



City Council

Consolidated Annual Performance and Evaluation Report (CAPER) for Use of Housing and Urban Development Funds

Agenda Item No. #5 (25-771)
 Adam Marcus, Division Manager
 Housing and Community Services Division
 September 16, 2025

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City of Santa Clara
The Center of What's Possible

Agenda

- 2020 – 25 Consolidated Plan Background
- Expenditures & Progress for 2024 – 25
- Success Stories
- Progress of Consolidated Plan Cycle 2020- 25

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Consolidated Annual Performance Report

The Consolidated Annual Performance Report (CAPER) reports on progress towards goals set in the Consolidated Plan as required by the federal Department of Housing and Urban Development (HUD)

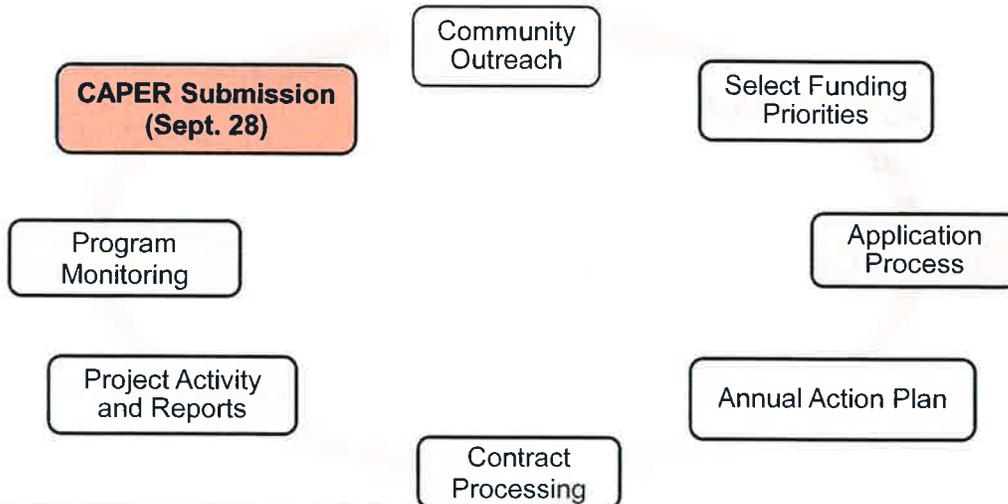
It reports on the impact of programs funded by the federal Community Development Block Grant (CDBG) and HOME Investment Partnership programs as well as the impact of local funds

These funds are required to be used for public services and capital projects that serve lower income households

This report covers 2024-2025, the final year of the 2020-2025 Consolidated Plan cycle.

