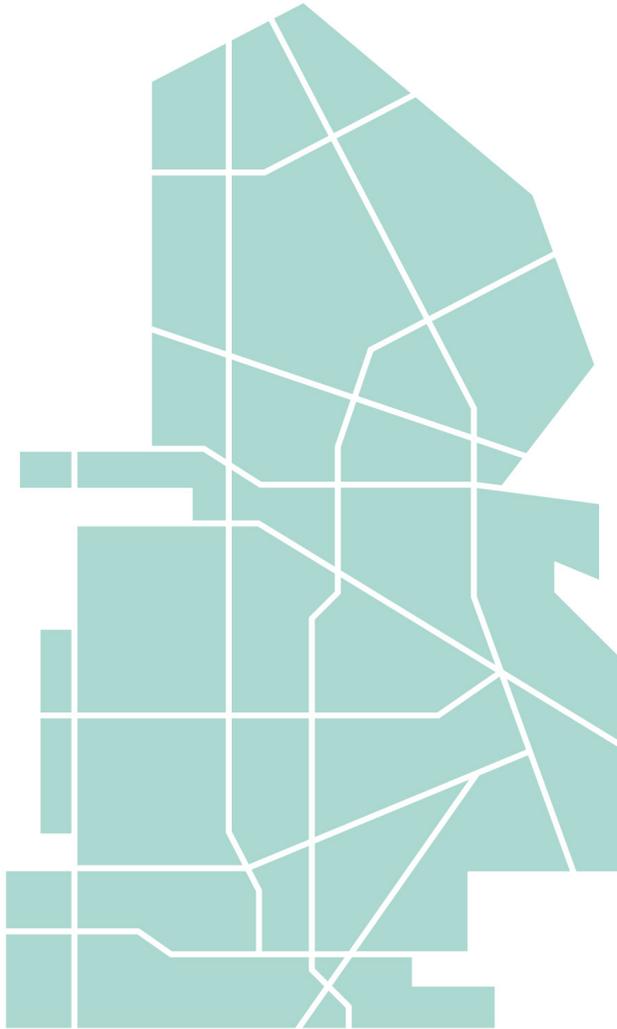


City of Santa Clara



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

Program Year 2021-2022

DRAFT

**Prepared by:
Housing & Community Services
1500 Warburton Ave.
Santa Clara, CA 95050**

Contents

.....	1
Overview.....	1
CR-05 - Goals and Outcomes	2
CR-10 - Racial and Ethnic Composition of Families Assisted.....	7
CR-15 - Resources and Investments 91.520(a)	8
CR-20 - Affordable Housing 91.520(b)	12
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)	14
CR-30 - Public Housing 91.220(h); 91.320(j).....	17
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)	18
CR-40 - Monitoring 91.220 and 91.230	22
CR-45 - CDBG 91.520(c)	23
CR-50 - HOME 91.520(d)	24

Overview

The City of Santa Clara receives entitlement funds from the United States Department of Housing and Urban Development (HUD) through HUD's Community Development Program (CPD). 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 2021-2022 Annual Action Plan was approved by the City Council on May 4, 2021.

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 2021 CAPER reports on activities performed during the 2021-2022 Program Year; the second year of the 2020-2025 ConPlan cycle.

Major accomplishments for the Program Year 2021 include, but are not limited to:

Tenant Based Rental Assistance (TBRA). TBRA provided rental and deposit assistance to homeless households or those at risk of becoming homeless with incomes at or below 60% of the Area Median Income (AMI). There was a total of 48 households assisted that comprise of 63 adults and 81 children. Case management services were also provided and funded through City special revenue funds. **Funds spent (approx.): \$1,035,000, (HOME), and \$300,697 (City Affordable Housing Funds and City Housing Successor Funds).**

Public Services & Homelessness Services. CDBG and HOME funds were awarded to 10 public service agencies to administer 13 public service activities, such as meals, legal services, senior care and housing assistance to low-income residents. Approximately 1,000 people benefited from these services. **Funds spent (approx.): \$232,760 (CDBG), \$95,000 General Funds, \$250,000 (City Housing Successor Funds), and \$225,697 (City Affordable Housing Funds).**

Capital Improvement Projects. 14 households benefited from capital improvements through the City's Neighborhood Conservation and Improvement Program and Rebuilding Together Silicon Valley's Minor Home Repair Program. **Funds Spent (approx.): \$400,680 (CDBG).**

