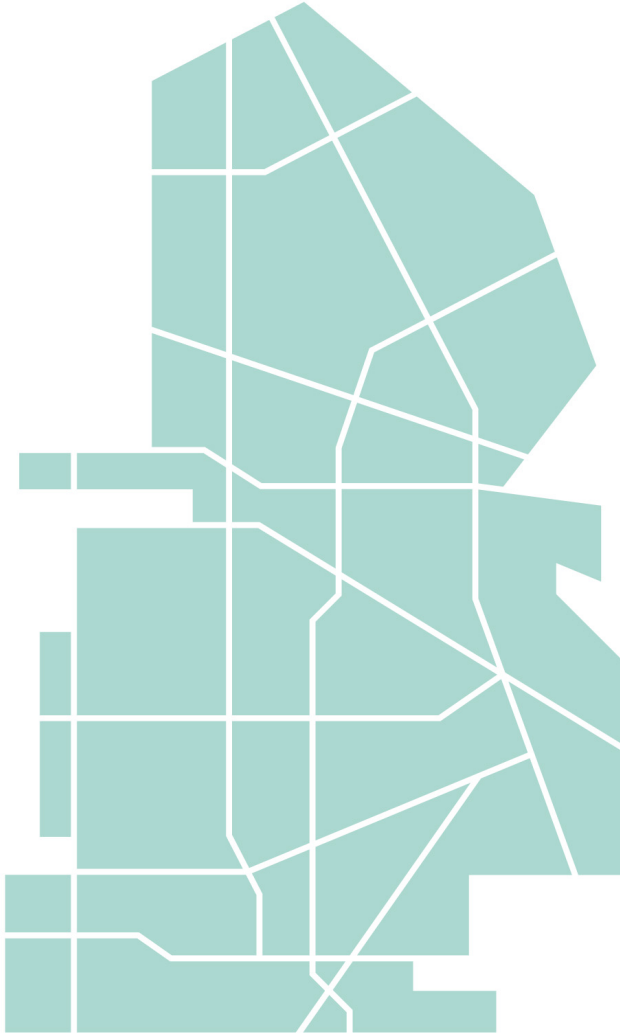


City of Santa Clara



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) (DRAFT)

Program Year 2024-2025

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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 2024-2025 Annual Action Plan was approved by the City Council on May 7, 2024.

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 2024 CAPER reports on activities performed during the 2024-2025 Program Year; the fifth and final 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 2024 is year five of the 2020-2025 ConPlan. Data in Table 1 highlights key accomplishments. Results for activities funded with local funds are noted in this narrative rather than the table.

It is important to keep in mind that the five-year goals were set prior to the pandemic. They were not amended at any point to show the reality and detrimental effects that the pandemic had on all facets of programming. For example, during the prior ConPlan of 2015-2020, NCIP staffing was at full capacity and there was significant program income coming into the program due to homeowners refinancing their old loans. At the time when goals were being established for the next 5-year period, there was no reason to believe a pandemic and the loss of our inspector to COVID-19 would put a stop to the programs. The following is a summary of each ConPlan goal:

5-Year ConPlan Affordable Housing Goal

The 5-year ConPlan goal for Affordable Housing was to assist 420 households. At the end of the 5-year period, 245 households were assisted.

73 households received homeowner rehabilitations through the Neighborhood Conservation Improvement Program (NCIP) and the minor repair program. For the first three years of the ConPlan period, the NCIP program was on hold due to the pandemic, and staffing challenges. Further, for the first year and a half, the Minor Repair Program was on hold due to the pandemic.

172 households to receive Tenant Based Rental Assistance (TBRA). The goal was to assist 200 households. The goal was not met due to reductions in HOME funding in the final two years, and a decrease in Program Income from prior HOME funded projects.

2024-2025 Annual Action Plan – Affordable Housing Goal Results

NCIP. 6 households were assisted with NCIP loans. **Funds Spent: \$473,407.35 was drawn including NCIP Project Delivery Costs (CDBG).**

Minor Repair Rehabilitation. 12 households received grants through Rebuilding Together Silicon Valley. **Funds Spent: \$183,610.57 (CDBG).**

Tenant Based Rental Assistance (TBRA). 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). 19 households were assisted; 24 adults and 23 children. Case management was also provided and funded with local funds. **Funds spent: \$572,849.43 (HOME).**

5-Year ConPlan Homelessness Goal

The ConPlan goal for Homelessness was to assist 315 people. At the end of the 5-year period, 360 homeless people dealing with domestic violence were assisted; approximately 72 of those were assisted with local funds.

