

City of Santa Clara



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

Program Year 2023-2024

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Overview

The City of Santa Clara receives entitlement funds from the United States Department of Housing and Urban Development (HUD) through HUD's Community Planning and Development (CPD) program. The funds allocated to the City are Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds. These funds are provided for programs and activities that benefit low-income persons and households. The City develops a 5- year strategic plan called a Consolidated Plan (ConPlan) which identifies housing and community needs of low-income persons within the City, identifies and prioritizes resources to address those needs, and establishes annual goals and objectives to measure performance. The ConPlan was approved by council on May 12, 2020.

During the 5-year ConPlan cycle, the City develops Annual Action Plans for each year. The Annual Action Plan provides a summary of the projects, activities, and the specific federal and non-federal resources that will be allocated to address the priority needs and specific goals identified in the ConPlan. The 2023-2024 Annual Action Plan was approved by the City Council on May 9, 2023.

At the end of each program year, the City reports on its progress and accomplishments. This year-end report is called the Consolidated Annual Performance and Evaluation Report (CAPER). This 2023 CAPER reports on activities performed during the 2023-2024 Program Year; the fourth year of the 2020-2025 ConPlan cycle.

CR-05 Goals and Outcomes – 91.520(a)

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

Program Year 2023 is year four of the 2020-2025 ConPlan. Data in Table 1 highlights key accomplishments and shows progress towards the ConPlan goals. Results for activities funded with local funds are noted in this narrative rather than the table. A summary of each ConPlan goal are:

Affordable Housing Goal – The ConPlan has a 5-year goal of assisting 420 households. The Goal Outcome Indicators stated in the ConPlan that make up the 420 households are:

215 households receiving homeowner rehabilitations through the Neighborhood Conservation Improvement Program (NCIP) and the minor repair program.

5 rental units rehabilitated.

200 households to receive Tenant Based Rental Assistance (TBRA).

For Program Year 2023, the progress towards the Affordable Housing goal is:

NCIP. One large scale rehabilitation project was completed with NCIP loans. **Funds Spent (approx.): \$88,963 was drawn in FY22/23 from IDIS activity #1057 (CDBG).**

Minor Repair Rehabilitation. 12 minor repair projects received grants through Rebuilding Together Silicon Valley. **Funds Spent (approx.): \$124,047 (CDBG).**

Tenant Based Rental Assistance (TBRA). TBRA provided rental and deposit assistance to homeless households or those at risk of becoming homeless with incomes at or below 60% of the Area Median Income (AMI). 27 households were assisted that comprise of 38 adults and 38 children. Case management services were also provided and funded through City special revenue funds. **Funds spent (approx.): \$436,930 (\$256,200 was drawn in FY23/24 and \$180,730 was drawn in FY24/25, but it was for program year 2023-2024) (HOME).**

Homelessness Goal – The ConPlan has a 5-year goal of assisting 515 people with Homelessness Prevention and Case Management services. The Goal Outcome Indicators that make up the 515 households are:

315 households to receive homeless prevention services for domestic violence survivors.

200 homeless households to receive case management services funded with local funds.

For Program Year 2023, the progress towards the ConPlan goal of Homelessness is:

Next Door Solutions. 72 households affected by domestic violence received services, exceeding the annual goal of 69 households. **Funds Spent: \$27,767 (HOME-ARP).**

County Homeless Prevention and Intensive Case Management Program. 504 Santa Clara affiliated individuals received homelessness prevention services and 178 homeless households were enrolled in case management services. **Funds Spent: \$175,000 (Local funds).**

TBRA Case Management. 27 TBRA households received case management services. **Funds Spent: \$237,406 (Local funds).**

Public Services Goal – The ConPlan has a 5-year goal of assisting 10,020 persons through various Public Services.

For Program Year 2023, the progress towards the ConPlan goal of 10,020 persons are:

691 households received a variety of public services from six non-profit agencies. **Funds spent: \$171,586 (CDBG).**

1,494 persons received a variety of public services from non-profit agencies funded with local dollars. **Funds spent: \$92,197 (Local)**

Fair Housing – The ConPlan has a 5-year goal of assisting 150 households assisted with Fair Housing services.

For Program Year 2023, 31 households received assistance. **Funds spent: \$22,197 (HOME).**

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Table 1 provides numeric detail on activities completed in Program Year 2023, and progress made toward meeting the ConPlan goals and objectives. Although some of the public service agencies did not meet their annual goal, the City is still on pace to meet its overall five-year goals.

