning and implementation of the CDBG & HOME programs as well as monitoring of public services and housing projects.			
	Goal Outcome Indicator		Quantity	Unit of Measure
	Other		0	Other

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).

15 households for Homeowner housing rehabilitation (CDBG),
 5 Extremely low-income households
 10 Low-income households

25 households for TBRA (HOME),
 20 Extremely low-income households
 5 Low-income households

AP-35 Projects – 91.220(d)

Introduction

The activities that the City will undertake in FY24/25 using CDBG and HOME funds include: Public Services, Homeowner Rehabilitation, Tenant Based Rental Assistance, Program Administration & Planning, and Affordable Housing Improvements for low and moderate-income residents. The activities meet one or more priority needs identified in the 5-year Consolidated Action Plan.

In addition to the projects and activities funded with HUD funds as noted in table “AP-35 – Project Information Summary”, the City also funds other Public Service Activities with local funds that include:

Project Sentinel – Landlord/Tenant Mediation Services (\$51,264; 100 clients)
 Catholic Charities Long-Term Care Ombudsman (\$15,000; 380 persons)
 Homeless Prevention Services for Homeless Households (\$50,000; 20 households)
 Intensive Case Management (\$125,000; 20 households)
 United Way Bay Area 211 Services (\$5,000; 500 households)
 Next Door Solutions (\$30,000 of HOME-ARP funds from 2021; 72 households)
TOTAL LOCAL FUNDS: \$276,264 (1,092 persons/households)

AP-38 – Project Information Summary

#	Project	Goals Supported	Needs Addressed	Funding
1	Public Services	Homelessness Public Services	Homelessness Public Services	CDBG: \$180,000
	Description	Public services provided to the community that primarily benefit low to low-mod income persons and/or households.		
	Target Date for Completion	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities.	770 persons [280 moderate income at less than 80% AMI; 380 low-income less than 50% AMI; 110 extremely low-income less than 30% AMI]		
	Location Description	Citywide		
	PLANNED ACTIVITIES	\$30,000: 2023 Family Therapy/School Outreach/Grief Counseling (Bill Wilson Center) [LMC/5D/100 persons] \$30,000: 2023 Meals on Wheels (The Health Trust) [LMC/5A/20 persons] \$30,000: 2023 Hope Services [LMC/5B/100 persons] \$30,000: 2023 Silicon Valley Independent Living Center [LMC/5B/70 persons] \$30,000: 2023 Senior Adult Legal Services (SALA) [LMC/5C/80 persons] \$30,000: 2023 Support & Transportation Services for Seniors (Heart of the Valley) [LMC/5A/400 persons]		

AP-38 – Project Information Summary (continued)

#	Project	Goals Supported	Needs Addressed	Funding
2	Homeowner housing rehab & minor repair	Affordable Housing	Affordable Housing	CDBG: \$723,963
	Description	Financial assistance for low-income homeowners to make necessary repairs to their owner-occupied homes to address health and safety issues. This is completed through the City's NCIP program and/or Rebuilding Together Silicon Valley. Some funds are also used for Activity Delivery Costs (ACD).		
	Target Date for Completion	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities.	15 households [10 low-income less than 50% AMI; 5 extremely low-income less than 30% AMI]		
	Location Description	Citywide		
	PLANNED ACTIVITIES	<p>\$150,000: 2023 Homeowner rehabilitation and minor repair (Rebuilding Together Silicon Valley) [LMH/14A/10 households]</p> <p>\$500,000: 2023 NCIP [LMH/14A/5 households]</p> <p>\$73,963: 2023 NCIP Activity Delivery Costs [LMH/14H/n/a]</p>		

#	Project	Goals Supported	Needs Addressed	Funding
3	Tenant Based Rental Assistance	Affordable Housing	Affordable Housing	HOME: \$905,604
	Description	Provide financial assistance to low and extremely low-income households through deposit assistance and monthly subsidy assistance.		
	Target Date for Completion	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities.	25 households [5 low-income less than 50% AMI; 20 extremely low-income less than 30% AMI]		
	Location Description	Citywide		
	PLANNED ACTIVITIES	\$905,604: 2024 TBRA Administration (Abode Services) plus \$160,697 of CAHF and \$140,000 of CHSF (local funds) for case management services.		