Emergency Rental Assistance: 58 households, made up of 160 people, received emergency rental assistance through the City's Emergency Rental Assistance Program (ERAP). **Funds Spent (approx.): \$56,528 (CDBG) and \$580,677 (CDBG-CV).**

CR-05 - Goals and Outcomes

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

Program Year 2021 is year two of the 2020-2025 ConPlan. Data in Table 1 highlights key accomplishments and shows progress towards the ConPlan goals. Results for activities funded with local funds are noted in this narrative rather than the table. A summary of each ConPlan goal are:

Affordable Housing Goal – The ConPlan has an expected goal of assisting 630 households over the 5-year period. The Goal Outcome Indicators stated in the ConPlan are:

225 households to receive homeowner rehabilitations (175 from NCIP and 50 from the minor repair program).

5 rental units rehabilitated.

200 households to receive Tenant Based Rental Assistance.

For Program Year 2021, the progress towards the ConPlan goals is as follows:

14 total households assisted (7 through NCIP and 7 through the minor repair program).

48 households received TBRA subsidies.

Homelessness Goal – The ConPlan has an expected goal of assisting 815 people with Homelessness Prevention and Case Management services. The Goal Outcome Indicators stated in the ConPlan are:

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

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

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

For Program Year 2021, the progress towards the ConPlan goals are as follows:

72 households affected by domestic violence received services, exceeding the annual goal of 69 households.

48 TBRA households received case management services funded with local funds. *These households are only counted under the Affordable Housing goal so as to not double count them.*

141 homeless households received case management services funded with local funds.

Public Services – The ConPlan has an expected goal of assisting 10,020 persons through various Public Services. The Goal Outcome Indicators stated in the ConPlan are.

10,020 households to receive various public services benefiting seniors, youth and the disabled.

200 households to receive emergency rental assistance rental. *This extra goal of assisting 200 households was added during the pandemic and was not noted in the 5-year ConPlan.*

For Program Year 2021, the progress towards the ConPlan goals are as follows:

1,004 households received a variety of public services. Some public service agencies did not meet their annual goal due to pandemic related restrictions in the first half of the program year.

58 households received emergency rental assistance.

Fair Housing – The ConPlan has an expected goal of assisting 150 households assisted with Fair Housing services. In Program Year 2021, 12 households received assistance. The low number was due in part to pandemic related restrictions during the first half of the program year.

Public Facilities – The ConPlan has an expected goal of assisting 684 households with Public Facility Improvements. The goal of 684 households is attributed to the LifeMoves generator project for homeless facilities. This activity was put on hold due to the need to develop and administer ERAP. A Notice of Funding Availability was published in the Spring of 2022 to find other capital improvement projects for public facilities. These projects will begin in late 2022 and results will be reported in future CAPERs.

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 2021, and progress made toward meeting the ConPlan goals and objectives.

Table1 (CR05) – Accomplishments – Program Year & ConPlan to Date

Goal	Category	Source and Amount	Indicator	Unit of Measure	Expected 2020-2025 Strategic Plan	Actual 2020-2025 Strategic Plan	Percent Complete of 5-year Goal	Expected PY 2021	Actual PY 2021	Percent Complete PY 2021
Admin.	Other – Admin. of CDBG & HOME	HOME: \$37,104 CDBG: \$235,940	Other	Other	0	0	0%	0	0	0%
Affordable Housing	Affordable Housing	HOME: \$1,596,151	TBRA/Rapid Rehousing	Households Assisted	200	100	50%	40	48	120%
			Rental units rehabilitated	Household Housing Unit	5	0	0%	1	0	0%
		CDBG: \$150,251	Homeowner Housing Rehabilitated	Household Housing Unit	215	27	12.5%	45	14	37%
Fair Housing	Affordable Housing Non-Homeless Special Needs	HOME: \$22,197	Public service activities other than Low/Moderate Income Housing Benefit	Households Assisted	150	43	29%	30	12	40%
Homeless	Homeless	General Fund: \$22,197	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	315	142	45%	63	72	114%
	Homeless County Case Mgt. & Homeless Prevention	CHSF: \$250,000 CAHF: \$225,697	Homelessness Prevention	Persons Assisted	300	222	74%	60	141	235%
Public Services	Non-Homeless Special Needs	CDBG: \$232,829 <i>Nonprofit agencies</i>	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7,045	2,176	31%	1,409	1,026	73%
	Non-Homeless Special Needs	General Funds: \$72,803	Public service activities Low/Moderate Income Housing Benefit	Households Assisted	250	261	104%	50	58	116%
Public Facility Impr.	Public Facilities	CDBG: \$642,000	Public Facility or infrastructure activities other than low/mod income housing benefit	Households Assisted	150	0	0%	0	0	0%