Table1 (CR-05) – Accomplishments – Program Year & ConPlan to Date

Goal	Category	Source and Amount	Indicator	Unit of Measure	Expected 2020-2025 Strategic Plan	Actual 2020-2025 Strategic Plan	Percent Complete of 5-year Goal	Expected PY 2023	Actual PY 2023	Percent Complete PY 2023
Admin.	Other – Admin. of CDBG & HOME	HOME: \$39,413.42 CDBG: \$272,673.65	Other	Other	0	0	0%	0	0	0%
Affordable Housing	Affordable Housing	CDBG: \$192,743.04	Homeowner Housing Rehabilitated	Household Housing Unit	215	55	25.58%	45	13	28.89%
		HOME: \$390,138.51	Rental units rehabilitated	Household Housing Unit	5	0	0%	1	0	0%
			TBRA/Rapid Rehousing	Households Assisted	200	153	76.50%	30	27	90%
Fair Housing	Affordable Housing Non-Homeless Special Needs	HOME: \$22,197	Public service activities other than Low/Moderate Income Housing Benefit	Households Assisted	150	106	71%	30	31	103%
Homeless	Homeless	HOME-ARP: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	315	214	67.94%	72	72	100%
	Homeless County Case Mgt. & Homeless Prevention	CHSF: \$249,989.49 CAHF: \$272,416.41	Homelessness Prevention	Persons Assisted	200	1,031	507%	595	1,329	223%
Public Facility Impr.	Public Facilities	CDBG: \$163,950	Public Facility or infrastructure activities other than low/mod income housing benefit	Households Assisted	150	0	0%	0	0	0%
Public Services	Non-Homeless Special Needs	CDBG: \$171,586 <i>Nonprofit agencies</i>	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7,045	3,621	51.40%	770	691	89.74%
	Non-Homeless Special Needs	General Fund \$95,264	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2975	4,847	163%	1,380	1,329	96.30%
	Non-Homeless Special Needs	General Funds: \$0	Public service activities Low/Moderate Income Housing Benefit (ERAP)	Households Assisted	250	261	104%	0	0	0%

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The ConPlan describes the following priorities and objectives in order to guide programmatic decisions and resource allocation:

Affordable Housing: Support affordable housing for low-income and special needs households. This includes funding new affordable housing developments, rent subsidies, and rehabilitation of single and multi-family housing.

There are four housing problems that are measured by [ACS Comprehensive Housing Affordability Strategy \(CHAS\) data](#) that give a glimpse into the conditions of households:

- 1) Incomplete kitchen facilities;
- 2) Incomplete plumbing facilities;
- 3) More than 1 person per room; and,
- 4) Cost Burden. The ratio of housing costs to household income.
 - A. Cost Burden of greater than 30% and less than 50%.
 - B. Severe Cost Burden of greater than 50%.

According to 2016-2020 CHAS data, 17,505 of the 44,200 households in Santa Clara (or 39.70%) experience at least one of the four Housing Problems. Further, 18.24% of households have a housing cost burden greater than 30% but less than 50%, and 14.85% experience severe cost burden in which their housing expenses exceed 50% of their income. Taking into consideration those two data points, one third of all Santa Clara households have a housing cost burden greater than 30%.

The CDBG-funded **Neighborhood Conservation and Improvement Program (NCIP)** continued to see low interest coming out of the pandemic. In preparation for the 2023-2024 program year, the City increased its marketing of the NCIP program. The City has also advertised the program to contractors to increase the pool of contractors for the program. Currently, there are two NCIP projects under construction and approximately ten people on the waitlist. Rebuilding Together Silicon Valley has also increased their program's advertising and is seeing more applicants.

The HOME-funded **Tenant Based Rental Assistance (TBRA) program** addresses the goal of Affordable Housing. The TBRA program assisted 27 households with rental subsidies, and used local funds to provide the households with case management. The households were comprised of 38 adults and 38 children (72 people).

Public Services: Several non-profit partners provide services to the Santa Clara low-income residents. Most agencies have returned to pre-pandemic service numbers. The agencies serve at risk youth, seniors, adults with developmental disabilities, and the homeless population. The City also infuses local funds to fund some public services which helps to stretch HUD funding.

Homelessness: Next Door Solutions to Domestic Violence, funded through HOME-ARP funds, provides services to those impacted by domestic violence. The agency assisted 72 persons during the program year. The City also uses local funds to provide funding to the County of Santa Clara's Office of Supportive Housing to administer case management services to 20 homeless households and provides Homeless Prevention services. The City uses non-federal funds to support weekly mobile shower and laundry services in partnership with WeHope.

Fair Housing: The City used HOME funds to fund Project Sentinel, a non-profit agency, that promotes Fair Housing choice through funding education, counseling, advocacy, investigation, conciliation, and enforcement of Fair Housing regulations. 31 households were assisted.

