



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

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2022-2023 Annual Action Plan

Prepared by:

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1. Introduction

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

CDBG provides funding to address community development needs through public services and capital improvement projects. Capital Improvement Projects are improvements to affordable housing, and public facilities that serve low- and moderate-income persons, and city infrastructure projects in areas of low- and moderate-income census tracts and/or blocks. Seventy percent (70%) of gross funding is used to serve low- to moderate- income households. Eligible activities must meet one of the following national objectives: 1) Benefit low- and moderate- income persons; 2) Prevention or elimination of slums or blight; or 3) Address community development needs having an urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other funding is not available.

HOME provides funding for the development of affordable housing options including building, and/or rehabilitating housing for rent and providing direct Tenant Based Rental Assistance to low-income households.

The City worked collaboratively with the County of Santa Clara and other entitlement jurisdictions to develop the 5-year ConPlan in 2019. The ConPlan identifies and prioritizes housing and housing-related needs across the region and for the City of Santa Clara. The purpose of the ConPlan is to guide the City to:

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

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

2. Summarize the objectives and outcomes of the Plan

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

- **Affordable Housing.** Affordable Housing projects that benefit low income households such as affordable rental developments and rental subsidies, and rehabilitation of single and multi-family housing.
- **Public Services.** Nonprofit partners provide services of need to lower income households.
- **Homelessness.** Support activities to end homelessness including homeless prevention programs, case management, outreach activities and support of facilities.

- **Fair Housing.** Promote Fair Housing choice through funding informational and investigative services for tenants and landlords.
- **Public Facilities.** Improvement to public facilities that provide services to low-income people.

3. Evaluation of past performance

In 2020, the last full Consolidated Annual Performance Evaluation Report (CAPER) to HUD reported the following accomplishments towards the annual goals:

- Affordable Housing.
The Tenant Based Rental Assistance program assisted 52 households, and between the NCIP program and Rebuilding Together Silicon Valley, there were 13 households assisted.
- Public Services.
There were 1,150 residents that benefited from public services provided by eleven non-profit agencies. The City also developed an Emergency Rental Assistance Program to respond to COVID crisis by assisting low-income tenants with rental assistance. 203 households were assisted.
- Homelessness.
151 households benefited from case management services provided by local non-profit agencies. The majority of these households were assisted with local funds.
- Fair Housing.
Project Sentinel assisted 31 households with fair housing services.
- Public Facilities.
The curb cutting project that is underway was not completed as of reporting time for 2020.

4. Summary of Citizen Participation Process and consultation process

During the development of the 2022–2023 Annual Action Plan, City staff solicited public comment to help identify community needs, and non-profit agencies that could provide services to address those identified needs.

Community Outreach Meetings. Due to pandemic restriction on public events, City staff could not conduct in person meetings. Further, the City is entering the third year of a 3-year contract cycle with its non-profit partners that provide public services.

Public Hearings. Two public hearings took place for the Annual Action Plan. The first Public Hearing took place on April 5, 2022 at the regularly scheduled City Council Meeting. This Public Hearing satisfies the Citizen Participation Plan requirement to hold at least one meeting during the drafting phase of the Annual Action Plan and to provide the public an opportunity to provide input. The second Public Hearing took place on May 10, 2022. The final version of the Annual Action Plan shall be submitted to HUD shortly thereafter.

30-day Public Review Period. A public notice was published in the Santa Clara Weekly on March 2, 2022. The noticing was for 30-day Public Review Periods for both the 2021/2022 Annual Action Plan Substantial Amendment Public Review Period and the 2022/2023 Annual Action Plan, and Public Hearing notices for the presentation of both the 2021/2022 Annual Action Plan Substantial Amendment and the 2022/2023 Annual Action Plan hearing #1 and #2. All documents were also available for review on the City’s website, main public library, City Hall offices, and were emailed to non-profit partners. The noticing adhered to the City’s Citizen Participation Plan requirements.

5. Summary of public comments

Public Hearing #1:

Several non-profit public services providers provided e-comments or spoke about the importance of their services to the community and the people they serve. They also commented on the greater need for funding, particularly as we come out of the pandemic.

A representative from Bill Wilson Center noted that the proposed decrease in funding for the coming year could mean that their Family Therapy/School Outreach/Grief Counseling activity may be affected. **Staff note – The decrease in funding was so that some agencies’ funding could be increased to the Council Directed \$30,000 level. This required that other agencies have their funding reduced in order to stay under the Public Service Cap.*

Councilmember Sudhanshu “Suds” Jain asked about whether staff had made the minimum requirement for funding for agencies \$30,000. Staff clarified that it did.

30-Day Public Comment Period

TBA:

Public Hearing #2:

TBA:

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

The City did not receive any public comments that were not accepted. The City attempted to incorporate all feedback received through outreach efforts into the Plan.

7. Summary

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

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

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

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

Introduction

As a part of the stakeholder consultation process, the City typically consults with a variety of stakeholders, including City departments, human service agencies, local and regional community-based organizations, housing providers and advocates, and the local housing authority. Social service providers are also consulted including those that provide services to seniors, persons with disabilities, homeless persons, and other lower-income individuals and other at-risk populations.

