



## URBAN COUNTY OF SANTA CLARA

FISCAL YEAR 2024-2025

### DRAFT ANNUAL ACTION PLAN

Public Comment Period: April 5, 2024 – May 7, 2024



Prepared by the Office of Supportive Housing  
Housing and Community Development Division  
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## Executive Summary

### AP-05 Executive Summary - 91.200(c), 91.220(b)

#### 1. Introduction

The Santa Clara Urban County (Urban County) HUD Program Year 2024 Annual Action Plan (County FY24/25 Action Plan) contains the County's one-year plan to carry out housing and community development activities funded by Federal formula grant funds received from the U.S. Department of Housing and Urban Development (HUD). These funds are from the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs. This Action Plan covers the fifth of five program years covered by the Urban County's 2020-2025 Consolidated Plan approved by the Board of Supervisors on June 2, 2020.

The Housing and Community Development (HCD) Division of the Office of Supportive Housing (OSH) is the lead agency for the Consolidated Plan and submits the Annual Action Plan for the Urban County's CDBG program and for the HOME Consortium. The Urban County includes the unincorporated community within Santa Clara County, and the seven small jurisdictions: the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Morgan Hill, Monte Sereno, and Saratoga. The HOME Consortia consists of the cities of Cupertino, Gilroy, Palo Alto, and Urban County.

HUD requires entitlement jurisdictions to submit an annual Action Plan to report the distribution of federal entitlement grant funds over the Consolidated Plan's five-year period, identifying how funding allocations help meet the goals covered in the Consolidated Plan.

Funds available for the Urban County include a total of \$4,030,691 in combined CDBG and HOME funds. This includes \$1,482,102 in estimated CDBG entitlement funds, \$773,246 in CDBG prior year resources, \$400,000 in CDBG estimated program income, \$232,994 in prior year unprogrammed program income, \$1,010,327 in estimated HOME entitlement funds, and \$132,023 in FY23-24 HOME Program Income.

The Urban County's Action Plan covers the time period from July 1, 2024, to June 30, 2025 - HUD Program Year 2024. The Program Year 2024 Annual Action Plan (County's FY24/25 Action Plan) reports on the status of needs and outcomes the Urban County expects to achieve in the coming year. All of the activities mentioned in this Action Plan are based on current priorities. By addressing these priorities, the Urban County hopes to meet those objectives stated in the 2020-2025 Consolidated Plan. All the proposed projects and activities are intended to principally benefit residents of the Urban County who have extremely low, low, and moderate incomes, and populations that have special needs, such as the elderly, disabled, and homeless persons.

## **2. Summarize the objectives and outcomes identified in the Plan**

The Program Year 2024 Annual Action Plan (County FY 2024-2025 Action Plan) describes Urban County activities to:

- Provide Decent Housing,
- Create a Suitable Living Environment, and
- Create Economic Opportunities.

The goals presented in this plan are:

1. Increase affordable and supportive housing.
2. Promote Fair Housing Countywide.
3. Maintain and expand activities designated to prevent and reduce homelessness.
4. Preserve existing affordable housing.
5. Provide essential services for special needs populations.
6. Maintain, improve, and expand community facilities and spaces.
7. Strengthen employment and workforce opportunities

### **Contingency Plans**

The contingency plans are intended to notify the public now of the County's plan to program additional funding without having to go through a substantial amendment in the future. This approach will ensure a timely expenditure of CDBG funds and will result in a more streamlined program. The public will be able to provide input when the selected item is presented to the Board for consideration. In the event that the County receives unplanned program income, the following programs will be funded:

- Applications that come through the County's Supportive Housing Development Fund and Capital Improvement Program (CIP) for Emergency Shelters and Transitional Housing programs.

## **3. Evaluation of past performance**

The Urban County is responsible for ensuring compliance with all rules and regulations associated with the CDBG and HOME entitlement grant programs. The Urban County recognizes that the evaluation of past performance is critical to ensuring that its subrecipients are implementing activities effectively and that those activities align with the Urban County's overall strategies and goals. The Urban County made significant investments instrumental in advancing Urban County community development through the use of its CDBG and HOME entitlement grants. The variety of programs and activities the Urban County has funded with HUD block grant funds have been effective in addressing the greatest housing, community and economic development needs and the Urban County intends to continue these

programs and activities during the current program year. The Urban County has had great success in anti-poverty, fair housing, special needs assistance, and multi-family new construction.