Capital Improvement Projects: The City currently has five capital improvement projects under contract. The projects consist of elevator repairs to an affordable housing project and a non-profit facility, rehabilitation to affordable housing units, rehabilitation to a facility which houses adults with developmental disabilities, and electrical upgrades to an affordable housing complex. Results of these projects will appear in future CAPERS.

CR-10 Racial and Ethnic Composition of (persons/households /families) Assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME	LOCAL
White	399	79	104
Black or African American	43	13	21
Asian	173	16	58
American Indian/Alaska Native	17	0	0
Native Hawaiian or Other Pacific Islander	5	0	0
Asian & White	10	0	0
Black/African American & White	3	0	0
American Indian/Alaska Native & White	8	5	0
Other Multi-Racial	46	17	35
Total	704	130	218
Hispanic	155	76	23
Not Hispanic	549	54	195

Table 2 (CR-10) – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City's population is 131,062. The two largest demographics are White (34.8%) and Asian (47.2%). The two largest demographics of beneficiaries are also White (56.7%) and Asian (24.6%). Of all beneficiaries, 27.7% identified as Hispanic while 15.3% of the overall City population identifies as Hispanic. *Data derived from the [United States Census](#).*

NOTE: IDIS did not have space for other demographics AND other funding sources that were identified. See added table for a more detailed account of participant and demographic data.

CR-15 Resources and Investments – 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG Allocation and Program Income	\$2,185,670	\$509,860.76
HOME	HOME Allocation and Program Income	\$881,000	\$440,551.93
HOME-ARP	HOME – American Rescue Program	\$50,000	\$49,361.79
Gen. Fund	General Fund	\$95,264	\$95,264.00
Other	City Affordable Housing Fund	\$225,697	\$162,416.41
Other	City Housing Successor Fund	\$250,000	\$249,989.49

Table 1 - Resources Made Available

Narrative

The City of Santa Clara used CDBG, HOME funds, and local funds to carry out the objectives identified in the 5-Year ConPlan. These activities were performed throughout the City, with no directed geographic concentration of resources.

CDBG: CDBG resources that were available in Program Year 2023 totaled \$2,185,670. \$192,743.04 was used for homeowner rehabilitation activities (i.e., Rebuilding Together Silicon Valley, NCIP and project delivery costs) which addressed the Goal Outcome Indicator of Affordable Housing. \$171,586 was used for Public Services such as youth and senior services which addressed the Goal Outcome Indicator of Public Services. \$272,673.65 was used for Administration.

HOME: HOME resources that were available in Program Year 2023 totaled \$881,000. \$390,138.51 was used for Tenant Based Rental Assistance Program Goal Outcome Indicator of Affordable Housing. \$11,000 was used for Fair Housing Services.

HOME-ARP: \$49,361.79 was drawn. \$21,594.94 was spent on the administration of HOME-ARP activities, and \$27,766.84 was spent on Homelessness Services.

GENERAL FUNDS: General Fund resources that were available in Program Year 2023 for public services totaled \$95,264. All funds were dispersed.

CITY AFFORDABLE HOUSING FUND (CAHF): CAHF resources that were available in Program Year 2023 totaled \$225,697. \$162,416.41 was spent to address the ConPlan Goal Outcome Indicator of Homelessness through case management services.

CITY HOUSING SUCCESSOR FUND (CHSF): CHSF resources that were available in Program Year 2023 totaled \$250,000. \$249,989.49 was used to address the ConPlan Goal Outcome Indicator of Homelessness through case management services for TBRA participants and the County's homeless prevention program and intensive case management.

Identify the geographic distribution and location of investments:

Target Area	Planned % of Allocation	Actual % of Allocation	Narrative Description
Citywide	100	100	Service area

Table 2 – Identify the geographic distribution and location of investments

Narrative

All activities and programs were open to all low-income residents in the City of Santa Clara.

Leveraging:

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$7,247,369.57
2. Match contributed during current Federal fiscal year	\$130,954.24
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$7,378,323.81
4. Match liability for current Federal fiscal year	\$81,349.89
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$7,296,973.92

Table 3 – Fiscal Year Summary - HOME Match Report

The PR-33 (HOME Matching Liability Report) shows the required match contribution to be \$81,349.89. The City met its match requirement through the exemption of property taxes and carry-over match from prior program years. Further, the City was able to use local funds of to pay for case management services for TBRA clients. Locally funded case management services for our TBRA clients have resulted in a more comprehensive and successful program for our previously homeless families. Lastly, CDBG funds are leveraged private funds from our nonprofits to allow for more beneficiaries served.