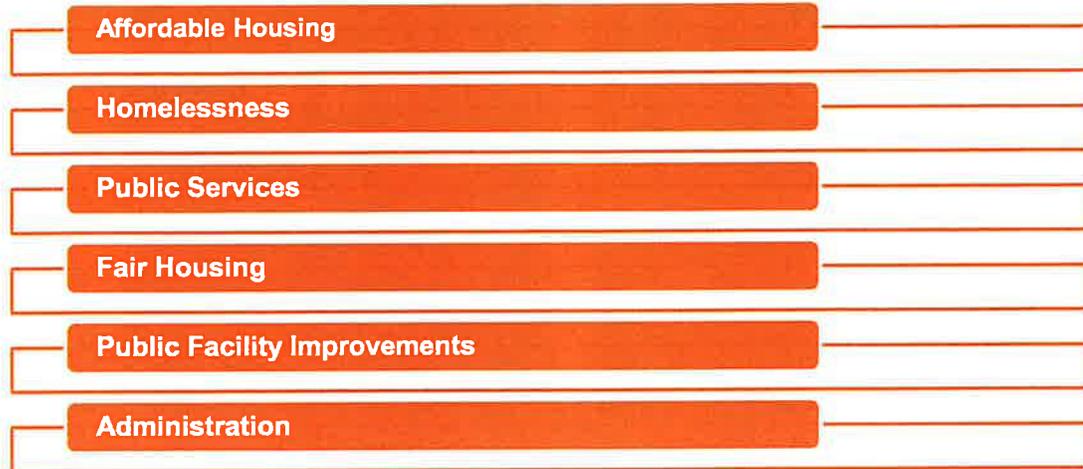


Annual Federal Grant Cycle

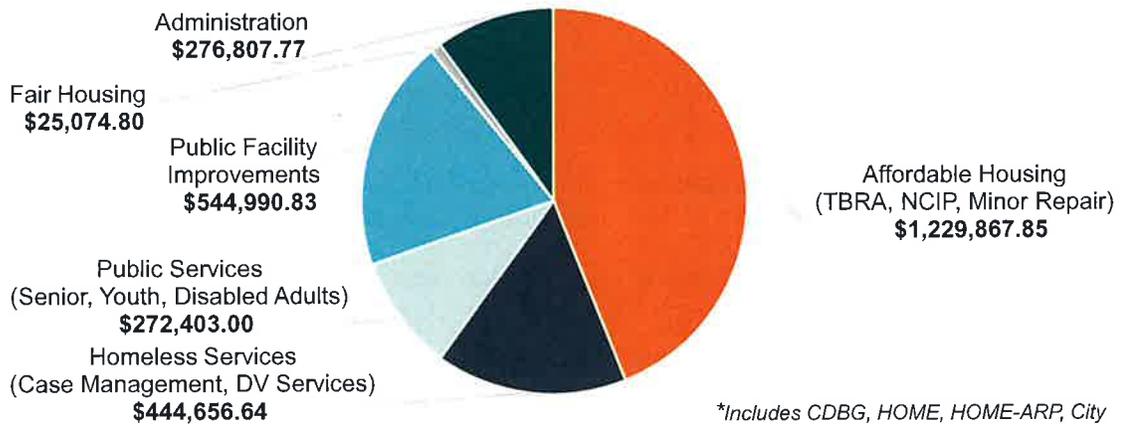




2020-2025 Consolidated Plan Goals



2024-2025 Expenditure Details*



*Includes CDBG, HOME, HOME-ARP, City Affordable Housing Funds, City Housing Successor Funds, and General Funds.



2024-2025 Beneficiaries

Affordable Housing
37 Households

Public Services
2,044 Persons

Homelessness Services
677 Persons

Fair Housing Services
18 Households

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Progress on Consolidated Plan Goals

Goal	Indicator	Actual PY 2024 (Year 5)	Progress on 2020-2025 Consolidated Plan Goals
Affordable Housing	Homeowner Rehab	18 Housing Units (40%)	34%
	TBRA	19 Households (48%)	86%
Fair Housing	Fair Housing Cases	18 Households (60%)	82.5%
Homeless	Domestic Violence	74 Persons (117%)	395.8%
	Homelessness Prev.	603 Persons (370%)	166%
Public Facility Impr.	Public facilities/ infrastructure	14,376 Persons	2,190.9%*

*There are three capital projects on Affordable Housing sites, and one public facility improvement project in progress.

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Progress on Consolidated Plan Goals

Goal	Indicator	Actual PY 2024 (Year 5)	Progress on 2020-2025 Consolidated Plan Goals
Public Services - CDBG	Non-Housing	569 Persons (40%)	59.5%
Public Services - General Fund	Non-Housing	1,475 Persons (248%)	118%



Success Stories: NCIP Home Rehabilitation Loan

- Issue Identified:
 - Foundation was slipping causing garage to lean
- Rehabilitation Completed:
 - Foundation piers installed
 - Garage stabilized and straightened





Success Stories: Rebuilding Together Silicon Valley



- A 93-year-old Air Force Veteran needed repairs to his home of 77 years
- Volunteers worked to:
 - Repair the backyard fence
 - Install a 14-foot ramp
 - Installed grab bars
 - Repair the leaking roof
 - Add four new smoke detectors
 - Upgrade to programmable thermostat
 - Painted the exterior of the house

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Success Stories: Tenant Based Rental Assistance

- A family had been living in shelter for 2+ years
- They couldn't find a landlord to accept their housing voucher which was about to expire
- A recent tragedy left the family grieving and in need
- ABODE Services quickly helped the family with deposit assistance and to find an apartment
- ABODE helped the family acquire furniture and provided case management support
- TBRA allowed the family to keep their housing voucher and to find housing quickly to grieve and to stabilize



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Success Stories: Tenant Based Rental Assistance

- A client who is a recovering addict was living in a halfway house and looking for a way off the streets
- The client needed help to finding housing and protect their sobriety
- ABODE Services enrolled the client into TBRA and helped them search for housing and provided deposit and rental assistance
- Other service providers assisted with furnishings
- TBRA gave the client a chance to focus on their health, sobriety and to finding a stable job



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Progress on Consolidated Plan Goals

1. Programs got off to a slow start due to the pandemic
2. Nonprofit organizations continue to struggle with employee turnover
3. Inflation has raised the cost of doing business
4. Less program income due to slowing of mortgage refinancing
5. Demand for services increased (home rehabilitation);

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Recommendation

1. Approve the 2024-2025 Consolidated Annual Performance and Evaluation Report and authorize the City Manager, or his designee, to execute the documents for submission to the U.S. Department of Housing and Urban Development (HUD) by September 30, 2025, unless otherwise directed by HUD.
2. Direct staff to incorporate all public comments into the final version to be submitted to HUD on or before September 30, 2025