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

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

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

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

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

According to 2015-2019 CHAS data, 39.60% of the 44,670 Santa Clara households experience at least one of the four Housing Problems. Further, 17.55% of households have a housing cost burden greater than 30% but less than 50%, and 15.72% experience severe cost burden in which their housing expenses exceed 50% of their income. Taking into consideration those two data points, one third of all Santa Clara households have a housing cost burden greater than 30%.

The CDBG-funded **Neighborhood Conservation and Improvement Program (NCIP)** continued to see low interest coming out of the pandemic. To address the issue of slow declining interest in its loan-based homeowner rehabilitation program, the City has increased funding to Rebuilding Together Silicon Valley’s repair program. Further, the City will be allocating more funds to Capital Improvement Projects to city facilities and affordable housing rental housing.

The HOME-funded **Tenant Based Rental Assistance (TBRA) program** which also addresses the goal of Affordable Housing continues to be a strong program. TBRA assists households with deposit and rental subsidies (funded with HOME funds), along with case management services (funded with local funds). The TBRA program assisted 48 households comprised of 63 adults and 81 children were assisted.

Public Services: Several non-profit partners provide services to the City's low-income residents. Most agencies saw a slow start to the program year as pandemic restrictions loosened after the first part of the program year. Many of the agencies had to pivot and become creative in their programming to continue providing services.

The City also saw the phase out of its Emergency Rental Assistance Program (ERAP). The program began in June of 2020 to assist low-income renters with rent payments. CDBG-CV and regular CDBG funds were used to fund ERAP. During the 2021 Program Year, the City assisted 58 households before exhausting all its funding.

Homelessness: The City funds Next Door Solutions to Domestic Violence to provide services to those impacted by domestic violence. The agency assisted 72 persons during the program year. The City also uses local funds to provide funding to the County of Santa Clara's Office of Supportive Housing to administer case management services to 20 homeless households and provides Homeless Prevention services.

CDBG and local funds are also used to fund non-profit agencies such as The Bill Wilson Center, which focuses on homeless teens, families at risk of homelessness, and they are also one of two agencies that administer the City's TBRA program.

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. Due to eviction moratoriums, Project Sentinel's other services increased, but they were still able to assist 12 persons with fair housing related services.

Public Facilities: The City published a NOFA in April of 2022. The City will be funding two capital improvement projects for public facilities in the coming year, the results of which will be in future CAPERs.

CR-10 - Racial and Ethnic Composition of Families Assisted

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

	CDBG	CDBG-CV	HOME	LOCAL
White	484	22	43	127
Black or African American	67	4	7	27
Asian	176	8	3	29
American Indian/Alaska Native	11	0	1	6
Native Hawaiian or Other Pacific Islander	66	0	0	2
Asian & White	0	0	0	0
Black/African-American & White	6	0	3	0
American Indian/Alaska Native & White	86	0	0	0
Other Multi-Racial	144	24	3	36
Total	1040	58	60	227
Hispanic	201	25	33	83
Not Hispanic	839	33	27	144

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City's programs serve an ethnically diverse population of individuals and families. The services provided to Santa Clara residents align with the overall demographics of the city. 48.81% of beneficiaries identify as White (37.9% of the City's population identify as White). 15.60% of the beneficiaries identify as Asian (45.10% of the City's population identify as Asian). 14.95% of beneficiaries identify as "Other" (7.2% of the City's population identify as "Other"). Of all beneficiaries, 24.69% identified as Hispanic while 16.3% of the overall City population identifies as Hispanic. *Data derived from 2015-2019 CHAS Data.*

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	\$1,261,020	\$956,935.79
HOME	HOME Allocation and Program Income	\$1,589,000	\$1,474,654.28
CDBG-CV	CDBG CARES Act Funding	\$0	\$618,612.68
Gen. Fund	General Fund	\$95,000	\$95,000.00
Other	City Affordable Housing Fund	\$225,697	\$225,697.00
Other	Successor Housing Agency Program Income	\$250,000	\$250,000.00

Table 2 - Resources Made Available

Narrative

The City of Santa Clara used CDBG, CDBG-CV (CARES Act Funds), 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 2021 totaled \$1,261,020. \$394,796.66 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. \$289,288.42 was used for Public Services such as the City’s Emergency Rental Assistance Program (ERAP), youth services, and senior services which addressed the Goal Outcome Indicator of Public Services. Lastly, \$272,850.71 was used for General Admin.