#### **4. Summary of Citizen Participation Process and consultation process**

Public participation plays a central role in the development of the Annual Action Plan. A public notice was available on the County's website and published in the San Jose Mercury News on March 31, 2023, announcing the 30-day public comment period. The Plan is available electronically on the OSH's website ([www.sccgov.org/sites/osh](http://www.sccgov.org/sites/osh)), and the electronic version of the Annual Action Plan was sent to a distribution list throughout Santa Clara County. In addition, public comments were encouraged at the hearings listed in Section AP-12 of the Annual Action Plan, or could be submitted in writing to:

Office of Supportive Housing  
Housing and Community Development Division  
150 W. Tasman Dr.  
San Jose, CA 95134

#### **5. Summary of public comments**

[Public comments will be added here after the public comment period has ended.]

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

[Public comments will be added here after the public comment period has ended.]

#### **7. Summary**

Please see above.

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

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

**Table 1 – Responsible Agencies**

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	SANTA CLARA COUNTY	
CDBG Administrator	SANTA CLARA COUNTY	Office of Supportive Housing
HOPWA Administrator		
HOME Administrator	SANTA CLARA COUNTY	Office of Supportive Housing
HOPWA-C Administrator		

### Narrative

The Santa Clara Urban County, also known as the “Urban County,” includes the unincorporated communities within Santa Clara County, in addition to seven small jurisdictions: the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga. The Urban County in partnership with the Entitlement Jurisdictions within Santa Clara County that receive federal funding administered by the U.S. Department of Housing and Urban Development (HUD) is the lead agency for this joint funding allocation process. In 2015 the County entered into a HOME Consortia with the cities of Cupertino, Gilroy, and Palo Alto, and in 2020 and 2023, the HOME Consortium members renewed their participation in the HOME Consortia. By federal law, each jurisdiction is required to submit to HUD through the County Annual Action Plans and a listing of priorities and strategies for the use of federal funds.

### Consolidated Plan Public Contact Information

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

CDBG entitlement jurisdictions from throughout the County hold monthly meetings known as the CDBG/Housing Coordinators Group. The group used to meet quarterly and increased the frequency of meetings with the onset of the COVID-19 pandemic. The group plans to continue meeting on a monthly basis. The purpose of the meeting is to share information, best practices, new developments, housing policies and appropriations updates among the local grantee staff, as well as to offer a convenient forum for HUD to provide ad-hoc technical assistance related to federal grant management.

**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(l)).**

As mentioned above, since the beginning of the coronavirus pandemic, the CDBG Coordinators Group began meeting on a monthly basis to consult with other jurisdictions on the resources available to respond to and prepare for the coronavirus pandemic and its proposed use of federal funds for the upcoming program year. The CDBG/Housing Coordinators Group meetings provide a forum for jurisdictions to develop coordinated responses to regional housing challenges.

**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's 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 is committed to supporting and promoting a systems change approach to preventing and ending homelessness in the county.

In 2020, Destination: Home released a Community Plan to End Homelessness in Santa Clara County (the Plan), which outlines a roadmap for community-wide efforts to end homelessness in the County by 2025. The strategies and action steps included in the plan are grounded in evidence-based practices, lessons learned over the past five years, and input from more than 8,000 members of the community; including people with lived experience of homelessness, subject matter experts, key stakeholders, and community members. The Plan identifies strategies to address the needs of homeless persons in the County, including chronically homeless individuals and families, families with children, veterans, and

unaccompanied youth. Additionally, it also intended to address the needs of persons at risk of homelessness.

The 2020-2025 Community Plan to End Homelessness serves as a roadmap for ending homelessness in Santa Clara County and is organized around three main strategies:

1. Address the root causes of homelessness through system and policy change
2. Expand homelessness prevention and housing programs to meet the need
3. Improve quality of life for unsheltered individuals and create healthy neighborhoods for all

The plan includes the following targets to be achieved by 2025:

1. Achieve a 30% reduction in annual inflow of people becoming homeless
2. House 20,000 people through the supportive housing system
3. Expand the Homeless Prevention System and other early interventions to serve 2,500 people per year
4. Double the temporary housing and shelter capacity to reduce the number of people sleeping outside
5. Address the racial inequities present among unhoused people and families and track progress toward reducing disparities