#	Project	Goals Supported	Needs Addressed	Funding
4	Capital Improvements to Public Facilities	Public Facilities	Public Facilities	CDBG: \$600,000
	Description	Install ADA curb cuts throughout city. The beneficiaries of this activity are disabled people who are a presumed benefit population.		
	Target Date for Completion	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities.	200 persons [200 low-income less than 50% AMI]		
	Location Description	Citywide		
	PLANNED ACTIVITIES	\$600,000 ADA curb cuts throughout city [LMC/14A/200 persons]		

#	Project	Goals Supported	Needs Addressed	Funding
5	Fair Housing	Fair Housing	Fair Housing	HOME \$22,197
	Description	Provide fair housing services by providing case management services, risk assessment, safety planning, legal advocacy, assistance filing restraining orders, housing assessment, individual action plan development, support groups, and other services.		
	Target Date for Completion	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities.	50 households [40 low-income less than 50% AMI; 10 extremely low-income less than 30% AMI]		
	Location Description	Citywide		
	PLANNED ACTIVITIES	\$22,197: Fair Housing Services (Project Sentinel)		

#	Project	Goals Supported	Needs Addressed	Funding
6	General Program Administration & Planning	Administration	Administration	CDBG: \$226,910 HOME: \$31,561
	Description	Administrative activities by City for CDBG and HOME-funded projects and activities.		
	Target Date for Completion	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities.	N/A		
	Location Description	Citywide		
	PLANNED ACTIVITIES	Admin. and planning for CDBG and HOME funded projects and activities.		

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs:

Allocation of funds is based on needs and priorities identified in the 2020-25 ConPlan. The City prioritizes allocations to projects that serve the lowest income households, from 0-80% of Area Median Income.

AP-50 Geographic Distribution – 91.220 (f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

Investments will be allocated citywide.

AP-50 –Geographic Distribution	
Target Area	Percentage of funds
Citywide	100%

Rationale for the priorities for allocating investments geographically

The City does not have plans to prioritize investments geographically. HOME CHDO set-aside funds may be spent in a contiguous jurisdiction if a CHDO development cannot be identified within the City limits.

AP-55 Affordable Housing – 91.220 (g)

Introduction

For the purpose of this section, the term “affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

The City of Santa Clara has identified the production and maintenance of affordable housing as the primary objective for the expenditure of federal funds in the Consolidated Plan. While CDBG and HOME funds are limited, the City will continue to allocate funding to affordable housing projects, including owner-occupied rehabilitation. The City has non-federal funding sources that it may use toward the development of affordable housing during Fiscal Year 2024-2025.

AP-55A – One Year Goals for the Number of Households to be Supported (by Population Type)

Homeless – Housing assistance for units <u>reserved</u> for homeless individuals and households.	25
Non-Homeless – Housing assistance for all units NOT reserved for homeless individuals and households.	15
Special-Needs – Housing assistance for units reserved for households that are not homeless but require specialized housing or supportive services.	0
Total	40

AP-55B – One Year Goals for the Number of Households Supported Through (by Program Type)

Rental Assistance – Housing assistance for programs such as tenant-based rental assistance (TBRA) and one-time payments to prevent homelessness.	25
The Production of New Units – New units, including the conversion of non-residential properties.	0
Rehab of Existing Units – Rehabilitation of existing units, including reconstruction. If unit will be acquired and rehabilitated, report the unit only once.	15
Acquisition of Existing Units – Housing assistance for programs such as down payment assistance. If the unit will be acquired and rehabilitated, report the unit only once.	0
Total	40

Discussion

The City’s goal, as it relates to Affordable Housing, is to assist in the creation and preservation of affordable housing for low income and special needs households through continuation of the Neighborhood Conservation and Improvement Program (NCIP), rental habilitation of units occupied by low-income tenants, TBRA rental subsidies, and new construction.