HOME: HOME resources that were available in Program Year 2021 totaled \$1,589,000. \$1,368,204.40 was used for Tenant Based Rental Assistance Program Goal Outcome Indicator of Affordable Housing. \$106,449.88 was used for Fair Housing Services, and General Admin.

CDBG-CV (Cares Act Funds): No new CDBG-CV resources were made available for Program Year 2021; however, the remaining \$618,612.68 CDBG-CV funds from Program Year 2020 were disbursed in Program Year 2021. Goal Outcome Indicator addressed was Public Services.

GENERAL FUNDS: General Fund resources that were available in Program Year 2021 totaled \$95,000. \$68,803 was used for Tenant/Landlord Mediation, \$22,197 was used for services for Domestic Violence Survivors, and \$5,000 was used for United Way 211.

CITY AFFORDABLE HOUSING FUND (CAHF): CAHF resources that were available in Program Year 2021 totaled \$225,697 which was used for case management services for TBRA participants and the County’s homeless prevention program and intensive case management to address the ConPlan Goal Outcome Indicator of Homelessness through case management services for TBRA participants.

CITY HOUSING SUCCESSOR FUND (CHSF): CHSF resources that were available in Program Year 2021 totaled \$250,000. \$249,991.36 was used to address the ConPlan Goal Outcome Indicator of Homelessness through case management services for TBRA participants and the County's homeless prevention program and intensive case management.

Identify the geographic distribution and location of investments

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

Table 3 – Identify the geographic distribution and location of investments

Narrative

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

Leveraging:

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

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$7,395,666.36
2. Match contributed during current Federal fiscal year	\$124,822.32
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$7,520,488.68
4. Match liability for current Federal fiscal year	\$211,458.58
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$7,309,030

Table 4 – Fiscal Year Summary - HOME Match Report

The HOME Match Report shows the local match contribution of \$124,822.32. The City's required contribution was \$211,458.58. 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 in the past and those projects are still in the planning stages and/or construction phase. In this past fiscal year, no new public lands were used.

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	04/10/2022	0	\$49,822.83	0	0	0	0	\$49,822.83
#20 - BWC Jackson St.	04/10/2022	0	\$13,644.55	0	0	0	0	\$13,644.55
#21 - SC Senior Homes	04/10/2022		\$9,618.91	0	0	0	0	\$9,618.91
#210 - BWC Main St.	04/10/2022	0	\$7,115.75	0	0	0	0	\$7,115.75
#254 - De La Cruz	04/10/2022	0	\$11,411.90	0	0	0	0	\$11,411.90
#326 - Briarwood	04/10/2022	0	\$12,012.54	0	0	0	0	\$12,012.54
#639 - Cypress	04/10/2022	0	\$11,179.01	0	0	0	0	\$11,179.01
Shafer House	04/10/2022	0	\$10,016.84	0	0	0	0	\$10,016.84

Table 5 - 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 \$
\$421,406.17	\$220,773.57	\$356,379.16	\$1,368,204.40	\$285,800.58

Table 6 – 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	2					
Dollar Amount	\$1,458,894	0	0	0	0	0
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprise	Male			
Contracts						
Number	2	0	0			
Dollar Amount	\$1,458,894	0	0			
Sub-Contracts						
Number						
Dollar Amount						

Table 7 - 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 8 – 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 9 – 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	45	48
Number of Non-Homeless households to be provided affordable housing units	14	14
Number of Special-Needs households to be provided affordable housing units	0	0
Total	59	62

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	45	48
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	14	14
Number of households supported through Acquisition of Existing Units	0	0
Total	59	62

Table 11 – 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 45 households to be assisted through its TBRA program. The City assisted 48 households – exceeding its goal by 3 households. The TBRA program did not encounter any issues in meeting its goals as most of the clients in the program were continuing from the previous year.