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Urban County is not an ESG entitlement jurisdiction. The County of Santa Clara's Office of Supportive Housing is the HMIS Lead for the Santa Clara County Continuum of Care. The project meets and exceeds HUD's requirements for the implementation and compliance of HMIS Standards. The project has a rich array of service provider participation and is utilized to capture information and report on special programming, including the CoC's Coordinated Assessment System and UPLIFT, the CoC's free transit pass program. In 2015, the County assumed the role of HMIS Lead, and led the CoC through a change in software and system administration. Both software and system administration are now provided by Bitfocus, Inc. The County and Bitfocus work jointly to operate and oversee HMIS. Funding for HMIS in Santa Clara County comes from HUD, the County of Santa Clara, and the City of San Jose.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	CITY OF CAMPBELL
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD Staff consulted with the staff and elected officials for the participating jurisdictions and community stakeholders.
2	<b>Agency/Group/Organization</b>	City of Cupertino Community Development Department Housing Division
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD Staff consulted with the staff and elected officials for the participating jurisdictions and community stakeholders.
3	<b>Agency/Group/Organization</b>	City of Gilroy
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD Staff consulted with the staff and elected officials for the participating jurisdictions and community stakeholders.
4	<b>Agency/Group/Organization</b>	CITY OF LOS ALTOS
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD Staff consulted with the staff and elected officials for the participating jurisdictions and community stakeholders.
5	<b>Agency/Group/Organization</b>	City of Los Altos Hills, Department of Community Development
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD Staff consulted with the staff and elected officials for the participating jurisdictions and community stakeholders.
6	<b>Agency/Group/Organization</b>	TOWN OF LOS GATOS
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD Staff consulted with the staff and elected officials for the participating jurisdictions and community stakeholders.
7	<b>Agency/Group/Organization</b>	City of Monte Sereno - Community Development
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD Staff consulted with the staff and elected officials for the participating jurisdictions and community stakeholders.

8	<b>Agency/Group/Organization</b>	CITY OF MORGAN HILL
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD Staff consulted with the staff and elected officials for the participating jurisdictions and community stakeholders.
9	<b>Agency/Group/Organization</b>	City of Palo Alto
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD Staff consulted with the staff and elected officials for the participating jurisdictions and community stakeholders.
10	<b>Agency/Group/Organization</b>	CITY OF SARATOGA
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD Staff consulted with the staff and elected officials for the participating jurisdictions and community stakeholders.

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

Not Applicable.

## Other local/regional/state/federal planning efforts considered when preparing the Plan

**Table 3 – Other local / regional / federal planning efforts**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Regional 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's goal to support activities to prevent and end homelessness.
2020 Annual Sustainability Report	County of Santa Clara Office of Sustainability	The Sustainability report outlines goals that include fostering healthy communities, creating an equitable and inclusive county that provides safety net services and is focused on reducing homelessness.
Community Plan to End Homelessness 2020-2025	Destination: Home	The Community Plan also outlines strategies that address homelessness and homelessness prevention.
County of Santa Clara Housing Element	County of Santa Clara Planning Department	The Housing Element serves as a policy guide to help the County meet its existing and future housing needs. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing.
Race and Homelessness in Santa Clara County, Calif	Destination: Home & Supporting Partnerships for Anti-Racist Communities	The report outlines strategies to help the community improve and expand services for homeless men, women, and children who are disproportionately people of color. The report outline strategies to ensure that supportive services do not exacerbate or perpetuate the racial and social disparities in our community.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

It is the intent of the Urban County to provide for and encourage citizen participation, with particular emphasis on participation by lower income persons who are beneficiaries of or impacted by entitlement- funded activities.

The Urban County adopted the Citizen Participation Plan on May 23, 2020, that sets forth the Urban County's policies and procedures for citizen participation in the planning, execution, and evaluation of the Consolidated Plan, Action Plans, and CAPER. This Plan provides guidelines for the Urban County to provide and encourage public participation by residents, community stakeholders, and grant beneficiaries in the process of drafting, implementing, and evaluating the Consolidated Plan and related documents.

The Housing and Community Development Advisory Committee (HCDAC) met on April 5, 2024 to review the FY 2024-2025 CDBG/HOME funding recommendations and funding category contingency plans. The HCDAC's recommendations have been forwarded to the Board of Supervisors at a Public Hearing on May 7, 2024. The Board of Supervisors will review the CDBG/HOME FY 2024-2025 funding recommendations which form the basis of the Annual Action Plan.