2024-2025 Annual Action Plan – Homelessness

Next Door Solutions. 74 households affected by domestic violence received services, exceeding the annual goal of 69 households. **Funds Spent: \$27,784.48* (HOME-ARP).**

**\$26,515.27 was drawn down after July 1, 2025. Because of this, IDIS reports may show that only \$1,269.21 was drawn for program year 2024-2025.*

County Homeless Prevention and Intensive Case Management Program. 583 Santa Clara affiliated individuals received homelessness prevention services, and 165 homeless households were enrolled in case management services. **Funds Spent: \$175,000 (Local funds).**

TBRA Case Management and Administration. 19 TBRA households received case management services and administration of the TBRA program was paid for through local funds. **Funds Spent: \$242,569.16 (Local funds).**

5-Year ConPlan Public Services Goal

The 5-year ConPlan goal for Public Services was to assist 7,045 persons through various Public Services. At the end of the 5-year period, 4,190 persons were assisted. Further, another 6,210 persons were assisted through other public service programs funded with local funds.

2024-2025 Annual Action Plan – Public Services Goal

569 households received a variety of public services from six non-profit agencies. **Funds spent: \$189,600 (CDBG).**

1,383 persons received services from non-profit agencies (Project Sentinel, Catholic Charities Ombudsman and United Way 211) funded with local funds. **Funds spent: \$82,803 (Local)**

5-Year ConPlan Fair Housing Goal

The 5-year ConPlan goal for Fair Housing was to assist 150 people. At the end of the 5-year period, 124 were assisted.

2024-2025 Annual Action Plan – Fair Housing Goal

18 households received assistance. **Funds spent: \$25,075 (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 2024, and progress made toward meeting the ConPlan goals and objectives. Some of the goals and objectives were not reached in large part due to the stresses of the pandemic. Further, program income estimates for the five-year period did not materialize as expected due to an increase in interest rates. When interest rates were low in 2018 and 2019, many people refinanced and paid off their homeowner rehabilitation loans. After the pandemic and the increase in interest rates, program income slowed significantly.

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 2024	Actual PY 2024	Percent Complete PY 2024
Admin.	Other – Admin. of CDBG & HOME	HOME: \$16,996.99 CDBG: \$258,420.91	Other	Other	0	0	0%	0	0	0%
Affordable Housing	Affordable Housing	CDBG: \$657,017.92	Homeowner Housing Rehabilitated	Household Housing Unit	215	73	34%	45	18	40%
		HOME: \$572,849.43	Rental units rehabilitated	Household Housing Unit	5	0	0%	1	0	0%
			TBRA/Rapid Rehousing	Households Assisted	200	172	86%	40	19	48%
Fair Housing	Affordable Housing Non-Homeless Special Needs	HOME: \$25,075.80	Public service activities other than Low/Moderate Income Housing Benefit	Households Assisted	150	124	83%	30	18	60%
Homeless	Homeless	HOME-ARP: \$27,784.43	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	360	288	80%	63	74	117%
	Homeless County Case Mgt. & Homeless Prevention	CHSF: \$250,000 CAHF: \$275,000	Homelessness Prevention	Persons Assisted	200	1,634	817%	595	603	98.67%
Public Facility Impr.	Public Facilities	CDBG: \$544,990.83	Public Facility or infrastructure activities other than low/mod income housing benefit	Households Assisted	835	18,294	2,190.90%	136	14,376	10,571%
Public Services	Non-Homeless Special Needs	CDBG: \$189,600 <i>Nonprofit agencies</i>	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7,045	4,190	59.47%	1,409	569	40%
	Non-Homeless Special Needs	General Fund \$82,803	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2975	6,210	208.74%	595	1,363	229%
	Non-Homeless Special Needs	General Funds: \$0	Public service activities Low/Moderate Income Housing Benefit (ERAP)	Households Assisted	250	261	104%	0	0	0%

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

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 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)** had a good year, completing 6 projects. The marketing of the program during the 2024-2025 program year and having a full-time inspector on board has made a positive impact. The program also has developed a waitlist and will likely have the same number of units in 2025-2026. 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 19 households with rental subsidies, and used local funds to provide the households with case management. The households were comprised of 24 adults and 23 children (47 people).