15 households for Homeowner housing rehabilitation (CDBG),
 05 Extremely low-income households
 10 Low-income households

25 households for TBRA (HOME),
 20 Extremely low-income households
 5 Low-income households

AP-60 Public Housing – 91.220 (h)

Introduction

The Santa Clara County Housing Authority (SCCHA) is the regional entity that manages and maintains housing units and administers Housing Choice Voucher programs across the County. SCCHA operates four public housing units located in City of Santa Clara. The housing authority is a HUD-designated Moving to Work (MTW) agency which allows it greater flexibility to design and implement more innovative approaches to providing housing assistance.

For FY24/25, SCCHA plans to serve 18,299 households with MTW Housing Choice Vouchers, 1,270 with local, non-traditional property-based and tenant based vouchers, and 4 MTW Public Housing units leased for a total of 19,573 households served. The majority of voucher holders have a tenant-based voucher which allows the holder to use the voucher at any housing unit where the landlord will accept the voucher. Data on the number of vouchers in use within the City is unavailable.

Actions planned during the next year to address the needs to public housing

[The SCCHA](#) has 536 tenant-based vouchers that the MTW PHA anticipates project -basing for the first time (county-wide); there are 3347 currently. The City will continue to work closely with the SCCHA to address any needs identified during the program year.

The most immediate need is finding housing units and owners that will accept vouchers. Stakeholder interviews also identified the need for assisting families moving into affordable units with basic necessities.

SCCHA re-proposed allocating project-based vouchers to SCCHA-owned projects without competition. This activity was originally proposed and approved by HUD to allow SCCHA to issue Project Based Vouchers (PBVs) to projects owned by SCCHA or a SCCHA affiliate entity without needing to go through a competitive selection process. The re-proposal of this activity would leave the original activity in place and in addition SCCHA is adopting a Housing Opportunities Through Modernization Act (HOTMA) provision that has not yet been implemented by HUD. A modification to Activity 2010-4 will allow SCCHA, at its discretion, to enter into a HAP contract for housing to be rehabilitated or newly constructed even if construction had begun without an AHAP in place.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

SCCHA is proactive in incorporating resident input into the policy-making process. The SCCHA board includes two tenant commissioners that provide input from the tenant perspective.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

AP-65 Homeless and Other Special Needs Activities – 91.220 (i)

Introduction

The 2022 Point-in-Time Count identified 10,028 homeless individuals county-wide, which was higher than the 2019 count of 9,706. Of these individuals, 2,320 are sheltered and 7,708 are unsheltered. Individuals with the highest rates of being without shelter are the chronically homeless, homeless veterans, and unaccompanied youth. It is estimated that 28.71% (2,838) of the 10,028 homeless people are chronically homeless with 67% of those chronically homeless being unsheltered. 660 are veterans (6.58%) with 79% of those being unsheltered. “Families” comprise 8.95% of total homeless population (276 families with 898 members). 1,155 (11.51%) of the homeless population are unaccompanied youth and young adults; 91% of which are unsheltered.

The City of Santa Clara saw an increase in its homeless population of 35% to 440 (up from 326).

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The City will continue its efforts of housing homeless families through its TBRA program. The goal is to house/keep housed approximately 25 households. The City will renew its agreement with the County of Santa Clara for FY24/25 to provide intensive case management to approximately 20 chronically homeless individuals referred by the police department. This program is funded with local funds. The County provides housing subsidies for the participants in this program while the City uses its Successor Housing Agency funds to provide the case management and services for the program. HOME-ARP funds will be used to provide street-based case management services and other supportive services to Qualifying Populations under the HOME-ARP regulations. The City will also continue to offer mobile shower, laundry and case management services on a weekly basis through a partnership with WeHope Dignity on Wheels.

Addressing the emergency shelter and transitional housing needs of homeless persons.

The City will continue to fund agencies that serve homeless persons accessing emergency and transitional shelters. Much of the funding will come from CDBG for agencies providing public services such as case management. Agencies include Next Door Solutions, Bill Wilson Center, and Abode Services. The City is also exploring partnerships with the County to potentially build an interim housing site in Santa Clara.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Particularly for chronically homeless, it is preferable for individuals to receive intensive case management rather than simple information and referral services. Case managers work to assist homeless individuals find housing, connect with resources, and receive services to maintain housing. The provision of case management is person-based rather than shelter-based with the goal of rapid re-housing. The goals of the County's 2020-2025 Community Plan to End Homelessness establish a target of creating 6,000 housing opportunities for persons who are homeless. An additional goal is for each of the 6,000 new tenants to have access to the services that will allow them to maintain that housing.