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

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

In order to develop the City's HOME-ARP, the City is working with a non-profit, Homebase, to develop a Homeless Taskforce and a City specific homeless response plan. Results from the work of the Taskforce will help direct the development of the City's HOME-ARP plan which the City will be presenting during the 23/24 annual action plan cycle. On March 28, 2022, the City took the first step in the development of its HOME-ARP plan by meeting with the Continuum of Care (CoC) board to receive feedback on gaps and needs for homeless populations.

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

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

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

The City of Santa Clara, having endorsed the 2020-2025 Santa Clara County Community Plan to End Homelessness, is convening a Homelessness Taskforce in spring 2022. The Taskforce will include stakeholders with a range of perspectives and experience who can help identify priorities and provide recommendations on the development of a City Plan to End Homelessness. The City has partnered with the non-profit, Homebase, to facilitate the taskforce and to develop the plan.

The results of the latest Point in Time Homeless Count (“Count”) have not been published yet. The 2019 Count showed an increase in homeless families from the prior count. The City redesigned the TBRA program to place more emphasis on assisting homeless families. The City and the TBRA administrator, Abode Services, worked closely with the CoC to redesign the TBRA program to focus on families with the goal of no homeless children in Santa Clara.

A recent data query of the County Queue supported the need to continue to prioritize families with children for the City’s TBRA program. Data showed there are 3 families with children with a Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT) score between 0-3 (Minimal Range of Intervention), and 16 families with children with a VI-SPDAT score between 4-8 (Rapid Rehousing Range of Intervention). The TBRA program will continue to prioritize families with children who have ties to Santa Clara; however, single youth adults and single adults will still be considered.

Other supportive housing projects such as Homesafe Santa Clara, Sobrato Family Living Center, LifeMoves, and Bill Wilson Center continue services.

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

1	Agency/Group/Organization	Bill Wilson Center
	Agency/Group/Organization Type	Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff is consulted on improvements to the City TBRA program.
2	Agency/Group/Organization	County of Santa Clara Office of Supportive Housing
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Market Analysis Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the County COC on several occasions to discuss the City response to homelessness.
3	Agency/Group/Organization	Abode Services
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff is consulted on improvements to the City TBRA program.
4	Agency/Group/Organization	Senior Adult Legal Services (SALA)
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Submitted public comment at both public hearings; highlighting the need for the services they provide.
5	Agency/Group/Organization	Next Door Solutions to Domestic Violence
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homelessness Needs – Families w/children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Submitted public comment at public hearings; highlighting the need for the services they provide.

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

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

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

The City will be going out with an RFP for services and projects for the final two years of the 5-year ConPlan at the end of 2022. The city plans on reaching out specifically to these agency types during this process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Continuum of Care Council	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan goal to end homelessness including rental assistance, homeless prevention programs, case management, outreach activities and support of facilities.
Housing Element	City of Santa Clara	The actions in the Housing Element are consistent with the Strategic Plan, most notably in the provision of adequate sites appropriate for a range of housing types and in promoting preservation and development of affordable housing including supportive housing for persons with disabilities.
2015-2017 Council Goals and Strategic Objectives	City of Santa Clara City Council	The Council goal to develop a plan to support minimum quality of life standards for residents and the development of an affordable housing plan with focus on the homeless and housing vulnerable is consistent with the Strategic Plan in the actions that describe development of affordable housing and revitalization of low income areas of the City.
2012-2014 Comprehensive HIV Prevention & Care Plan	Santa Clara County HIV Planning Council for Prevention and Care	This plan provides a roadmap for the Santa Clara County HIV Planning Council for Prevention and Care to provide a comprehensive and compassionate system of HIV prevention and care services for Santa Clara County. This effort aligns with the Strategic Plan goal to provide basic needs to lower income households and special needs populations.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Community Plan to End Homelessness in Santa Clara	Destination Home	The Community Plan to End Homelessness in the County is a five-year plan to guide governmental, nonprofits, and other community members as they make decisions about funding, programs, priorities and needs. This effort aligns with the Strategic Plan goal to support activities to end homelessness: rental assistance, homeless prevention programs, case management, outreach activities & support of facilities.

AP-12 Participation – 91.105, 91.200 (c)

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

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

Citizen Participation Outreach

	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Public Hearing #1: City Council Meeting - April 5, 2022 during the drafting phase of the Plan. Eight representatives from public service providers provided public comment.	See AP-05, section 5 (Public Comment Summary).	n/a	n/a
2	Public Hearing	Non-targeted/broad community	Public Hearing #2: City Council Meeting – May 10, 2022 to present the final version of the Plan. Summary of Public Comment during the meeting to be added.	See AP-05, section 5 (Public Comment Summary).	n/a	n/a
3	Newspaper Ad	Non-targeted/broad community	TBA	Comments during the 30-day comment period to be added. The 30-day comment period was noticed on 3/2/2022 in the Santa Clara Weekly. The comment period ran from 4/5/2022 – 5/10/2022.	n/a	n/a

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

As of the publication of this Plan, HUD has yet to notify recipients of their annual allocation amounts. The Expected Resources noted here are based upon estimates. The Contingency Language portion at the end of this section describes what the City will do if it receives more/less funding than estimated.