<b><u>HCDAC</u></b> FY 2024-2025 Funding Recommendations	<b><u>April 5, 2024</u></b> In-person and virtual teleconference meeting County Government Center 70 W. Hedding Street San Jose CA 95110
<b><u>Board of Supervisors</u></b> Public Hearing FY 2024-2025 Funding Recommendations and Annual Action Plan	<b><u>May 7, 2024</u></b> In-person and virtual teleconference meeting County Government Center 70 W. Hedding Street San Jose CA 95110

## Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Sort	Mode of Outreach	Target of Outreach
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community
<b>Summary of Response/Attendance</b>	Notice of Public Hearing and Public Comment Period on the FY25 Draft Action Plan was published in El Observador (Spanish) Weekly Newspaper on March 29, 2024	
<b>Summary of Comments Received</b>	TBD	
<b>Summary of comments not accepted and reasons</b>	N/A	
<b>URL if applicable:</b>	N/A	

Sort	Mode of Outreach	Target of Outreach
2	Newspaper Ad	Non-targeted/broad community
<b>Summary of response/attendance</b>	Notice of Public Hearing and Public Comment Period on the FY25 Draft Action Plan was published in the San Jose Mercury News (English) on April 2, 2024	
<b>Summary of Comments Received</b>	TBD	
<b>Summary of comments not accepted and reasons</b>	N/A	
<b>URL if applicable:</b>	N/A	

Sort	Mode of Outreach	Target of Outreach
3	Other	Non-targeted/broad community
<b>Summary of response/attendance</b>	Draft Action Plan was posted at: Urban County Program - Office of Supportive Housing - County of Santa Clara (sccgov.org) on April 5, 2024.	
<b>Summary of Comments Received</b>	N/A	
<b>Summary of comments not accepted and reasons</b>	N/A	
<b>URL if applicable:</b>	<a href="https://osh.sccgov.org/housing-community-development/urban-county-program">https://osh.sccgov.org/housing-community-development/urban-county-program</a>	

Sort	Mode of Outreach	Target of Outreach
4	Internet outreach	Non-targeted/broad community
<b>Summary of response/attendance</b>	Notice of Public Meeting, Public Hearing and Public Comment Period on the Draft AAP was emailed to current and past non-profit organizations, sub recipients, regional CDBG and Housing coordinators, developers, and other stakeholders.	
<b>Summary of Comments Received</b>	TBD	
<b>Summary of comments not accepted and reasons</b>	N/A	
<b>URL if applicable:</b>	N/A	

Sort	Mode of Outreach	Target of Outreach
5	Public Meeting	Non-targeted/broad community
<b>Summary of response/attendance</b>	The HCDAC met on April 5, 2024, approved the CDBG/HOME FY24/25 Funding Recommendations and funding category Contingency Plans. Attendees include:	
<b>Summary of Comments Received</b>	The following people provided information relating to the services provided by their respective agencies, purposes for their funding requests, and use of grant funds for their programs: Sarah Fields with LifeMoves, Geogria Bacil with Senior Adults Legal Assistance, Toni Ensunsa with Live Oak Adult Day Services	
<b>Summary of comments not accepted and reasons</b>	N/A	
<b>URL if applicable:</b>	N/A	

Sort	Mode of Outreach	Target of Outreach
6	Public Hearing	Non-targeted/broad community
<b>Summary of response/attendance</b>	The County of Santa Clara Board of Supervisors met on May 7, 2024, to consider and approved Fiscal Year 2024-2025 Annual Action Plan for Community Development Block Grant and HOME.	
<b>Summary of Comments Received</b>	N/A	
<b>Summary of comments not accepted and reasons</b>	N/A	
<b>URL if applicable:</b>	N/A	

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The total CDBG funding available to allocate in PY24 is \$2,888,341 which includes \$1,482,102 in CDBG entitlement funds, \$400,000 in estimated program income, \$232,993 of prior year unprogrammed program income, and \$773,246 in prior years resources. The total HOME funding available to allocate in PY24 is \$1,142,350, which includes \$1,010,327 in the HOME allocation and \$132,023 in program income.

## Anticipated Resources

Table 2 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,482,102	632,994	773,246	2,888,341	0	CDBG funds will be used for the creation and/or preservation of affordable units for LMI households and for public services that benefit LMI and special needs households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,010,327	132,023	0	1,142,350	0	This program is designed to create and preserve affordable housing for extremely low and low income households, as well as create designated units for special needs populations.

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

#### ***Entitlement Funds***

Leverage, in the context of entitlement funding, means bringing other local, state, and federal financial resources to maximize the reach and impact of the Urban County's HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to

demonstrate that efforts are being made to strategically leverage additional funds to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. The County has a variety of local funding sources that are used in conjunction with the federal funds. This includes, but is not limited to, Affordable Housing Funds and Stanford Affordable Housing Funds.