The City has used public lands to address ConPlan goals. Some projects are in the construction phase while others are still in the planning stages.

Match Contribution for the Federal Fiscal Year								
Project No. or other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials	Bond	Total Match
#10 - Liberty Tower	04/10/2024	0	\$54,410.29	0	0	0	0	\$54,410.29
#20 - BWC Jackson St.	04/10/2024	0	\$13,946.81	0	0	0	0	\$13,946.81
#21 - SC Senior Homes	04/10/2024		\$9,831.97	0	0	0	0	\$9,831.97
#210 - BWC Main St.	04/10/2024	0	\$7,273.36	0	0	0	0	\$7,273.36
#254 - De La Cruz	04/10/2024	0	\$11,547.83	0	0	0	0	\$11,547.83
#326 - Briarwood	04/10/2024	0	\$12,278.62	0	0	0	0	\$12,278.62
#639 - Cypress	04/10/2024	0	\$11,426.64	0	0	0	0	\$11,426.64
HUD funded - Shafer House	04/10/2024	0	\$10,238.71	0	0	0	0	\$10,238.71

Table 4 - Match Contribution for the Federal Fiscal Year

HOME Program Income

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$175,424.66	\$50,369.02	\$17,886.45	\$9,291.71	\$207,907.23

Table 5 – Program Income

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0					
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprise	Male			
Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			
Sub-Contracts						
Number						
Dollar Amount						

Table 6 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Dollar Amount	0					

Table 7 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0					
Businesses Displaced	0					
Nonprofit Organizations Displaced	0					
Households Temporarily Relocated, not Displaced	0					
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Cost	0					

Table 8 – Relocation and Real Property Acquisition

CR-20 Affordable Housing – 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	30	27
Number of Non-Homeless households to be provided affordable housing units	15	12
Number of Special-Needs households to be provided affordable housing units	0	0
Total	45	39

Table 9 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	30	27
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	15	12
Number of households supported through Acquisition of Existing Units	0	0
Total	45	39

Table 10 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Homeless households to be provided affordable housing units. The City had a goal of 30 households to be assisted through its TBRA program and assisted 27. Larger household sizes and new households entering the program requiring deposit assistance have resulted in a lower number of households assisted. Most households require an extra year of assistance. This results in the program halting new entrants when the program number reaches approximately 25 households. This is required so that the program does not run out of funding while participants are still under lease requirements.

Number of Non-Homeless households to be provided affordable housing units. The City anticipated assisting 15 households through its NCIP and Minor Repair (Rebuilding Together Silicon Valley) programs. The City assisted 12 households. It would have assisted 13, but one of the NCIP projects is still under construction.

Discuss how these outcomes will impact future annual action plans.

The TBRA goals will likely be reduced to 20 households. The City doesn't anticipate any increases in program income from year to year, and the HOME entitlement amount has experienced a couple of reductions from year to year over the past ConPlan cycle. The NCIP and Minor Repair numbers will likely increase. This is due to the City ramping back up its efforts in marketing the NCIP program and hiring a housing inspector.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

	CDBG		HOME	
Income Levels	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Extremely Low (<=30%)	5	0	0	27
Low (>30% and <=50%)	5	0	0	0
Mod (>50% and <=80%)	2	0	0	0
Total Low-Mod	12	0	0	27
Non Low-Mod (>80%)	0	0	0	0
Total Beneficiaries	12	0	0	27

Table 11 – Number of Households Served

Narrative Information

This table displays the number of households assisted at each income level that received housing assistance during the program year. All renter data is from the TBRA program, while owner data is from our NCIP and Minor Repair programs.

CR-25 Homeless and Other Special Needs – 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Santa Clara has endorsed the regional [Community Plan to End Homelessness](#), which serves as the roadmap for ending homelessness across Santa Clara County. The City conducted a Homelessness Taskforce and outreach process in summer/fall 2022 and drafted a local homelessness response plan to guide city efforts and to address local needs. In partnership with WeHope, the City has continued to fund a weekly mobile shower and laundry service since Spring of 2022. The service also provides linkages to other services. For the 2023 PY, the service served 165 clients with showers and/or laundry. The Santa Clara Police Department’s Community Response Team also continues to contact unhoused individuals on a daily basis, offering connections to emergency shelter and services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Interim Housing Solutions:

Congregate Shelter: Bill Wilson operates a runaway shelter in Santa Clara for homeless youth. This shelter has 20 beds.

Domestic Violence Shelter: The City spent \$27,767 of HOME-ARP funds to Next Door Solutions for case management and support services for residents of HomeSafe Santa Clara, an affordable transitional housing property for survivors of domestic violence, serving 50-70 individuals depending on household sizes.