Public Services: Several non-profit partners provide services to the Santa Clara low-income residents. 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 74 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. 18 households were assisted.

Capital Improvement Projects: The Curb Cut project, which provides easier access to those with physical disabilities to crosswalks, completed during the program year spending \$544,991. Currently, the City 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. All projects are expected to be finished during the 2025-2026 program year. 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
White	304	66
Black or African American	34	9
Asian	162	17
American Indian/Alaska Native	4	15
Native Hawaiian or Other Pacific Islander	0	0
Asian & White	5	0
Black/African American & White	11	1
American Indian/Alaska Native & White	6	0
Other Multi-Racial	61	3
Total	587	111
Hispanic	125	67
Not Hispanic	462	44

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

Narrative

2023 ACS 1-Year Estimates Data Profiles show the City's population at 131,075. The two largest demographics are White (38.9%) and Asian (54%) with 14.3% of the population identifying as Hispanic. The two largest demographics of beneficiaries are also White (53%) and Asian (25.6%). Of all beneficiaries, 27.5% identified as Hispanic while 14.3% 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	\$3,630,902.27	\$2,381,498.79
HOME	HOME Allocation and Program Income	\$1,058,642.03	\$614,922.22
HOME-ARP	HOME – American Rescue Program	\$30,000	\$30,000
Gen. Fund	General Fund	\$87,803	\$87,803
Other	City Affordable Housing Fund	\$160,697	\$160,697
Other	City Housing Successor Fund	\$250,000	\$191,872.16

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 2024 totaled \$3,630,902.27. \$657,011 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. \$189,600 was used for Public Services such as youth and senior services which addressed the Goal Outcome Indicator of Public Services. \$258,420.91 was used for Administration.

HOME: HOME resources that were available in Program Year 2024 totaled \$1,058,642.03. \$572,849.43 was used for Tenant Based Rental Assistance Program Goal Outcome Indicator of Affordable Housing. \$25,975.80* was used for Fair Housing Services. **\$16,197 was from 2023 which was drawn during program year 2024.*

HOME-ARP: \$1,269.21 was drawn during the program year of 2024 for NextDoor Solutions. \$26,515.27 was drawn in program year 2025.

GENERAL FUNDS: General Fund resources that were available in Program Year 2024 for public services totaled \$87,803 for Landlord/Tenant Mediation (\$67,803), Catholic Charities Ombudsman Program (\$15,000), and United Way 211 (\$5,000). All funds were dispersed.

CITY AFFORDABLE HOUSING FUND (CAHF): CAHF resources that were available in Program Year 2024 totaled \$160,697. All funds were 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 2024 totaled \$250,000. \$191,872 was used to address the ConPlan Goal Outcome Indicator of Homelessness through case management services for TBRA participants and the County 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.

The PR-33 (HOME Matching Liability Report) shows the required match contribution to be \$90,445.33. 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.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$7,296,973.92
2. Match contributed during current Federal fiscal year	\$136,149.18
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$7,433,123.10
4. Match liability for current Federal fiscal year	\$90,445.33
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$7,342,677.77

Table 3 – Fiscal Year Summary - HOME Match Report

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	04/10/2025	0	\$57,791.68	0	0	0	0	\$57,791.68
#20 - BWC Jackson St.	04/10/2025	0	\$14,136.86	0	0	0	0	\$14,136.86
#21 - SC Senior Homes	04/10/2025		\$11,355.26	0	0	0	0	\$11,355.26
#210 - BWC Main St.	04/10/2025	0	\$6,635.22	0	0	0	0	\$6,635.22
#254 - De La Cruz	04/10/2025	0	\$11,823.63	0	0	0	0	\$11,823.63
#326 - Briarwood	04/10/2025	0	\$12,445.94	0	0	0	0	\$12,445.94
#639 - Cypress	04/10/2025	0	\$11,582.35	0	0	0	0	\$11,582.35
HUD funded - Shafer House	04/10/2025	0	\$10,378.24	0	0	0	0	\$10,378.24