Number of Non-Homeless households to be provided affordable housing units. The City anticipated assisting 14 households through its NCIP, Minor Repair (Rebuilding Together Silicon Valley) programs, and CHDO set-aside. The City met its goal; however, interest in homeowner rehabilitation was low to start the year due to COVID concerns.

The City continues to struggle to find a Community Housing Development Organizations (CHDO) to accept the HOME CHDO set-aside funding. Many non-profits state that there are too many requirements that come with the CHDO funds, and there is not enough funding to make the extra work worth the effort.

Discuss how these outcomes will impact future annual action plans.

The TBRA numbers will stay about the same, but the NCIP and Minor repair programs have been reassessed. Due to the drop in interest in these homeowner rehabilitation programs, the City shifted much of its new funding to capital improvement projects for city facilities and for affordable housing rental housing. The City has already amended its 2021/2022 annual action plan and has issued a NOFA to attract new capital projects.

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.

Income Levels	CDBG		HOME	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Extremely Low (<=30%)	9	0	0	46
Low (>30% and <=50%)	2	0	0	1
Mod (>50% and <=80%)	3	0	0	1
Total Low-Mod	14	0	0	48
Non Low-Mod (>80%)	0	0	0	0
Total Beneficiaries	14	0	0	48

Table 12 – 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. The majority of beneficiaries for housing related services are extremely low-income residents. Both programs focus on Extremely low and low-income populations. All renter data is from TBRA, 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 [Community Plan to End Homelessness](#), which serves as the roadmap for ending homelessness in the City of Santa Clara and across the county. The City conducted a Homelessness Taskforce and outreach process in summer/fall 2022 and intends to prepare a local homelessness response plan. In partnership with WeHope, the City began offering a weekly mobile shower and laundry service in spring 2022.

Addressing the emergency shelter and transitional housing needs of homeless persons

Interim Housing Solutions:

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

Domestic Violence Shelter: The City allocated \$22,197 of General Funds funding to Next Door Solutions for case management support services for residents of HomeSafe Santa Clara, an affordable transitional housing property for survivors of domestic violence, serving approximately 70 individuals.

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. Covenant House California opened a full-service Transitional Housing program for 30 youth, ages 18-24. In collaboration with Santa Clara County and CISCO as primary partners, the site at the 'Western Motel' was renovated to meet the needs of young people transitioning from homelessness to independence. Resources for Community Development and the County are renovating the "Bella Vista Inn" to create 64 units of interim housing.

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

Upcoming: The City will be receiving HOME-ARP funds in the future and is considering projects that will benefit homeless persons in need of emergency shelter and/or transitional housing.

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

Emergency Rental Assistance: The City's Emergency Rental Assistance Program (ERAP) closed at the end of Program Year 2021. 58 households were assisted in addition to over 200 households the prior Program Year 2020.

Tenant Based Rental Assistance: Approximately 45-50 households receive assistance annually at a cost of roughly \$900,000. Although the majority of TBRA participants come from the County's Coordinated Assessment Queue and are homeless prior to entering the program, there are some that fall under the category of being "at risk" of being homeless. The City does not have a specific program for assisting those discharged from publicly funded institutions and systems of care. The County of Santa Clara Office of Supportive Housing takes the lead to assist clients in this category and the City coordinates with the County to receive referrals to our TBRA program or our locally funded program that assists individuals that have a high use of police and/or hospital resources. Those exiting such facilities are assessed and placed into the County's Coordinated Assessment list based on their housing need.

Foster Care & Transition: The Bill Wilson Center, which specializes in young adults exiting the foster care system, is one of the administrators of the TBRA program. With this connection, they are able to refer some of their own clients to the TBRA program in order to prevent them from possibly becoming homeless as they exit the foster care system

In June 2020, Santa Clara City Council approved a \$250,000 two-year Agreement for the **Santa Clara County Permanent Supportive Housing Program** and one-time funding of \$150,000 for the **Homeless Prevention Program**. The County of Santa Clara provides case management on an ongoing basis for up to 20 homeless and chronically homeless individuals. Additionally, under the Agreement, the County provides housing subsidies at no additional cost to the City of Santa Clara. To further the goal of ending homelessness in Santa Clara, **County's Homeless Prevention Program** is a countywide initiative in which several jurisdictions participate to provide eligible households with emergency assistance such as rent, security deposits, food, work related transportation, medical assistance, and utilities assistance to prevent homelessness. Sixty-two Santa Clara residents were assisted in this program.