CDBG Funds: The total amount of CDBG resources expected is \$1,523,000. This total is made up of the estimated CDBG entitlement, estimated Prior Year Resources (i.e., funds that were committed but not drawn or funds that became unprogrammed due to program income), and Program Income (i.e., income generated from prior CDBG projects such as loan repayments).

- Annual Entitlement Funds	\$1,100,000
- Estimated Prior Year Balance	\$ 173,000
- Estimated FY22/23 Program Income	\$ 250,000
TOTAL	\$1,523,000

CDBG CONTINGENCY LANGUAGE

More than expected: Should the 22/23 Entitlement allocation, 21/22 Program Income, and/or prior year resources be higher than estimated, excess funds shall be allocated in the following manner after the City's portion for administration is set aside and public service cap restrictions are followed:

1. Attempt to fund Bill Wilson Center Family Advocacy Services (FAS) to prior year level of \$35,000.
2. Attempt to fund Hope Services Employment, Media & Community Connections to prior year level of \$36,504.
3. Attempt to fund Bill Wilson Center Family Therapy/School Outreach/Grief Counseling to prior year level of \$35,000.
4. Switch funding source for Silicon Valley Independent Living Center from City Affordable Housing Fund to CDBG for \$18,000.
5. If funding levels for 1-4 are accomplished, excess funds shall be allocated to Capital Improvement Projects for affordable housing improvements.

Less than expected: Should the 22/23 Entitlement allocation, 21/22 Program Income, and/or prior year resources be lower than estimated, funds shall be allocated in the following manner after the City's portion for administration is set aside and public service cap restrictions are followed:

1. Reduce CDBG funding to the Bill Wilson Center Family Therapy/School Outreach/Grief Counseling to bring funding to \$30,000
2. If Option 1 is not sufficient, the next reduction would come from Hope Services to bring funding to \$30,000.
3. If Options 1 and 2 are not sufficient, staff will recommend the Senior Nutrition Program be reduced, and request that Council back fill any reduction with General Funds.
4. If further reductions are needed, staff will request that the \$30,000 minimum grant amount directive be rescinded, and all public service agencies try to be funded at 21/22 funding levels.

HOME Funds: The total amount of HOME resources expected is \$1,090,000. This is made up of the annual HOME entitlement, Prior Year Resources (i.e., funds that were committed but not drawn or funds that were not programmed), and Program Income (i.e., income generated from prior HOME projects).

- Entitlement Funds	\$ 450,000
- Estimated Prior Year Balance	\$ 630,000
- Estimated FY22/23 Program Income	\$ 10,000*
TOTAL	\$1,090,000

* Estimated HOME Program Income (22/23). The City estimates it will receive \$100,000 in PI during the upcoming FY22/23. Ten percent (10%), or \$10,000, will be programmed in this 2022-2023 Annual Action Plan to be used for administrative costs as allowed by HOME regulations. The other 90% (\$90,000) will be programmed next year in the 2023-2024 Annual Action Plan. Any program income above these estimates will be allocated in the same manner; 10% for administration in FY22/23, and the remaining 90% to be allocated in FY23/24.

HOME CONTINGENCY LANGUAGE

More than expected: Should the 22/23 Entitlement allocation, 21/22 Program Income, and/or prior year resources be higher than estimated, excess funds shall be allocated in the following manner after the City's portion for administration and CHDO development is set aside:

Less than expected: Should the 22/23 Entitlement allocation, 21/22 Program Income, and/or prior year resources be lower than estimated, TBRA funding shall be reduced, after the administration set-aside and CHDO set-aside is calculated.

AP-15 Table –Expected Resources Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resource	Total:		
			\$	\$	\$	\$		
CDBG	Public-Federal	Acquisition Housing Rehab Capital Improvement Projects – Public Facilities Capital Improvement Projects – Affordable Housing Public Services Admin./Planning	\$1,100,000	\$250,000	\$173,000	\$1,523,000	\$2,800,000	CDBG funds may be used for: 1) Land acquisition for affordable housing; 2) NCIP program and Minor Repair Program (Rebuilding Together Silicon Valley); 3) Public infrastructure and other public facility improvements; 4) Capital Improv. to affordable housing units; 5) Public services; 6) Planning and administration.
HOME	Public-Federal	CHDO and regular HOME rental projects, such as property acquisition, new const., and/or rehabilitation. Homeowner Rehabilitation TBRA Admin. and Planning for HOME programs and activities.	\$450,000	\$10,000	\$630,000	\$1,090,000	\$1,130,000	HOME funds may be used for: 1) TBRA; 2) NCIP; 3) Rental development; 4) Fair Housing Services; and/or 5) Admin. & Planning. Approximately \$105,000 of the “Prior Year Resources” is program income (PI) received in FY21/22. Approx. \$100,000 in PI is expected to be received in FY22/23. 10% (i.e., \$10,000) will be programmed in this action plan for administrative activities (PA) and drawn in FY22/23. The remaining \$90,000 will be programmed in FY23/24. If FY22/23 PI exceeds \$100,000, City will continue using 10% for admin. and the remaining will be programmed in FY23/24.