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 \$
\$207,907.23	\$29,909.89	\$124,148.24	\$120,481.08	\$113,668.88

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	19
Number of Non-Homeless households to be provided affordable housing units	15	18
Number of Special-Needs households to be provided affordable housing units	0	0
Total	45	37

Table 9 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	30	19
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	15	18
Number of households supported through Acquisition of Existing Units	0	0
Total	45	37

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 19. A reduction of HOME funds, program income and current clients getting extensions have resulted in lower numbers. This results in the program halting new entrants when the program number reaches approximately 20 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 18 households.

Discuss how these outcomes will impact future annual action plans.

The TBRA goals will be reduced to 18 households for the next ConPlan cycle. The City does not anticipate any increases in program income from year to year, and the HOME entitlement amount has experienced reductions from year to year. 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.

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%)	9	0	0	19
Low (>30% and <=50%)	5	0	0	0
Mod (>50% and <=80%)	4	0	0	0
Total Low-Mod	18	0	0	19
Non Low-Mod (>80%)	0	0	0	0
Total Beneficiaries	18	0	0	19

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 2024 PY, the service served approximately 234 clients with showers and/or laundry. The Santa Clara Police Department Community Response Team also continues to contact unhoused individuals on a daily basis, offering connections to emergency shelter and services such as TBRA.

Addressing the emergency shelter and transitional housing needs of homeless persons

Interim Housing Solutions:

Congregate Shelter: Bill Wilson operates a [Safety Net Shelter](#) in Santa Clara for homeless youth. This shelter provides short-term emergency shelter for youth ages 12-17 with the primary goal of reuniting youth with their families whenever possible.

Domestic Violence Shelter: The City spent \$27,784 of HOME-ARP funds (\$26,515 of which was drawn during the 2025 program year) for 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 will operate for approximately two years before it expands with a second building and convert to 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 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: Approximately 20 households receive assistance annually at a cost of roughly \$620,000. Although the majority of TBRA participants come from the County 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 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.

The City partners with the County in a \$250,000 two-year Agreement for the **Santa Clara County Permanent Supportive Housing Program** and \$100,000 for **Homeless Prevention Programs**. 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 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, 583 Santa Clara residents were assisted by the County HPP program.

April 2021: Kifer Senior Apartments, an 80-unit, affordable and supportive housing development for seniors received \$4M in assistance from the City. 39 of these units are set aside for formerly chronically homeless senior (55+) residents.

May 2021: Calabazas Community Affordable Apartments provides 144 units of affordable housing including 80 units of supportive housing.

April 2022: Freebird Development, with \$6.5M of support from the City, constructed 64 affordable housing units, 16 of which are set aside for persons with developmental disabilities.

June 2023: Agrihood by Core companies, a \$250 million mixed-use development on city-owned land, has 108 units at 30% AMI or lower.

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. 19 households, comprised of 24 adults and 23 children, 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. 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.

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	Senior project consisting of 165 units. 108 of the units are affordable, and of those 54 are PBVs
Calabazas	80	Family project consisting of 136 units. 80 PBVs 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	Project consisting of 65 total units. 8 family units are 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	Project consisting of 80 total units. 33 MTW PBVs support units for the chronically homeless and 8 HUD-VASH PBVs support units for veterans.
Westwood Ambassador	10	10 PBV units for former Moderate Income. Rehab project.
Total	207	

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 completed work on the next 8-year cycle update to the City General Plan Housing Element in accordance with State Law. 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 and is used by many departments within the City. The City continues to improve its permit center systems to improve customer service.

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 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 an Affordable Housing Ordinance in 2018 which includes residential and nonresidential mitigation impact fees (in line with the results of an 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. This program continues to produce new affordable rental and ownership units in Santa Clara.

The City also partnered with Santa Clara County Office of Supportive Housing, LifeMoves and the Sobrato Foundation to apply for a state Homekey grant to build interim housing for unhoused families. The state has awarded funds and the project is moving towards its construction phase.