### ***Match Requirements***

A 25 percent match is required for HOME funds. The match can be cash, the value of foregone interest, fees or charges, appraised value of land or real property, tax-exempt mortgage revenue bond funds, general funds, or leftover rental rehab funds. The match cannot come from federal funds (including CDBG, HOME, ESG), and the match must be available at the time the nonprofit requests reimbursement under its contract with the Urban County. The majority of the Annual Action Plan activities carried out by the Urban County involve the leveraging of a variety of resources.

### ***Other Federal Grant Programs***

In addition to the entitlement dollars listed above, the federal government has several other funding programs for community development and affordable housing activities. These include: The Housing Choice Voucher Program, Section 202, Section 811, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. It should be noted that in most cases the Urban County would not be the applicant for these funding sources as many of these programs offer assistance to affordable housing developers rather than local jurisdictions.

Additionally, the Low-Income Housing Tax Credit (LIHTC) provides a tax incentive to construct or rehabilitate affordable rental housing for low-income households. The LIHTC subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants.

It should be noted that in most cases the Urban County would not be the applicant for these funding sources as many of these programs offer financial assistance to affordable housing developers rather than local jurisdictions.

**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 County has been taking an active role in promoting the development of affordable and supportive housing on publicly owned land. One of the goals identified in the Consolidated Plan is to increase affordable and supportive housing. In June 2020, the Board of Supervisors approved five strategies to accelerate the production of affordable housing. The County issued Request for Offers to select housing developers and is actively working on the development of affordable housing in the following publicly-owned sites: East Santa Clara Street Site in San Jose, 1510-1540 Parkmoor Avenue in San Jose, 525 Charleston Road in Palo Alto, and 330 Distel Circle in Los Altos. The latter three properties have obtained all necessary financing and are now under construction.

**Discussion**

Please see discussion above.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Table 3 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase affordable and supportive housing.	2020	2025	Affordable Housing		Affordable Housing	HOME: \$1,041,317	Rental units rehabilitated: 20 Household Housing Unit
2	Promote Fair Housing County-wide.	2020	2025	Non-Housing Community Development		Fair Housing	CDBG: \$115,110	Public service activities other than Low/Moderate Income Housing Benefit: 141 Persons Assisted
3	Prevent and Reduce Homelessness.	2020	2025	Non-Homeless Special Needs Non-Housing Community Development		Vital services and homelessness prevention	CDBG: \$80,797	Public service activities other than Low/Moderate Income Housing Benefit: 463 Persons Assisted
4	Preserve existing affordable housing.	2020	2025	Non-Housing Community Development		Affordable Housing	CDBG: \$400,000	Direct Financial Assistance to Homebuyers: 45 Households Assisted
5	Essential services for special needs populations.	2020	2025	Affordable Housing		Assist special needs populations	CDBG: \$92,079	Public service activities other than Low/Moderate Income Housing Benefit: 1475 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Maintain, improve and expand community facilities	2020	2025	Non-Housing Community Development		Improvements to community facilities and infrastructure	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1400 Persons Assisted

### Goal Descriptions

1	Goal Name	Increase affordable and supportive housing.
	Goal Description	Assist in the creation and preservation of affordable housing opportunities for low income and special needs households.
2	Goal Name	Promote Fair Housing County-wide.
	Goal Description	Promote fair housing choice.
3	Goal Name	Prevent and Reduce Homelessness.
	Goal Description	Support activities to end homelessness.
4	Goal Name	Preserve existing affordable housing.
	Goal Description	

5	Goal Name	Essential services for special needs populations.
	Goal Description	Support activities that provide community services to low income and special needs households.
6	Goal Name	Maintain, improve, and expand community facilities
	Goal Description	Support activities that strengthen neighborhoods.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The Consolidated Plan goals below represent high priority needs for the Urban County and serve as the basis for the strategic actions the Urban County will use to meet these needs. The goals are as follows:

1. Assist in the creation and preservation of affordable housing opportunities for low income and special needs households.
2. Support activities to end homelessness.
3. Support activities that provide community services to low income and special needs households.
4. Support activities that strengthen neighborhoods.
5. Promote fair housing choice.