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

May 2021: Calabazas Community Affordable Apartments completed construction and began accepting applications May 24-June 7. The Calabazas Apartments provides 144 units of affordable housing including 80 units of supportive housing at 3311 Kifer Road.

June 2021: Closed financing on Agrihood by Core companies, a \$250 million mixed-use development on city-owned land, which includes 108 units at 30% AMI or lower. The project is under construction.

April 2022: In spring 2022, the City closed a loan with Freebird Development for \$6.5M to support the construction of 64 affordable housing units, 16 of which will be set aside for persons with developmental disabilities. The project is located at 2330 Monroe Street and is under construction.

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 afford they currently rent. 48 households received assistance through the TBRA program.

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

Actions taken to address the needs of public housing

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

Property Name	# PBVs	Description of Project
2275 Ellena Drive	1	Family project consisting of 4 two-bedroom units; 1 PBV
2287 Pasetta Drive	1	Family project consisting of 4 two-bedroom units; 1 PBV
Agrihood Senior Apartments	54	Under construction. Senior project consisting of 165 units. 109 of the units will be affordable, and of those 54 will be PBVs
Calabazas	80	Under construction family project consisting of 136 units. 80 PBVs will support the project, directed toward the homeless and those with special needs
Eklund Gardens I	10	Family project consisting of 10 2- bedroom units. PBV units are for families
Eklund Gardens II	6	Family project consisting of 6 3- bedroom units. PBV units are for families.
Monroe Street	8	New construction project consisting of 65 total units. 8 family units will be supported with PBVs
Homestead SROs	4	Senior project consisting of 4 SRO units. PBV units are for persons aged 60 years and over
Westwood Ambassador	10	10 PBV units for former Moderate Income. Rehab project.
Total	174	

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. SCCHA anticipates exhausting its prior waiting list and begin random drawing of applicants from the Interest List before the start of FY2022.

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. Update began in January 2018 and most community engagement has been completed. The Plan document is undergoing final review and is scheduled for Council consideration in the spring of 2023.

2023-2030 Housing Element Update. – Staff has begun work on the next 8-year cycle update to the City’s General Plan Housing Element in accordance with State Law. The Housing Element update must be complete by the end of 2022. The preliminary Regional Housing Needs Allocation (RHNA) for Santa Clara is approximately 12,000 units, including approximately 7,000 affordable units, a significant increase (3x) the City’s prior allocation. The City has hired a consultant and submitted a first draft to the state in August 2022.

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. **Outreach and Community Benefits Policy.** Per recent Council direction, staff is researching potential approaches to enhance public outreach activities, including potential use of consultants to facilitate outreach meetings, and mechanisms to incorporate the voluntary delivery of community benefits into the outreach process.

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. Staff began preparation of a Precise Plan for the Downtown in October 2019. The development of a Precise Plan will provide guidance for new mixed use development within a portion of the Downtown Precise Plan Focus Area (as identified in the General Plan) through policies, guidelines, and illustrations that implement the community vision and objectives for a vibrant, pedestrian-oriented destination Downtown. The planning process is anticipated to be completed in the Summer of 2023.

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

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

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 will advise on a local plan to address homelessness. The draft plan will be presented at public hearings in late 2022.

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. In August 2016, the CoC Board submitted a request to HUD of \$20.5 million to fund various non-profit agencies within Santa Clara County.

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

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

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

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

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

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

The City funds fair housing education, investigation, enforcement and outreach through our nonprofit partner Project Sentinel. Project Sentinel provides comprehensive fair housing services including investigation, counseling, referral and education, designed to reduce the incidence of illegal discrimination in housing. The agency assisted 31 individuals during the program year, and also ran the conducted landlord/tenant mediation assisting 330 households.

The City is currently working on updating the Housing Element which will analyze contributing factors housing challenges and will propose actions to Affirmatively Further Fair Housing. The Housing Element will also include data from Santa Clara County's regional Assessment of Fair Housing process.

CR-40 - Monitoring 91.220 and 91.230

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.

Capital Improvement expenditures slowed during the COVID crisis. The City has addressed the issue of expenditure requirements by shifting funds from its homeowner rehabilitation program to capital improvement projects through a NOFA in April of 2022. The City has policies and procedures in place to move forward with these 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 2021 CAPER was made available for public review and comment for at least a 15-day period, from September 8, 2022, through September 27, 2022. It was posted on the City website and available at the Housing and Community Services Division at 1500 Warburton Avenue, Santa Clara, and at the Santa Clara Central Library. An "e-blast" notification of the draft CAPER was sent to a variety of nonprofit agencies and public stakeholders.