Non-congregate Shelter: Bill Wilson Center manages 15 transitional living group homes (5-6 bedrooms each) where they place homeless youth and help persons transitioning out of the foster care system. In collaboration with Santa Clara County and CISCO, the Western Motel on El Camino Real was renovated and repurposed as a Transitional Housing Program. Now known as Covenant House California, it is a full-service housing program site for up to 30 people, ages 18-24, that are transitioning out of the foster care system.

Resources from Community Development and the County renovated the “Bella Vista Inn” and opened 64 units of interim housing in early 2023. This site operates as interim housing for approximately two years before it will expand with a second building and convert into permanent supportive housing.

Outreach: The Santa Clara Police Department Community Response Team conducts regular street outreach and performs crisis intervention. The team works with Abode Services and maintains a list of homeless and unsheltered individuals considered to be the City's most vulnerable to incidences of both personal and public safety and makes referrals to the County based on this list.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from agencies that address housing, health, social services, employment, education, or youth needs

Tenant Based Rental Assistance: 20-25 households receive assistance annually at a cost of roughly \$800,000. Although the majority of TBRA participants come from the County's Coordinated Assessment Queue and are homeless prior to entering the program, there are some that fall under the category of being "at risk" of being homeless. The City does not have a specific program for assisting those discharged from publicly funded institutions and systems of care. The County of Santa Clara Office of Supportive Housing takes the lead to assist clients in this category and the City coordinates with the County to receive referrals to our locally funded TBRA program that assists individuals that have a high use of police and/or hospital resources. Those exiting such facilities are assessed and placed into the County's Coordinated Assessment list based on their housing need.

Foster Care & Transition: The Bill Wilson Center, which specializes in young adults exiting the foster care system. Bill Wilson can refer some of their clients to the TBRA program in order to prevent them from possibly becoming homeless as they exit the foster care system.

In June 2023, Santa Clara City Council approved a \$250,000 two-year Agreement for the **Santa Clara County Permanent Supportive Housing Program** and \$100,000 for the **Homeless Prevention Program**. The County of Santa Clara provides case management on an ongoing basis for up to 20 homeless and chronically homeless individuals. Additionally, under the Agreement, the County provides housing subsidies at no additional cost to the City of Santa Clara. To further the goal of ending homelessness in Santa Clara, **County's Homeless Prevention Program** is a countywide initiative in which several jurisdictions participate to provide eligible households with emergency assistance such as rent, security deposits, food, work related transportation, medical assistance, and utilities assistance to prevent homelessness. In this program year, 504 Santa Clara residents were assisted by the County's HPP program.

April 2021: The City approved a loan agreement with Allied Housing for a \$4,000,000 loan to Support the Construction of 80 Affordable Housing Units, 39 of these units were set aside for formerly chronically homeless senior (55+) residents. The project is now complete and fully leased up.

May 2021: Calabazas Community Affordable Apartments has completed construction and is now occupied and has closed on permanent financing. The Calabazas Apartments provides 144 units of affordable housing including 80 units of supportive housing at 3311 Kifer Road.

June 2023: Closed financing on Agrihood by Core companies, a \$250 million mixed-use development on city-owned land, which includes 108 units at 30% AMI or lower. The project is now complete, fully leased and has closed on permanent financing.

April 2022: In spring 2022, the City closed a loan with Freebird Development for \$6.5M to support the construction of 64 affordable housing units, 16 of which will be set aside for persons with developmental disabilities. The project is located at 2330 Monroe Street and is now complete and fully leased up. The project will close on permanent financing in 2024.

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.

The TBRA program assists homeless households with an emphasis on assisting families with children. Participants receive locally funded case management services. The goal is to reduce their housing costs for the time they are in the program and get them on affordable housing development lists, improve their credit, get out of debt, and develop a history of tenancy. The goal is for the participants to transition to an affordable unit, or to get to a point where they can afford their current rent. 27 households received assistance through the TBRA program.