**Table 4 – Project Information**

#	Project Name
1	Catholic Charities - Ombudsman Program
2	Boys and Girls Club - El Toro Youth Center
3	LifeMoves - Opportunity Services Center
4	Community Solutions - La Isla Pacifica
5	Family Supportive Housing - SJ Family Shelter
6	Live Oak Adult Day Services - Day Care in Los Gatos and Morgan Hill
7	Project Sentinel - Fair Housing Consortium
8	Next Door Solutions - Domestic Violence Shelter
9	Project Sentinel -Tenant-Landlord & Mortgage Services
10	Senior Adults Legal Assistance (SALA)
11	Silicon Valley Independent Living Center (SVILC) - Housing Persons with Disabilities
12	West Valley Community Center - CARE
13	YWCA - Domestic Violence Services and Shelter
14	Sacred Heart-Homeless Prevention Program
15	Project Sentinel - Fair Housing Consortium (Admin)
16	CDBG Planning and Admin
17	HOME Admin
18	Upgrades to the Multifunctional Space: Morgan Hill
19	Acquisition, Emergency Shelter and Transitional Housing Rehabilitation, and Public Service Facility
20	Housing Development
21	Rebuilding Together (RTSV) Home Repair/Maintenance

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

The allocation of federal funds is based on the needs and priorities identified in the 2020–25 ConPlan. The County prioritizes allocations to projects that serve the lowest income households, from 0-80% of the area median income. The Annual Action Plan was developed based on the goals and strategies of the 5-year Consolidated Plan. The following priorities were identified during the outreach process for the Consolidated Plan:

- To prevent and reduce homelessness. Several nonprofit facilities serving the homeless and at-risk homeless population are funded to connect homeless persons to permanent housing and independent living and shorten the period of time that individuals experience homelessness. Additionally, a few service providers are funded to provide shelter and supportive services to low- and very-low-income persons and their minor children who are homeless because of domestic violence.
- Need to preserve existing affordable housing. The County has provided CDBG funds to Rebuilding Together of Silicon Valley to provide critical repairs to extremely low-, low-, and moderate-income homeowners to maintain housing stability and preserve affordable housing stock.
- Fair housing promotion is needed, County-wide. To support fair and equal access to housing, the county provided CDBG funds to Project Sentinel. Project Sentinel will provide information, referrals, and fair housing assistance to county residents through the three CDBG-funded contracts, as well as community outreach, education, and case investigation.
- To ensure that essential services for populations with special needs are provided. The County has funded non-profits to provide peer-based housing search information and assistance and other supportive independent living skills training for low-income persons with disabilities to be able to locate affordable housing and/or increase personal independence and self-sufficiency.
- Public improvement projects are funded to maintain, improve, and expand community facilities.

### ***Contingency Plans***

In the event the County receives additional program income, other than the estimated \$400,000, the Office of Supportive Housing will fund multifamily housing, emergency shelter and transitional housing acquisition. Applications for funding will be drawn from two ongoing Countywide Notice of Funding Availabilities: The Supportive Housing Development Loan and Program and the Capital Improvement Program for Emergency Shelters and Transitional Housing. The contingency plan is intended to notify the public now of the County's plan to program additional funding without having to go through a substantial amendment in the future. This approach will ensure a timely expenditure of CDBG funds and will result in a more streamlined program. The public will be able to provide input when the selected item is presented to the Board for consideration.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Catholic Charities - Ombudsman Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Essential services for special needs populations.
	<b>Needs Addressed</b>	Assist special needs populations
	<b>Funding</b>	CDBG: \$10,818.87
	<b>Description</b>	The project will provide Ombudsman to low-income seniors in long-term care facilities. The Ombudsman will work to resolve problems of the client and implement changes to improve the care for the client. Eligible Activity (Matrix Code): 05A; Recipient Type: LMC; CDBG National Objective: 570.208(a)(2)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Long Term Care (LTC) Ombudsmen program will serve 1,072 seniors through regular visits to long-term care facilities in the cities of Los Altos, Los Gatos, Morgan Hill, Saratoga, and unincorporated areas such as San Martin.
	<b>Location Description</b>	Within the Urban County jurisdictions.
	<b>Planned Activities</b>	Site visits to various Senior Care Facilities and to provide case management for those clients with open cases.
2	<b>Project Name</b>	Boys and Girls Club - El Toro Youth Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Essential services for special needs populations.
	<b>Needs Addressed</b>	Assist special needs populations
	<b>Funding</b>	CDBG: \$10,818.87
	<b>Description</b>	At-risk youth from low-income households will be provided accessible out of school enrichment programs, assistance and mentorship at no or low cost. Eligible Activity (Matrix Code): 05D; Recipient Type: LMC; CDBG National Objective: 570.208(a)(2)
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	107 at-risk youth.
	<b>Location Description</b>	The project will provide at-risk Morgan Hill youth ages 6-18 with accessibility to out-of-school enrichment programs, assistance, and mentorship.
	<b>Planned Activities</b>	Activities include enrichment, assistance with school curriculum, and mentorship programs for at-risk youth.
<b>3</b>	<b>Project Name</b>	LifeMoves - Opportunity Services Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent and Reduce Homelessness.
	<b>Needs Addressed</b>	Vital services and homelessness prevention
	<b>Funding</b>	CDBG: \$10,068.04
	<b>Description</b>	Case management services to secure housing at the Opportunity Services Center which serves unsheltered homeless individuals and families in Santa Clara County will be provided. The main objective of this activity is to provide households at risk of eviction and/or homelessness access to critically-needed services that create opportunities to return to stable housing and achieved long term self-sufficiency. Eligible Activity (Matrix Code): 05X; Recipient Type: LMC; CDBG National Objective: 570.208(a)(2)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 low-income families at risk of eviction and /or homeless will benefit from these activities.
	<b>Location Description</b>	Services are provided for homeless individuals from the Urban County at the Opportunity Services Center, 181 Constitution Drive in Palo Alto.
	<b>Planned Activities</b>	Activities include access to critically-needed services that create opportunities to return to stable housing and achieved long term self-sufficiency to households at risk of eviction and/or homelessness.
<b>4</b>	<b>Project Name</b>	Community Solutions - La Isla Pacifica
	<b>Target Area</b>	