Public Comment during public comment period:

Public Comment at the September 27, 2022 City Council Meeting:

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.

Capital Improvement expenditures slowed during the COVID crisis. The City has addressed the issue of expenditure requirements by shifting funds from its homeowner rehabilitation program to capital improvement projects through a NOFA in April of 2022. Four projects were chosen and construction is set to begin early 2023 on most of them

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

Not applicable.

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

Not applicable.

CR-50 - HOME 91.520(d)

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

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

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

Summary of HOME Rental Project Monitoring

Project Name	Year Built	Total Units	HOME Units	Compliance Status	Last Insp.	Next Insp.	Reason for non-insp.	Summary of Issues
Briarwood House	2001	5	5	Compliant	06/07/2022	2025	n/a	In Progress
BWC Commons	2007	28	27	In Progress	08/31/2022	2022	n/a	In Progress
BWC Main Street	2002	5	4	Compliant	09/15/2022	10/2022	n/a	In Progress
BWC Shafer	2002	5	5	Compliant	09/13/2022	10/2022	n/a	In Progress
BWC Teen Parent	1996	5	3	Compliant	09/15/2022	10/2022	n/a	In Progress
Chateau Apts.	1993	25	4	Compliant	08/29/2022	10/2022	n/a	In Progress
Cypress	2010	5	5	Compliant	8/30/2022	2025	n/a	In Progress
De La Cruz House	2001	4	4	Compliant	08/15/2022	10/2022	n/a	In Progress
Homesafe San Jose	2004	25	3	In Progress	06/27/2019	2022	Scheduling	In Progress
Homesafe (SC)	2002	25	16	In Progress	06/18/2019	2022	Scheduling	In Progress
Liberty Tower	1998	101	100	In Progress	08/29/2022	10/2022	n/a	In Progress
Maitri Transitional	2009	10	9	In Progress	7/25/2022	10/2022	n/a	In Progress
SC Senior Homes	1994	6	3	In Progress	12/13/2019	2022	Scheduling	In Progress
Sobrato Family Ctr.	2003	51	5	Compliant	08/09/2022	11/2022	n/a	In Progress
Stoney Pines Apts.	2001	23	2	Compliant	8/30/2022	2025	n/a	In Progress
Vista Drive Apts.	2004	24	1	In Progress	09/30/2022	11/2022	n/a	In Progress
Westwood Ambassador	1994	42	10	In Progress	06/28/2019	2022	Scheduling	In Progress

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

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

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

According to IDIS report PR09, the following receipts and draws occurred during the PY:

- Receipts: \$220,773.57 (from PY2021)
- Draws: \$334,301.83 (from 2020 PI)
\$ 22,077.33 (from 2021 PI)

Of the \$220,773.57 of PI receipted in PY2021, the City used \$22,077.33 for administrative purposes. The remaining PI received will be programmed in the following annual action plan. Program Income from prior years was used for the TBRA program which benefits homeless families or families at risk of becoming homeless with an income at or below 60% of Area Median Income (AMI). 46 of the 48 households had an income between 0-30% of AMI, 1 was between 31-50% of AMI, and 1 was between 51-60% of AMI.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

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. The new requirements include a combination of inclusionary requirements for residential projects and impact fees for smaller projects and nonresidential projects to provide a steady stream of affordable housing units and income to fund the provision of affordable housing projects across the City.

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

Project	ELI < 30% AMI	VLI 30 50% AMI	LI 50-80% AMI	Mod 80-120% AMI	Totals
90 N Winchester (Corre)	59	72	32	18	181
2330 Monroe Street (Freebird)	16	10	29	10	65
3575 De La Cruz (Habitat)	0	0	6	7	13
2094 Corvin (Abode Services)	80	64	0	1	145
3337 Kifer Rd. (Abode Services)	35	35	0	0	70
1601 Civic Center Dr. (Charities)	40	40	40	0	120
2233 Calle Del Mundo (St. Anton)	0	37	158	1	196
2310 Calle Del Mundo (Ensemble)	0	32	103	15	150
Totals	230	290	368	52	940