

City of Santa Clara's Work Plan to Reduce Displacement
Draft for September 23, 2025 Study Session Discussion

The tables below categorize the work items according to anticipated implementation timelines and resource availability:

Actions that are already underway:

Work Items	Status	Agency/Department	Resource Needs
Landlord/Tenant Mediation	Ongoing	Project Sentinel	Existing staff
Homelessness Prevention System	Ongoing	County/Destination Home	Existing staff
Tenant Based Rental Assistance (TOC)	Ongoing	Abode Services	Existing staff
NCIP Home Repair (TOC)	Ongoing	CDD – Housing and Community Services	Existing staff
New Affordable Rentals	Ongoing	CDD – Housing and Community Services	Existing staff
New Below Market Purchase (Ownership)	Ongoing	CDD – Housing and Community Services	Existing staff
Loan restructuring for longer affordability	As needed	CDD – Housing and Community Services	Existing staff

Actions the City has committed to do:

Work Items	Status	Agency/Department	Resource Needs
Update the Affordable Housing Ordinance (TOC)	In Progress	CDD – Housing and Community Services	Existing staff
Update Below Market Purchase Program for 45 -year affordability restrictions (TOC)	Not started	CDD – Housing and Community Services	Existing staff plus outside legal council.
Create inventory of Naturally Occurring Affordable Housing	Not started	CDD – Housing and Community Services	New Staff Analyst II position once hired in fall 2025.
Meet with owners of Naturally Occurring Affordable Housing to understand future plans	Not started	CDD – Housing and Community Services	New Staff Analyst II position once hired in fall 2025.
Monitor Naturally Occurring Affordable Housing most at risk of conversion by contacting owners every 2 years	Not started	CDD – Housing and Community Services	New Staff Analyst II position once hired in fall 2025.
Explore new funding sources for preservation	Not started	CDD – Housing and Community Services	New Staff Analyst II position once hired in fall 2025.

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Help fund at least 1 acquisition/rehab project	Not started	CDD – Housing and Community Services	Existing staff with consultant support.
Promote incentives for landlords to accept Section 8 vouchers	Not started	CDD – Housing and Community Services	New Staff Analyst II position once hired in fall 2025.
Educate tenants about their rights under state law	Not started	CDD – Housing and Community Services	New Staff Analyst II position once hired in fall 2025.

Actions the City has committed to evaluate:

Work Items	Status	Agency/Department	Resource Needs
Condo Conversion Policy (TOC)	In Progress	CDD – Housing and Community Services	New Staff Analyst II position once hired in fall 2025.
No Net Loss/First Right of Return (TOC)	Not started	CDD – Housing and Community Services	New Staff Analyst II position once hired in fall 2025.
Replacement of existing affordable units as a condition of redevelopment	Not started	CDD – Housing and Community Services	New Staff Analyst II position once hired in fall 2025.
Require 1 year notice for redevelopment or conversion	Not started	CDD – Planning	New Staff Analyst II position once hired in fall 2025.
Require Relocation benefits for no cause or no-fault evictions (TOC)	Not started	CDD – Housing and Community Services	New Staff Analyst II position once hired in fall 2025.
Policies and programs that help minimize the risk of displacement caused by substandard conditions including through local code enforcement activities.	Not started	CDD – Housing and Community Services	May require additional staff or consultants.
Analyze the need/benefit and resources required to implement a Community Opportunity to Purchase Program (gives qualified nonprofit buyer the right to first offer)	Not started	CDD – Housing and Community Services	May require additional staff or consultants.