	<b>Goals Supported</b>	Prevent and Reduce Homelessness.
	<b>Needs Addressed</b>	Vital services and homelessness prevention
	<b>Funding</b>	CDBG: \$19,631.90
	<b>Description</b>	To provide shelter and supportive services to extremely low-income adults plus their minor children. Eligible Activity (Matrix Code): 05G; Recipient Type: LMC; CDBG National Objective: 570.208(a)(2)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	18 Low-income homeless adults with children.
	<b>Location Description</b>	Morgan Hill
	<b>Planned Activities</b>	Shelter and support services.
5	<b>Project Name</b>	Family Supportive Housing - SJ Family Shelter
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent and Reduce Homelessness.
	<b>Needs Addressed</b>	Vital services and homelessness prevention
	<b>Funding</b>	CDBG: \$10,818.88
	<b>Description</b>	This project will provide 90 days of temporary housing to homeless families with children. Eligible Activity (Matrix Code): 03T; Recipient Type: LMC; CDBG National Objective: 570.208(a)(2)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	24 homeless families with children.
	<b>Location Description</b>	Services are provided for Urban County residents at the San Jose Family Shelter, 692 N. King Road, San Jose.
6	<b>Planned Activities</b>	Shelter and supportive services at the San Jose Family Shelter.
	<b>Project Name</b>	Live Oak Adult Day Services - Day Care in Los Gatos and Morgan Hill
	<b>Target Area</b>	
	<b>Goals Supported</b>	Essential services for special needs populations.
	<b>Needs Addressed</b>	Assist special needs populations

	<b>Funding</b>	CDBG: \$18,512.57
	<b>Description</b>	Adult Day Care for low to moderate-income seniors. Eligible Activity (Matrix Code): 05A; Recipient Type: LMC; CDBG National Objective: 570.208(a)(2)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	26 very low-and low-income seniors.
	<b>Location Description</b>	Los Gatos and Morgan Hill
	<b>Planned Activities</b>	Day Care facility which will provide client intake and assessment, socialization and recreation, physical stimulation.
<b>7</b>	<b>Project Name</b>	Project Sentinel - Fair Housing Consortium
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote Fair Housing County-wide.
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$25,564.69
	<b>Description</b>	Fair Housing assistance for individuals and families. Eligible Activity (Matrix Code): 05J; Recipient Type: LMC; CDBG National Objective: 570.208(a)(2)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	67 persons with disabilities will benefit from the proposed activity.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Provide educational presentations, outreach, and brochures at a variety of venues to help stop homelessness. Provide information and referral services to and investigate cases of alleged discrimination.
<b>8</b>	<b>Project Name</b>	Next Door Solutions - Domestic Violence Shelter
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent and Reduce Homelessness.
	<b>Needs Addressed</b>	Vital services and homelessness prevention