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

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

Program	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan	Narrative Description
		Annual Allocation	Program Income	Prior Year Resource	Total:		
		\$	\$	\$	\$		
General Fund	Public Services	\$129,303	0	0	\$129,303	\$260,000	\$15,000 Live Oak \$10,000 Ombudsman Program \$15,000 Heart of the Valley \$15,000 Senior Adult Legal Asst. \$67,803 Project Sentinel Tenant/Landlord Mediation \$5,000 United Way 211
City Affordable Housing Fund (CAHF)	Public Services	\$243,697	0	0	\$243,697	\$490,000	\$160,697 for case management services for TBRA. \$50,000 Intensive Case Mgt. \$15,000 Homeless Prevention
City Housing Successor Fund (CHSF)	Public Services	\$268,000	0	0	\$268,000	\$500,000	\$110,000 to fund case management services for chronically homeless households. \$140,000 for case management services for TBRA. \$18,000 for Silicon Valley Independent Living Center

Other Federal Grant Programs

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

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

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

The City owns three properties that have potential for development of low income and special needs housing: 1) Bay Area Research and Extension Center (BAREC) senior housing site at 90 North Winchester Boulevard; 2) 2330 Monroe Street, and 3) Fire Station #6 at 3575 De La Cruz Boulevard.

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

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

3575 De La Cruz: The City Council has approved negotiations to enter into an Exclusive Negotiation Rights Agreement (ENA) with Habitat for Humanity East Bay/Silicon Valley. The proposed development will be 13 100% affordable, for-sale townhomes. In December 2020, the City Manager executed a 12-month extension of the ENA to account for project delays due to the COVID pandemic.

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

AP-20a –Annual Goals and Objectives Summary								
	Strategic Plan Goal	Category	Start Year	End Year	Geographic Area Included	Priority Needs Addressed	Funding Allocated	Goal Outcome Indicator
1	Affordable Housing	Affordable Housing	2022	2023	Citywide	Affordable Housing	CDBG \$245,750 \$826,500 HOME \$967,500 HOME \$67,500	Homeowner housing rehab and project delivery 34 households Capital Improvement Projects for Affordable Housing 100 households TBRA 40 households Rental units rehabilitated (CHDO Housing) 1 Household
	Homelessness	Homeless	2022	2023	Citywide	Availability/ Accessibility: Homelessness	CDBG \$30,000 CAHF \$225,697 CHSF \$250,000	Homeless Prevention 70 Homeless Prevention 65
3	Public Services	Non-Homeless Special Needs	2022	2023	Citywide	Availability/ Accessibility: Public Services	CDBG \$150,750 GENERAL \$129,303 CHSF \$18,000	Public Service Activities Other than Low/Mod. Income Housing Benefit 600 (CDBG) Public Service Activities for Low/Moderate-Income Housing Benefit 595 (General) Public Service Activities Other than Low/Mod. Income Housing Benefit 55 (CHSF)
4	Fair Housing	Non-Homeless Special Needs	2022	2023	Citywide	Availability/ Accessibility: Fair Housing	HOME: \$22,197	Public Service Activities Other than Low/Mod. Income Housing Benefit 50
5	Planning & Admin.	Planning & Admin.	2022	2023	Citywide	Administration & Planning	CDBG \$270,000 HOME \$32,803	HOME admin. funds will be sub-granted to TBRA administrators

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

34 households for Homeowner housing rehabilitation (CDBG),
 22 Extremely low-income households
 12 Low-income households

40 households for TBRA (HOME),
 30 Extremely low-income households
 10 Low-income households

1 household for rental units rehabilitated (CHDO set-aside).
 1 Low-income household

Goal Descriptions

AP-20a –Goal Description		
1	Goal Name	Affordable Housing
	Goal Description	Assist in the creation and preservation of multi-family rental housing for low income and special needs households, rehabilitation of low-income owner-occupied housing through the Neighborhood Conservation and Improvement Program, TBRA rental subsidies, and new construction.
2	Goal Name	Homelessness
	Goal Description	Support activities, consistent with Continuum of Care strategies, to prevent and end homelessness. This includes building affordable housing for people who are homeless or at risk of homelessness as well as the provision of support services.
3	Goal Name	Public Services
	Goal Description	Support activities that provide basic needs to lower income households and special needs populations. Services would be provided to low-income households, elderly individuals, homeless persons, people with disabilities, and victims of domestic violence.
4	Goal Name	Fair Housing
	Goal Description	Promote fair housing choice, through the following activities: fair housing education, fair housing testing, housing assistance hotline, and landlord-tenant mediation.
5	Goal Name	Public Facilities
	Goal Description	Capital Improvements to city infrastructure and other public facilities (e.g., city facilities, or non-profit facilities) that benefit low-income residents/households and/or low-income areas.
6	Goal Name	Planning & Administration
	Goal Description	Provide management, planning and implementation of the CDBG & HOME programs as well as monitoring of public services and housing projects.