The City will continue to use HOME funds for our TBRA program. The TBRA program is a short-term solution to homelessness (unlike permanent supportive housing for the chronically homeless). The Homeless Survey has shown that families with children are not only a special need population but tend to be underrepresented in Homeless Surveys. The TBRA program will continue to focus on assisting the homeless and at-risk of homelessness population; however, preferences towards families with children, and individuals and/or families exiting housing exclusively designated for domestic violence survivors will be given.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Although the City does not fund programs or activities that specifically help low-income individuals and families avoid becoming homeless who are being discharged from publicly funded institutions or who receive assistance from public or private agencies that address housing, health, social services, employment or youth needs, many of the programs and activities that the City does fund help to prevent homelessness.

Tenant Based Rental Assistance Program (TBRA). Many of the beneficiaries of the TBRA program also receive SNAP (i.e., food assistance), and all receive case management services. The program also allows for assistance to those that are housed, but on the verge of homelessness.

Homeless Prevention Program and Intensive Case Management. The City uses local funds to match county funds for a program that houses up to twenty (20) homeless individuals that are identified by the police department as high users of community resources; some of which had been discharged from facilities and/or jails. This population is also provided case management services. The City also funds the Homelessness Prevention System which provides temporary financial assistance, legal support, and case management to families or individuals who are at risk of losing their housing.

Landlord/Tenant Mediation. This program can indirectly help households stay housed through the mediation of eviction related issues.

Next Door Solutions to Domestic Violence. This program provides a safety net of housing and services to either help victims avoid homelessness or make their homeless situation shorter.

Youth needs. The City provides CDBG funding for family and individual counseling needs through the Bill Wilson Center which focuses on the needs of foster children. By administering these programs, it provides The Bill Wilson Center the unique resources to identify homeless families, foster youth in their own system, and households with children in the school system that may be in need of critical needs such as housing, health, employment, education, and other social services.

The City is currently working to complete a City-specific homeless needs assessment and strategic plan. The results of this process will direct future funding for homeless activities and programs.

AP-75 Barriers to Affordable Housing – 91.220 (j)

Introduction

The jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. High on the list is the lack of developable land, which increases the cost of available lands and increases housing development costs. Local opposition is another common obstacle as many neighbors have strong reactions to infill and affordable housing developments. Opposition is often based on misconceptions, such as an anticipated increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools. However, to ensure a healthy economy, the region must focus on strategies and investment that provide housing for much of the workforce in the region – retail sales clerks, firefighters and police, teachers and health service workers – whose incomes significantly limit their housing choices.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The City identified multiple barriers to affordable housing, including income and wages that are not consistent with the rising cost of housing, a competitive rental and home market, and diminishing public funds. The City has identified multiple constraints or barriers to the affordable housing and residential investment in its 2023-2031 Housing Element Update, including:

- Land use controls that limit the density of housing production; and/or
- Parking requirements increase the cost of housing.

Generally, the City faces the same affordable housing barriers as the rest of the Bay Area, including:

- High cost of development constrains the development of affordable housing units in favor of higher end units; and
- Lack of developable land prevents housing development and increases the price of land; and
- Local opposition prevents affordable housing from being built in high-resource areas; and
- Insufficient subsidies and vouchers for deeply affordable units.

Additionally, the Assessment of Fair Housing identified the following contributing factors to fair housing issues, including affordable housing, through analysis of data and community engagement feedback:

- Displacement of residents due to economic pressures
- Land use and zoning laws
- Source of income discrimination
- Community opposition to affordable housing
- Availability of affordable units in a range of sizes
- Availability, type, frequency, and reliability of public transportation
- Lack of access to opportunity due to high housing costs
- Lack of affordable, accessible housing in a range of unit sizes
- Lack of affordable housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of resources for fair housing agencies and organizations
- Location and type of affordable housing
- Loss of affordable housing

- Private discrimination

The adopted 2023-2031 Housing Element includes the following actions to remove or ameliorate barriers: Continue to invest in new 100% affordable housing developments, work with nonprofits to acquire and rehabilitate distressed multi-family housing and convert it to low income housing, update the City zoning ordinance to comply with state laws on reasonable accommodations, the siting of emergency shelters, transitional and supportive housing. Reduce parking requirements for housing development near transit, work with religious institutions to identify possible sites for affordable housing development, encourage ADU development, analyze impact fees, promote construction of accessory units and low income housing such as shared housing and Single Room Occupancy units, continue to require developers of 10 or more units to provide Below Market Rate units, identifying new sources of affordable housing funding, and more.