CR-30 Public Housing – 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Santa Clara County Housing Authority (SCCHA) takes the lead in the creation of Public Housing through their [Moving to Work \(MTW\)](#) program. Planned New and Existing Project Based Vouchers (PBVs) in the City of Santa Clara include:

Property Name	# PBVs	Description of Project
2275 Ellena Drive	1	Family project consisting of 4 two-bedroom units; 1 PBV
2287 Pasetta Drive	1	Family project consisting of 4 two-bedroom units; 1 PBV
Agrihood Senior Apartments	54	Under construction. Senior project consisting of 165 units. 108 of the units will be affordable, and of those 54 will be PBVs
Calabazas	80	Under construction family project consisting of 136 units. 80 PBVs will support the project, directed toward the homeless and those with special needs
Eklund Gardens I	10	Family project consisting of 10 2- bedroom units. PBV units are for families
Eklund Gardens II	6	Family project consisting of 6 3- bedroom units. PBV units are for families.
Monroe Street	8	New construction project consisting of 65 total units. 8 family units will be supported with PBVs
Homestead SROs	4	Senior project consisting of 4 SRO units. PBV units are for persons aged 60 years and over
Kifer Senior	33	New construction project consisting of 80 total units. 33 MTW PBVs will support units for the chronically homeless and 8 HUD-VASH PBVs will support units for veterans.
Westwood Ambassador	10	10 PBV units for former Moderate Income. Rehab project.
Total	207	

SCCHA reopened their Federal MTW Housing Choice Voucher list as an “always-open” Interest List. This allows individuals to add themselves to the list at any time and/or update their information.

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

When federal funds are used to develop or rehabilitate low-income units, the City requires that the developer make efforts to obtain input from low-income residents on the management of the development. The City also has a Below Market Purchase program. Case managers for the TBRA program are aware of the BMP program and encourage their clients to apply.

Actions taken to provide assistance to troubled PHAs

SCCHA is not a troubled PHA.

CR-35 Other Actions – 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The Advance Planning Team is scheduled to complete several significant efforts. All these projects include Council Study Sessions and robust community outreach.

Zoning Ordinance update. The update began in January 2018 and an updated zoning ordinance was adopted in spring of 2024.

2023-2030 Housing Element Update. Staff has begun work on the next 8-year cycle update to the City's General Plan Housing Element in accordance with State Law. The preliminary Regional Housing Needs Allocation (RHNA) for Santa Clara is approximately 12,000 units, including approximately 7,000 affordable units, a significant increase (3x) the City's prior allocation. The City adopted the new Housing Element plan in spring of 2024 and the State has since certified it.

Permit System Replacement. The Community Development Department lead a multi-department effort to replace its 20-year-old permit tracking system. The upgraded system (Accela) enables a more streamlined permit process, including the ability to submit application online through the Permitting Online Portal. The system was put into operation in August 2021.

Freedom Circle Focus Area. The City established a new General Plan Focus Area that supports a future development capacity for up to 3,600 new dwelling units and 2 million square feet of office development. This project also included a private development proposal that was approved for a mixed-use development project on a 13.3 acre site within the Freedom Circle Focus Plan area, that consists of up to 1,100 residential units, up to 2,000 square feet of commercial space, and a 2-acre public park.

Downtown Precise Plan. On December 5, 2023, the City of Santa Clara City Council Adopted the Downtown Precise Plan and Form Based Zoning Code to implement the community's vision and objectives for a vibrant, pedestrian-oriented destination Downtown with a mix of residential, office, and civic uses. The Form Based Code will provide objective design standards to regulate new development within the historic 25-acre downtown area. The Precise Plan allows for a greater intensity of development over what was in the General Plan with a capacity of up to 1,071 residential units, 531,720 square feet of office space, 197,900 square feet of commercial/retail space, and 44,300 square feet of public space.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In line with one of the objectives set forth by the Housing Element (2014) of the General Plan, the City of Santa Clara adopted a new Affordable Housing Ordinance, including residential and nonresidential mitigation impact fees (in line with the results of the Affordable Housing Nexus Study). The revenue from the adopted fees is a new source of local affordable housing funds not available since the closure of redevelopment agencies back in 2012.

The City also partnered with Santa Clara County's Office of Supportive Housing, LifeMoves and the Sobrato Foundation to apply for a state Homekey grant to build interim housing for unhoused families. To date the state funding has not been awarded.

In the Summer of 2022, the City also convened a Homelessness Taskforce. The taskforce included residents from each council district, persons with lived experience of homelessness, and nonprofit agency staff. The Taskforce advised on a local plan to address homelessness. A draft of this Plan was presented to City Council.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

All housing rehabilitated receives a lead assessment to determine level of lead mitigation. Based on the results of the assessments, mitigation measures are included in the scope of work. TBRA clients receive the lead pamphlet information.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The Tenant Based Rental Assistance (TBRA) program fosters self-sufficiency so that the participating households would eventually be able to afford permanent housing without subsidies. Part of the case management services Abode Services and Bill Wilson Center provides to participants to help them transition to a more stable housing situation include:

- Employment and training resources
- Benefit application assistance and advocacy
- Behavioral health services (i.e. mental health and substance abuse)
- Credit counseling and repair services