AP-35 Projects – 91.220(d)

Introduction

The activities that the City will undertake in FY 2021-2022 using CDBG and HOME funds include: Public Services, Homeowner Rehabilitation, Tenant Based Rental Assistance, Program Administration & Planning, and Public Facility/Infrastructure Improvements for low and moderate-income residents. The activities meet one or more priority needs identified in the 5-year Consolidated Action Plan.

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

- Live Oak Adult Day Services for Seniors (\$15,000; 11 clients)
- Catholic Charities Long-Term Care Ombudsman (\$10,000; 380 clients)
- Heart of the Valley Senior Services (\$15,000; 220 clients)
- Senior Adult Legal Assistance (\$16,500; 45 clients)
- Homeless Prevention Services for Homeless Households (\$50,000; 20 households)
- Intensive Case Management (\$125,000; 20 households)
- Silicon Valley Independent Living Center (\$18,000; 55 clients)
- United Way Bay Area 211 Services (\$5,000; 500 households)
- Project Sentinel Landlord/Tenant Mediation Services (\$67,803; 120 clients)

AP-35 – Project Information Summary						
#	Project Name	National Objective To Benefit	Code	# of Households or Persons	SOURCE	Funding
1	Bill Wilson Center – Fam. Therapy/School Outreach/Grief Couns.	LMC	5D	130	CDBG	\$32,250
2	Bill Wilson Center – Family Advocacy Services	LMC	5D	110	CDBG	\$32,250
3	The Health Trust – Meals on Wheels	LMC	5A	20	CDBG	\$30,000
4	Santa Clara Senior Nutrition Program	LMC	5A	300	CDBG	\$24,000
5	HOPE Services – Employment, Media & Community Connections	LMC	5B	11	CDBG	\$32,250
6	Next Door Solutions – Support Services for Domestic Violence	LMC	5W	70	CDBG	\$30,000
7	Rebuilding Silicon Valley Together – Minor Repair	LMH	14A	34	CDBG	\$150,000
8	Neighborhood Conservation & Improvement Prog. (NCIP) – ADC	LMH	14H	n/a	CDBG	\$95,750
9	Capital Improvements to Affordable Housing Facilities	LMH	14A	100	CDBG	\$826,500
10	TBRA – Abode Services (includes funds for administration)	n/a	n/a	n/a	HOME	\$536,402
11	TBRA – Bill Wilson Center (includes funds for administration)	n/a	n/a	n/a	HOME	\$463,901
12	Project Sentinel – Fair Housing Services	n/a	n/a	30	HOME	\$22,197
13	CDBG Administration	n/a	21A	n/a	CDBG	\$270,000
14	HOME Administration	n/a	n/a	n/a	HOME	\$0
15	Community Housing Development (CHDO) Set Aside	n/a	n/a	n/a	HOME	\$67,500

AP-38 Project Summary

AP-38 – Project Summary		
1	Project Title	Family Therapy/School Outreach/Grief Counseling (Bill Wilson Center)
	Description	Three counseling programs: Family Therapy, School Outreach and Grief Counseling. The purpose of the program is to reduce high-risk behavior choices, family conflict; and an increase coping skills.
	Funding	CDBG: \$32,500
	Annual Goals Supported	Public Services
	Priority Needs Addressed	Public Services
	Target Date for Completion	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	130 individuals (providing approximately 130 counseling sessions & 500 school outreach sessions)
	Location Description	Citywide
	Planned Activities	Family counseling services
	Goal Outcome Indicator	Public service activities other than low/mod income housing benefit
2	Project Title	Family Advocacy Services (Bill Wilson Center)
	Description	A school-based, homeless and homeless prevention family and youth intervention service aimed at helping families remain intact and decrease or prevent homelessness and poverty.
	Funding	CDBG: \$32,250
	Annual Goals Supported	Public Services
	Priority Needs Addressed	Public Services
	Target Date for Completion	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	100 individuals (providing 40 case management services for parents, 60 students, and 15 kids under 5 years old).
	Location Description	Citywide
	Planned Activities	Family counseling services
	Goal Outcome Indicator	Public service activities other than low/mod income housing benefit
3	Project Title	Meals on Wheels (The Health Trust)
	Description	Meals on Wheels provides low-income adults and homebound and elderly adults valuable health and social services, enabling them to live independently.
	Funding	CDBG: \$30,000
	Annual Goals Supported	Public Services
	Priority Needs Addressed	Public Services
	Target Date for Completion	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	20 individuals (providing 2,073 meals and 1,179 Wellness Checks.
	Location Description	Citywide
	Planned Activities	Meal delivery and welfare checks.
	Goal Outcome Indicator	Public service activities other than low/mod income housing benefit

AP-38 – Project Summary (cont'd)

4	Project Title	Senior Nutrition Program (CSC Senior Center)
	Description	The senior nutrition program provides meal service to senior citizens.
	Funding	CDBG: \$24,000
	Annual Goals Supported	Public Services
	Priority Needs Addressed	Public Services
	Target Date for Completion	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	300 individuals (approximately 15,000 meals in total)
	Location Description	Senior Center, 1303 Fremont St., Santa Clara
	Planned Activities	Meal service
	Goal Outcome Indicator	Public service activities other than low/mod income housing benefit