AP-85 Other Actions – 91.220 (k)

Introduction

This section discusses efforts in addressing the underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

One of the major obstacles to meeting the needs of the underserved is the limited amount of funding available to fund public services. The City contributes general funds to fund the tenant/landlord mediation program and the United Way 211 information line.

Actions planned to foster and maintain affordable housing

The City funds Rebuilding Together Silicon Valley to administer a portion of its Homeowner Housing Rehabilitation program. The program addresses building/housing code deficiencies, abatement of hazardous conditions, repair/rehabilitation of deteriorated conditions, and accessibility for persons with disabilities, all to improve the habitability, use and occupancy of owner-occupied housing. Financial assistance is provided in the form of grants. The City also administers its Neighborhood Conservation Improvement Program (i.e., Homeowner Housing Rehabilitation Program). These projects are typically larger in scope than the projects performed by Rebuilding Together Silicon Valley. Financial assistance is provided in the form of loans with flexible terms and below market rates.

The City has a Below Market Purchase Program (BMP). This program requires developers to set aside 15% of newly constructed units for housing affordable to low and moderate income homebuyers. The City is in the process of updating the BMP program so that initial buyers will be required to sell to qualified low and moderate income buyers keeping these homes affordable for at least 30 years.

Actions planned to reduce lead-based paint hazards

The City undertakes HUD-funded projects in accordance with the Lead-Based Paint Regulations. These regulations most commonly affect residential structures rehabilitated through NCIP. When identified, lead paint will be controlled or abated and disposed of properly to eliminate or reduce the hazard of environmental or human contamination. The City has adopted a written plan to implement the regulations in its NCIP Program and other housing rehabilitation activities.

Actions planned to reduce the number of poverty-level families

On August 22, 2017, the Santa Clara City Council approved a plan establishing the City's local minimum wage. As of January 1, 2020, the City of Santa Clara minimum wage is adjusted annually based on the regional Consumer Price Index (CPI). The City's minimum wage as of January 1, 2024, is \$17.75 per hour.

On April 4, 2017, the Santa Clara City Council unanimously passed the first Worker Retention Ordinance in Silicon Valley. The ordinance, that took effect on May 4, 2017, provides much-needed job security to some of the most vulnerable workers. This law protects food and building service workers from mass layoffs when companies switch contractors. It requires that if a company with an office or venue in Santa Clara hires a new contractor or brings services in-house, the workers who currently work at that location must be kept on for a 90-day transition period.

The Santa Clara Unified School District (SCUSD) Adult Education Center has a CalWORKs Site Representative who acts as a liaison for participating CalWORKs students and Santa Clara County Social Services Agency. Some of these responsibilities include ensuring that all participants on campus are remaining in compliance with federal regulations, developing a welfare to work plan, reporting monthly attendance to the County for each participant, and reporting progress reports on a quarterly basis for each participant CalWORKs student to the County. In addition to the Site Representative, the Adult Education Center has a Career Advisor for CalWORKs students to help them in job placement, resume development, and interviewing skills.

Actions planned to develop institutional structure

The City will continue its participation in the countywide CDBG Coordinators Committee, which increasingly has become a forum for discussion and active planning of common strategies to address the housing and community needs in Santa Clara County. The City also participates in the Community Planning Collaborative which focuses on housing policy from a development and land use perspective. Lastly, the City works closely with Cloudburst, a HUD approved TA provider.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue its efforts to encourage consortium-building among housing developers, public service providers, and governmental and non-governmental entities. The City has achieved proven results in using federal funds to leverage private funds. The City participates in the quarterly meetings of the Supportive Housing Roundtable, which includes government agencies, housing developers, service providers, legal services and private funders.