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

City staff continues to participate in discussion and development of common strategies to address the housing and community needs in Santa Clara County with other local jurisdictions regarding CDBG, HOME and other housing programs. Meetings take place on a monthly basis to address pressing issues or news pertaining to local funding such as the use of the County-wide Measure A funds and collaborations for county-wide reports. Trainings and webinars are used to keep staff up to date with regulator changes. City staff also meets with HUD staff on a quarterly basis.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Santa Clara City Council, in response to a request from the Cities Association of Santa Clara County for support in regional coordination towards addressing homelessness and the housing needs of our communities, adopted a resolution to endorse the Community Plan to End Homelessness in the County of Santa Clara. Destination: Home, a Supporting Organization 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 organization is improving how systems work together to end homelessness, as well as protect individuals and families at risk of becoming homeless.

The Destination: Home Board also serves as the governing body of the county-wide "Continuum of Care" (CoC), which is a county-wide entity required by HUD to enable local housing and services providers to apply for HUD grants for various homeless assistance programs.

The Community Plan to End Homelessness is based on three central strategies:

1. Disrupt the System: Develop strategies and innovative prototypes that transform the systems related to housing homeless people.
2. Build the Solution: Secure the funding needed to provide 6,000 housing opportunities with services for those who are homeless and those at risk of homelessness.
3. Serve the Person: Adopt an approach that recognizes the need for client-entered strategies with different response for different levels of need and different groups, targeting resources to the specific individual or household.

Much of the effort described in the Community Plan relates to the work of various county agencies that provide health care, housing, social services, corrections, and related services. Participating cities will most likely be involved with Build the Solution strategy, which relates to development of affordable housing units through various methods. Such methods include development of new permanent supportive housing (PSH) units, rehabilitation or retrofitting of existing housing or other structures (e.g., motels) into new affordable units, and use of long-term subsidies such as rental vouchers to make existing market-rate or affordable housing more affordable for homeless or at-risk households.

The City has already funded and implemented efforts related to "Building the Solution" including the TBRA program for homeless and at-risk households, and supportive housing projects such as Homesafe Santa Clara, Sobrato Family Living Center, Bill Wilson Center and Silicon Valley Independent Living Center. In addition, the City has provided assistance to a number of local agencies that operate programs serving the homeless that are consistent with the, "Serve the Person" strategy, such as Next Door Solutions to Domestic Violence, Support Network for Battered Women, HomeFirst (formerly Emergency Housing Consortium), LifeMoves (formerly Innvision), and Project Sentinel. The City has also provided the County of Santa Clara with \$200,000 in funding to address homelessness prevention.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction analysis of impediments to fair housing choice. 91.520(a)

The City funds fair housing education, investigation, enforcement and outreach through our nonprofit partner Project Sentinel. Project Sentinel provides comprehensive fair housing services including investigation, counseling, referral and education, designed to reduce the incidence of illegal discrimination in housing. The agency assisted 31 individuals during the program year, and conducted landlord/tenant mediation assisting 106 households.

The City has completed its Housing Element which analyzed contributing factors for housing challenges and proposed actions to Affirmatively Further Fair Housing. The Housing Element includes data from Santa Clara County's regional Assessment of Fair Housing process.

CR-40 Monitoring – 91.220 (d,e); 91.520

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City completes desk audits of subrecipients for every invoice submitted, and Public Service agencies are required to submit semi-annual reports on their service activities. The City also has procedures in place to monitor subrecipients on-site.

The City has policies and procedures in place to move forward with capital projects. Procedures include an open and competitive bidding process, a request for Section 3 and MBE/WBE entities to apply, Davis Bacon review, progress inspections, etc. Quarterly status reports on all construction projects are also a requirement.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The 2023 CAPER was made available for public review and comment for at least a 15-day period, from September 4, 2024, through September 24, 2024. It was posted on the City website and available at the Housing and Community Services Division at 1500 Warburton Avenue, Santa Clara, and at the Santa Clara Central Library. An "e-blast" notification of the draft CAPER was sent to a variety of nonprofit agencies and public stakeholders.

Public Comment during Public Comment Period: *TBD – comments received will be incorporated here.*

Public Comment during the Public Hearing: *Comments from the hearing on September 24, 2024 will be incorporated here.*

CR-45 - CDBG – 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The six Capital Improvement Projects (CIP) that have been approved continue to be a challenge. Five of the projects are in the pre-construction phase. Due to the nature of these big projects, drawing down funds in a timely manner has been an issue. With this in mind, the City added the installation of ADA curb cuts to the 2024-2025 program year. This project can start and end within 8-10 months. It is estimated that at least three of the large CIPs will be in the construction phase and drawing down funds when the curb cut project is ending in April of 2025.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

Not applicable.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

CR-50 HOME – 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

All properties with HOME funds complete HQS inspections. If a property has deficiencies, Corrective Action Notices are issued, and follow-up inspections will be scheduled. For properties that pass their HQS inspection, they are put on a 3-year cycle of inspections.