5	Project Title	Hope Services Employment, Media & Community Connections
	Description	Provide employment training, classroom instruction, a media and technology component, and paid work to adults with developmental disabilities to promote independence and self-esteem.
	Funding	CDBG: \$32,250
	Annual Goals Supported	Public Services
	Priority Needs Addressed	Public Services
	Target Date for Completion	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	11 (developmentally disabled adults)
	Location Description	Citywide
	Planned Activities	Employment training and classroom instruction
	Goal Outcome Indicator	Public service activities other than low/mod income housing benefit

6	Project Title	Next Door Solutions to Domestic Violence
	Description	Providing case management services, risk assessment, safety planning, legal advocacy, assistance filing restraining orders, housing assessment, and other services for domestic violence survivors.
	Funding	CDBG: \$30,000
	Annual Goals Supported	Public Services
	Priority Needs Addressed	Public Services
	Target Date for Completion	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	70 (clients)
	Location Description	Confidential
	Planned Activities	Case management and referral services
	Goal Outcome Indicator	Public service activities other than low/mod income housing benefit

AP-38 – Project Summary (cont'd)

7	Project Title	Minor Home Repair Program (Rebuilding Together Silicon Valley)
	Description	Provide minor home repairs for low-income homeowners occupying their homes so as to maintain basic health and safety standards, and so they can remain in their homes independently.
	Funding	CDBG: \$150,000
	Annual Goals Supported	Affordable Housing
	Priority Needs Addressed	Affordable Housing
	Target Date for Completion	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	34 low-income households
	Location Description	Citywide
	Planned Activities	Minor repairs to owner-occupied homes.
	Goal Outcome Indicator	Homeowner Housing Rehabilitated

8	Project Title	NCIP – Project Delivery Costs
	Description	Project Delivery Costs consists of City staff costs to deliver the NCIP. Any funds not used, will become unprogrammed at the end of the fiscal.
	Funding	CDBG: \$95,750
	Annual Goals Supported	Affordable Housing
	Priority Needs Addressed	Affordable Housing
	Target Date for Completion	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Citywide
	Planned Activities	Project deliver costs (i.e., administration of NCIP program).
	Goal Outcome Indicator	n/a

9	Project Title	Capital Improvements projects for affordable housing improvements
	Description	Capital improvement projects for affordable housing developments.
	Funding	CDBG: \$826,500
	Annual Goals Supported	Affordable Housing
	Priority Needs Addressed	Affordable Housing
	Target Date for Completion	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	100 low-income households
	Location Description	Citywide
	Planned Activities	Capital improvement projects
	Goal Outcome Indicator	Public facility or infrastructure activities for low/mod income housing benefit

AP-38 – Project Summary (cont'd)

10	Project Title	TBRA Administration – Abode Services
	Description	The Tenant-Based Rental Assistance (TBRA) will provide rental assistance for approx. 20 homeless households or those at risk of homelessness.
	Funding	HOME: \$536,402 (\$520,000 for subsidies, etc. and \$16,402 for admin.) CAHF: \$80,349 (for administration) CHSF: \$70,000 (for administration)
	Annual Goals Supported	Affordable Housing
	Priority Needs Addressed	Affordable Housing
	Target Date for Completion	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	20 (formally homeless households)
	Location Description	Citywide
	Planned Activities	Rental subsidies and case management services. Case management paid for by local funds.
	Goal Outcome Indicator	Tenant-based rental assistance/Rapid Rehousing

11	Project Title	TBRA Administration – Bill Wilson Center
	Description	The Tenant-Based Rental Assistance (TBRA) will provide rental assistance for approx. 20 homeless households or those at risk of homelessness.
	Funding	HOME: \$463,901 (\$447,500 for subsidies, etc., and \$16,401 for admin.) CAHF: \$80,348 (for administration) CHSF: \$70,000 (for administration)
	Annual Goals Supported	Affordable Housing
	Priority Needs Addressed	Affordable Housing
	Target Date for Completion	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	20 (formally homeless households)
	Location Description	Citywide
	Planned Activities	Rental subsidies and case management services. Case management paid for by local funds.
	Goal Outcome Indicator	Tenant-based rental assistance/Rapid Rehousing

12	Project Title	Fair Housing Services (Project Sentinel)
	Description	Providing case management services, risk assessment, safety planning, legal advocacy, assistance filing restraining orders, housing assessment, individual action plan development, support groups, and other services.
	Funding	HOME: \$22,197
	Annual Goals Supported	Fair Housing Services
	Priority Needs Addressed	Fair Housing Services
	Target Date for Completion	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	50 individuals (low/mod income).
	Location Description	1490 El Camino Real, Santa Clara CA
	Planned Activities	Housing assessments, legal advocacy, and other services.
	Goal Outcome Indicator	Public service activities other than low/mod income housing benefit

AP-38 – Project Summary (cont'd)