Discussion

In 1983, the City of Santa Clara joined with several other cities to create the North Valley Job Training Consortium (NOVA) in response to the federal Workforce Investment Act. The consortium is a private/public partnership made up of representatives of local government, business and industry, labor, education and training systems, employment services, and community support organizations. The NOVA Workforce Board was established to guide the agency in its mission to deliver employment and training services that enhance the ability to live and work in Silicon Valley. Many of the services and programs provided by NOVA target disadvantaged youth and adult populations, who may have limited education and/or barriers to employment. NOVA is a partner in the CONNECT! Job Seeker Center, a comprehensive resource center opens to all job seekers, which offers computer access, a resource library, resume assistance and job search workshops.

AP-90 Program Specific Requirements – 91.220 (I) (1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I) (1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1.	The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the strategic plan.	0
3.	The amount of surplus funds from urban renewal settlements.	0
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5.	The amount of income from float-funded activities	0
	Total Program Income	0

Other CDBG Requirements

1.	The amount of urgent need activities.	0
2.	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l) (2)

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

1. The City does not use HOME funds beyond those identified in Section 92.205. A description of the guidelines that will be used for resale or recapture of HOME funds, if used for homebuyer activities as required in 92.254, are as follows:

Homeowner Equity – for purposes of this policy, it is defined as the sum of the down-payment, principal paid, and homeowner improvements. Home Equity – for purposes of this policy, it is defined as the amount of HOME investment, adjusted as follows: (1) The HOME investment amount would be reduced if, at the time of the homeowner purchase, the market price is less than the cost of construction, by the amount of that difference; and (2) Beginning after six years of residency by the original buyer, the City would reduce its share of excess proceeds by a maximum of 10% for each additional full year the original buyer resides in the home. After the completion of 15 years of residency by the original buyer, the City would have no interest in recapturing any portion of its original HOME investment.

In the event of a sale of a HOME-assisted house during the 15-year HOME affordability period, sales proceeds would be distributed in the following order of priority:

- a. Closing costs.
- b. Primary mortgage loan (City or private lender).
- c. Other loans superior to the HOME investment lien (if any have been approved by the City).

The remaining funds are considered Shared Net Proceeds under the HOME regulations and would be distributed in the following order of priority:

- d. Homeowner Equity, or the amount of Shared Net Proceeds, whichever is less.
 - e. Homeowner Shared Net Proceeds. This amount will be the greater of: (1) Homeowner Equity that was paid as described above; or (2) proportionately of the Shared Net Proceeds, according to the formula - Homeowner Equity, divided by the sum of Homeowner Equity plus HOME Equity.
 - f. HOME investment. The remainder of the Shared Net Proceeds. If the remaining Shared Net Proceeds are insufficient to repay the full amount of the HOME investment, the City would forgive any of the HOME investment that could not be repaid from the remaining Shared Net Proceeds.
2. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:**
The City secures its HOME funds by recording Deeds of Trust on the title of the property that received the funding. The period of affordability would be a minimum of 15 years.
 3. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**
The City does not have any plans to use HOME funds to refinance existing debt on multi-family.
 4. **HOME funds may be allocated to affordable housing capital projects in contiguous jurisdictions.**
The City does not plan on using HOME funds to refinance existing debt.

Discussion

CHDO set-aside funds. The City of Santa Clara will consider providing assistance to affordable housing developments in contiguous jurisdictions using CHDO set-aside funds.

TBRA assistance. While it would be ideal for participants to locate housing within the city limits, the program will allow participants to find housing located anywhere within the County of Santa Clara.

95% After Rehab Valuation

The City of Santa Clara may use HOME funds for acquisition purposes. Per CFR 24 92.254 (a)(iii), the City has chosen to determine separate limits for existing housing than the given median purchase price issued by HUD. City staff researched the Multiple Listings Service (MLS) to determine the number of single-family and multi-family home sales. There were less than 250 sales per months; thus, per 24.92.254 (a)(iii), we were required to compile 3 months of sales figures. The following details the home sales in Santa Clara over the most recent three (3) months for single-family homes and multi-family homes at the time of publication.