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. City staff are working on several initiatives related to homelessness outreach, case management, inclement weather shelter, and a possible safe parking program.

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, and Project Sentinel. The City has also provided the County of Santa Clara with \$200,000 in funding to address homelessness prevention for the City's homeless.

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 18 households during the program year. Project Sentinel also was funded for landlord/tenant mediation using local funds. That program assisted 149 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 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 2024 CAPER was made available for public review and comment for at least a 15-day period, from September 1, 2025, through September 16, 2025. It was posted on the City website and available by contacting the Housing and Community Services Division at 1500 Warburton Avenue, Santa Clara. 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: **PENDING**

Public Comment during the Public Hearing: **PENDING**

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 City is currently working on a HUD-approved Timeliness Plan. There are five Capital Improvement Projects (CIP) that were approved; one project fell through, three are under construction and one that is out for bid. The City will be more focused on its homeowner rehabilitation program in the future as it is the program that staff has expertise in and is quicker to draw funds. Every two years, depending on how the rehabilitation program is drawing, the City may put out a NOFA for a capital project. Having a more diverse portfolio of projects will help avoid timeliness issues in the future.

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

No.

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	Inspections are being scheduled.
BWC Commons	2007	28	27	Compliant	05/09/2019	06/21/2022	2025	n/a	Inspections are being scheduled.
BWC Main Street	2002	5	4	Compliant	07/31/2019	08/02/2022	2025	n/a	Inspections are being scheduled.
BWC Shafer	2002	5	5	Compliant	06/18/2019	07/12/2022	2025	n/a	Inspections are being scheduled.
BWC Shafer	2002	5	5	Compliant	06/18/2019	07/12/2022	2025	n/a	Inspections are being scheduled.
BWC Teen Parent (Jackson)	1996	5	3	Compliant	07/31/2019	08/03/2022	2025	n/a	Inspections are being scheduled.
Chateau Apts.	1993	25	4	Compliant	05/08/2019	06/14/2022	2025	n/a	Inspections are being scheduled.
Cypress	2010	5	5	Compliant	09/03/2019	8/23/2022	2025	n/a	Inspections are being scheduled.
De La Cruz House	2001	4	4	Compliant	05/15/2019	06/08/2022	2025	n/a	Inspections are being scheduled.
Homesafe San Jose	2004	25	3	Compliant	06/27/2019	10/19/2022	2025	n/a	Inspections are being scheduled.
Homesafe (SC)	2002	25	16	Compliant	06/18/2019	10/17/2022	2025	n/a	Inspections are being scheduled.
Liberty Tower	1998	101	100	Compliant	05/17/2019	06/28/2022	2025	n/a	Inspections are being scheduled.
Maitri Transitional	2009	10	9	Compliant	07/10/2019	7/25/2022	2025	n/a	Inspections are being scheduled.
SC Senior Homes	1994	6	3	Compliant	07/24/2019	09/28/2022	2025	n/a	Inspections are being scheduled.
Sobrato Family Ctr.	2003	51	5	Compliant	06/13/2019	08/09/2022	2025	n/a	Inspections are being scheduled.
Stoney Pines Apts.	2001	23	2	Compliant	06/26/2019	07/19/2022	2025	n/a	Inspections are being scheduled.

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	Inspections are being scheduled.
Westwood Ambassador	1994	42	10	Compliant	06/28/2019	08/29/2022	2025	n/a	Inspections are being scheduled.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 91.520(e) and 92.351(a)

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 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 website, the operator website and brochures, and through the County coordinated entry process and community queue.

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

There was a total of \$124,148.24 of Program Income that was drawn during PY2024. \$120,481.08 was used for TBRA and \$3,667.16 was used for administration. 19 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 continues despite challenges with high interest rates, high material costs, and a less county and state level gap funding. The City's 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
Totals	40	72	149	22	283

CR-58 Section 3

CDBG: Projects in the NCIP program and the Minor Repair program do not exceed the \$200,000 per project threshold. There were no other construction projects completed during Program Year 2024. HOME: All HOME funds are committed to TBRA or administrative purposes which do not require Section 3 efforts.