13	Project Title	CDBG Administration & Planning
	Description	Administration and planning for all CDBG funded projects and activities.
	Funding	CDBG: \$270,000
	Annual Goals Supported	Administration & Planning
	Priority Needs Addressed	Administration & Planning
	Target Date for Completion	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Citywide
	Planned Activities	Administration and planning for all CDBG funded projects and activities.
	Goal Outcome Indicator	Other

14	Project Title	HOME Administration & Planning
	Description	Administration and planning for all HOME funded projects and activities.
	Funding	HOME: \$0 (administration set-aside is funded to TBRA administrators)
	Annual Goals Supported	Administration & Planning
	Priority Needs Addressed	Administration & Planning
	Target Date for Completion	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Citywide
	Planned Activities	Administration and planning for all HOME funded projects and activities.
	Goal Outcome Indicator	Other

15	Project Title	Community Housing Development Organization (CHDO) Set Aside
	Description	Rental housing rehabilitation by non-profit developers.
	Funding	HOME: \$67,500
	Annual Goals Supported	Affordable Housing
	Priority Needs Addressed	Affordable Housing
	Target Date for Completion	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 unit for low-income household
	Location Description	Citywide
	Planned Activities	Rental housing rehabilitation by non-profit developers.
	Goal Outcome Indicator	Rental units rehabilitated.

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

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

AP-50 Geographic Distribution – 91.220 (f)

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

Investments will be allocated citywide.

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

Rationale for the priorities for allocating investments geographically

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

AP-55 Affordable Housing – 91.220 (g)

Introduction

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

The City of Santa Clara has identified the production and maintenance of affordable housing as the primary objective for the expenditure of federal funds in the Consolidated Plan. While CDBG and HOME funds are limited, the City will continue to allocate funding to affordable housing projects, including owner-occupied rehabilitation. The City has non-federal funding sources that it will use toward the development of affordable housing during Fiscal Year 2022-2023.

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

Homeless – Housing assistance for units <u>reserved</u> for homeless individuals and households.	40
Non-Homeless – Housing assistance for all units NOT reserved for homeless individuals and households.	16
Special-Needs – Housing assistance for units reserved for households that are not homeless but require specialized housing or supportive services.	0
Total	56

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

Rental Assistance – Housing assistance for programs such as tenant-based rental assistance (TBRA) and one-time payments to prevent homelessness.	40
The Production of New Units – New units, including the conversion of non-residential properties.	0
Rehab of Existing Units – Rehabilitation of existing units, including reconstruction. If unit will be acquired and rehabilitated, report the unit only once.	16
Acquisition of Existing Units – Housing assistance for programs such as down payment assistance. If the unit will be acquired and rehabilitated, report the unit only once.	0
Total	56

Discussion

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

34 households for Homeowner housing rehabilitation (CDBG),
22 Extremely low-income households
12 Low-income households

40 households for TBRA (HOME),
30 Extremely low-income households
10 Low-income households

1 household for rental units rehabilitated (CHDO set-aside).
1 Low-income household

AP-60 Public Housing – 91.220 (h)

Introduction

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

SCCHA plans to serve 16,775 households with MTW Housing Choice Vouchers and 907 with local, non-traditional property-based vouchers. County-wide, there are 3,245 existing project-based vouchers. The majority of voucher holders have a tenant-based voucher which is a type of voucher that allows the holder to use the voucher at any housing unit where the landlord will accept the voucher. Data on the number of vouchers in use within the City is unavailable.

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

The SCCHA has converted three of their original public housing projects to affordable housing stock, only one public housing project with four units remains in the City. The City will continue to work closely with the SCCHA to address any needs identified during the program year.

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

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

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

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

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

Not applicable.

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

Introduction

The numbers for the 2022 Point-in-Time Count are not yet available. In the last County Point-in-Time Count in 2019, the count identified 9,706 homeless individuals, which was higher than any count over the last ten years. Of these individuals, 1,784 are sheltered and 7,922 are unsheltered. Individuals with the highest rates of being without shelter are the chronically homeless, homeless veterans, and unaccompanied youth. It is estimated that 25 percent or 2,470 are chronically homeless with 85 percent of those chronically homeless are unsheltered; 653 are veterans, with 68 percent unsheltered; 269 are families, with 26 percent unsheltered; and 1,876 are unaccompanied youth, with 95 percent unsheltered. It is also estimated that two percent of homeless individuals are living with HIV.

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

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

The City will continue its efforts of housing homeless families through its TBRA program. The goal is to house/keep housed approximately 40 households. The City will renew its agreement with the County of Santa Clara for FY22/23 to provide intensive case management to approximately 20 chronically homeless individuals identified by the police department. This program is funded with local funds. The County provides housing subsidies for the participants in this program while the City uses its Successor Housing Agency funds to provide the case management and services for the program.

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

The City will fund agencies that serve homeless persons accessing emergency and transitional shelters. Much of the funding will come from CDBG for agencies providing public services such as case management. Agencies include Next Door Solutions, Bill Wilson Center, and Abode Services.