Summary of HOME Rental Project Monitoring

Project Name	Year Built	Total Units	HOME Units	Compliance Status	Prior Inspection	3-yr. Inspection	Next Insp.	Reason for non-insp.	Summary of Issues
Briarwood House	2001	5	5	Compliant	05/20/2019	06/07/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.
BWC Commons	2007	28	27	Compliant	05/09/2019	06/21/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.
BWC Main Street	2002	5	4	Compliant	07/31/2019	08/02/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.
BWC Shafer	2002	5	5	Compliant	06/18/2019	07/12/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.

Project Name	Year Built	Total Units	HOME Units	Compliance Status	Prior Inspection	3-yr. Inspection	Next Insp.	Reason for non-insp.	Summary of Issues
BWC Shafer	2002	5	5	Compliant	06/18/2019	07/12/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.
BWC Teen Parent (Jackson)	1996	5	3	Compliant	07/31/2019	08/03/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.
Chateau Apts.	1993	25	4	Compliant	05/08/2019	06/14/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.
Cypress	2010	5	5	Compliant	09/03/2019	8/23/2022	2025	n/a	No issues found.
De La Cruz House	2001	4	4	Compliant	05/15/2019	06/08/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.
Homesafe San Jose	2004	25	3	Compliant	06/27/2019	10/19/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.

Project Name	Year Built	Total Units	HOME Units	Compliance Status	Prior Inspection	3-yr. Inspection	Next Insp.	Reason for non-insp.	Summary of Issues
Homesafe (SC)	2002	25	16	Compliant	06/18/2019	10/17/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.
Liberty Tower	1998	101	100	Compliant	05/17/2019	06/28/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.
Maitri Transitional	2009	10	9	Compliant	07/10/2019	7/25/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.
SC Senior Homes	1994	6	3	Compliant	07/24/2019	09/28/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.
Sobrato Family Ctr.	2003	51	5	Compliant	06/13/2019	08/09/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.
Stoney Pines Apts.	2001	23	2	Compliant	06/26/2019	07/19/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.

Project Name	Year Built	Total Units	HOME Units	Compliance Status	Prior Inspection	3-yr. Inspection	Next Insp.	Reason for non-insp.	Summary of Issues
Vista Drive Apts.	2004	24	1	Compliant	07/23/2019	08/29/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.
Westwood Ambassador	1994	42	10	Compliant	06/28/2019	08/29/2022	2025	n/a	No inspections were needed as the next inspection is not due until 2025.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Developments are required to submit marketing plans and updates of said plans for the Housing Division to review. The City of Santa Clara is also working with the Lawyer Committee, who is also working with the County and other county jurisdictions, to draft and approve its Affirmatively Further Fair Housing (AFFH) Plan. The City's assessment of its affirmative marketing actions for HOME units is adequate. We are hopeful that when the AFFH is completed, it will help in bolstering our efforts.

The City uses its HOME funds for Tenant Based Rental Assistance (TBRA). The TBRA program is marketed through a variety of venues including the City's website, the operator's website and brochures, and through the County's coordinated entry process and community queue.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

There was a total of \$17,886.45 of Program Income that was drawn during PY2023. \$8,594.74 was used for administration and \$9,291.71 was used for Tenant Based Rental Assistance. 27 households were assisted with these funds.

Other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k)

The City of Santa Clara is committed to ensuring availability of affordable housing to moderate, low, very-low and extremely-low income households through the adoption of the Affordable Housing Ordinance and Impact Fees. Requirements include a combination of inclusionary requirements for residential projects and impact fees for smaller projects and nonresidential projects to provide a steady stream of affordable housing units and income to fund the provision of affordable housing projects across the City.

The current rental development pipeline is robust. The City works with the County of Santa Clara to infuse local Measure A funds into affordable rental projects. The rental development pipeline is shown in the table below.

Project	ELI < 30% AMI	VLI 30 50% AMI	LI 50-80% AMI	Mod 80-120% AMI	Totals
3575 De La Cruz (Habitat)	0	0	6	7	13
1601 Civic Center Dr. (Charities)	40	40	40	0	120
2310 Calle Del Mundo (Ensemble)	0	32	103	15	150
3941 Stevens Creek Blvd. (Meridian)	0	0	46	13	59
Totals	40	72	195	35	342