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

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

The City will continue to use HOME funds for our TBRA program. The TBRA program is a short-term solution to homelessness (unlike permanent supported housing for the chronically homeless). The

Homeless Survey has shown that families with children are not only a special needs population, but tend to be underrepresented in Homeless Surveys. The TBRA program will continue to focus on assisting the homeless and at-risk of homelessness population; however, preferences towards families with children, and individuals and/or families exiting housing exclusively designated for domestic violence survivors will be given.

Countywide, there were 294 homeless families with children counted. Homeless families are typically underrepresented in the Homeless Survey. Oftentimes, homeless families are using shelters or transitional housing facilities, vehicles, and/or splitting up and couch surfing. This results in an underrepresented count of homeless families during the census.

Along with the point-in-time count, 587 surveys were given to homeless households/individuals. The surveys were given primarily in unsheltered locales. The results showed “257 chronically homeless individuals, 49 homeless veterans, 19 individuals in homeless families, 42 unaccompanied children and transition-age youth.”¹

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

Avoiding homelessness. The City will be assisting low-and-extremely-low income households affected by the COVID crisis to avoid becoming. It will be implementing a program with local funds to avoid evictions by assisting households with rental arrears.

Assisting those discharged from publicly funded institutions and systems of care. The City uses local funds to match county funds for a program that houses up to twenty (20) homeless individuals that are identified by the police department as high users of community resources; some of which had been discharged from facilities and/or jails. This population is also provided case management services.

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

¹ 2017 Santa Clara County Homeless Census and Survey Report (page 33)

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

Introduction

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

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

The City identified multiple barriers to affordable housing, including income and wages that are not consistent with the rising cost of housing, a competitive rental and home market, and diminishing public funds. The City has identified multiple constraints or barriers to the affordable housing and residential investment in its 2015-2023 Housing Element Update, including:

- Land use controls limit the allowed density of housing production;
- Parking requirements increase the cost of housing.

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

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

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

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

- Loss of affordable housing
- Private discrimination

The Housing Element includes the following actions to remove or ameliorate barriers: Work with nonprofits to acquire and rehabilitate distressed multi-family housing and convert it to low income housing, update the City zoning ordinance to comply with state laws on reasonable accommodations, emergency shelters, transitional and supportive housing and density bonuses, accommodation of the Regional Housing Needs Assessment for the 2015 Housing Element to maintain an inventory of housing sites appropriate for a range of income levels and for supportive housing for persons with physical and developmental disabilities, analysis of impact fees, promote construction of accessory units and low income housing types such as Single Room Occupancy units, continue to require developers of 10 or more homeowner units to provide Below Market Rate units, consider establishing an affordable housing mitigation fee for large office and industrial developments, consider a local source of affordable housing funds.

AP-85 Other Actions – 91.220 (k)

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

A Memorandum of Understanding, approved by the City Council and RDA Board on November 14, 2006, directed that all RDA funds appropriated for the NCIP Program “will be committed permanently” to the NCIP Affordable Housing Rehabilitation Fund (AHRF). Any program income accruing from the expenditure of Successor Housing Agency (SHA) funds for NCIP activities would also be deposited in the AHRF. That program income will not be subject to federal restrictions or requirements. It will primarily be used for the NCIP program, but may be used for other activities that benefit low and moderate-income persons as long as those activities address one or more of the housing and community goals set forth in the Consolidated Plan.

The City has a Below Market Purchase Program (BMP). This program requires developers to set aside 15% of newly constructed units for housing affordable to moderate income homebuyers. The Program is administered by HouseKeys. The Program created an additional source of revenue to augment future housing and community objectives – the City Affordable Housing Fund (CAHF). After five years, a BMP housing unit can convert from a restricted sales price to a market price. If a BMP unit is sold after the initial 5-year period, the City recaptures the value of the affordable purchase price discount. Proceeds are deposited in the CAHF. Use of CAHF funds is not subject to federal or state restrictions. The CAHF funds will be used for activities that benefit low and moderate-income persons and address one or more of the housing and community goals set forth in the ConPlan and its Housing Element.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

On March 24, 2017 the Santa Clara City Council unanimously passed the first worker retention ordinance in Silicon Valley. This ordinance will provide much-needed job security to some of the most vulnerable workers. This law protects food and building service workers from mass layoffs when companies switch contractors. It requires that if a company with an office or venue in Santa Clara hires a new contractor or brings services in-house, the workers who currently work at that location must be kept on for a 90-day transition period.

The City of Santa Clara is a participating member of the North County Consortium of Neighborhood Self Sufficiency Centers whose mission is to support the long-term sustainability and self-sufficiency of CalWORKs families. The consortium is made up of over 30 businesses, agencies and schools that have a record of successful work with CalWORKs clients.

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

Actions planned to develop institutional structure

The City will continue its participation in the CDBG Coordinators Committee, which increasingly has become a public forum for discussion and active planning of common strategies to address the housing and community needs in Santa Clara County. The City is also planning to fill a vacant housing analyst position to assist with HUD-related activities.

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

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

Discussion

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

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

Introduction

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

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

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

Other CDBG Requirements

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

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

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

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

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

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

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

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

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

Discussion

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

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

95% After Rehab Valuation

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