	<b>Funding</b>	CDBG: \$10,818.87
	<b>Description</b>	Shelter and supportive services to victims of domestic violence. Eligible Activity (Matrix Code): 05G; Recipient Type: LMC; CDBG National Objective: 570.208(a)(2)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	241 victims of domestic violence will benefit from the proposed activity.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Emergency shelter and supportive services. 24-hour domestic hotline, housing services, crisis counseling, legal, and self-sufficiency services.
<b>9</b>	<b>Project Name</b>	Project Sentinel -Tenant-Landlord & Mortgage Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote Fair Housing County-wide.
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$27,123.28
	<b>Description</b>	To preserve and improve housing opportunity for low to moderate income renters and homeowners. Eligible Activity (Matrix Code): 05K; Recipient Type: LMC; CDBG National Objective: 570.208(a)(2)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	74 Low-income individuals and/or families will benefit from the proposed activities.
	<b>Location Description</b>	Urban County Areas
	<b>Planned Activities</b>	Information and client referral services on housing issues. Rental dispute resolution. Counseling and conciliation.
<b>10</b>	<b>Project Name</b>	Senior Adults Legal Assistance (SALA)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Essential services for special needs populations.
	<b>Needs Addressed</b>	Assist special needs populations
	<b>Funding</b>	CDBG: \$30,291.23

	<b>Description</b>	Legal Assistance for low-income seniors, aged 62 or above, in the cities of Campbell, Los Gatos, Morgan Hill, and Saratoga. Eligible Activity (Matrix Code): 05A; Recipient Type: LMC; CDBG National Objective: 570.208(a)(2)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	62 Low-income seniors aged 62 or older will benefit from the proposed activities.
	<b>Location Description</b>	Campbell, Los Gatos, Morgan Hill, & Saratoga.
	<b>Planned Activities</b>	SALA will provide free Legal Services to clients ages 62 or older from Campbell, Morgan Hill, Saratoga, or Los Gatos primarily by phone until on-site services are reinstated at Campbell Adult Center, Morgan Hill Centennial Recreation Center, Saratoga Senior Center, and Los Gatos Recreation Center.
<b>11</b>	<b>Project Name</b>	Silicon Valley Independent Living Center (SVILC) - Housing Persons with Disabilities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Essential services for special needs populations.
	<b>Needs Addressed</b>	Assist special needs populations
	<b>Funding</b>	CDBG: \$10,818.87
	<b>Description</b>	Housing Program for persons with disabilities. Eligible Activity (Matrix Code): 05B; Recipient Type: LMC; CDBG National Objective: 570.208(a)(2)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	120 Low-income individuals or families with disabilities will benefit from these activities.
	<b>Location Description</b>	Within the Urban County Jurisdictions.
	<b>Planned Activities</b>	Assist low-income residents with disabilities in their search for affordable and accessible housing. Provide education and training workshops on how to conduct a housing search to transition from homelessness, from a health care facility, unstable or temporary housing.

12	<b>Project Name</b>	West Valley Community Center - CARE
	<b>Target Area</b>	
	<b>Goals Supported</b>	Essential services for special needs populations.
	<b>Needs Addressed</b>	Assist special needs populations
	<b>Funding</b>	CDBG: \$10,818.87
	<b>Description</b>	The primary focus of this activity is to secure permanent housing or housing solutions for individuals and families facing homelessness and to link clients to various community resources and assist clients in developing an Individual Program Plan based on self-sufficiency matrix. Eligible Activity (Matrix Code): 05X; Recipient Type: LMC; CDBG National Objective: 570.208(a)(2)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	86 Low-income individuals or families will benefit from these activities.
	<b>Location Description</b>	Within the Urban County Jurisdictions.
	<b>Planned Activities</b>	Provide intensive case management and education to each client.
13	<b>Project Name</b>	YWCA - Domestic Violence Services and Shelter
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent and Reduce Homelessness.
	<b>Needs Addressed</b>	Vital services and homelessness prevention
	<b>Funding</b>	CDBG: \$10,818.87
	<b>Description</b>	Shelter for victims of domestic violence. Eligible Activity (Matrix Code): 05G; Recipient Type: LMC; CDBG National Objective: 570.208(a)(2)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	42 victims of domestic violence will benefit from these activities.
	<b>Location Description</b>	Within the Urban County Jurisdictions.
	<b>Planned Activities</b>	Activities include emergency shelter, basic needs, including food and clothing, case management, and safety.

14	<b>Project Name</b>	Sacred Heart-Homeless Prevention Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent and Reduce Homelessness.
	<b>Needs Addressed</b>	Vital services and homelessness prevention
	<b>Funding</b>	CDBG: \$18,640.28
	<b>Description</b>	The service provider will provide 1:1 case management service to secure housing to Santa Clara Urban County households at risk of eviction and/or homelessness. The primary purpose of the program is to improve housing stability for households at risk of or experiencing homelessness. Eligible Activity (Matrix Code): 05X; Recipient Type: LMC; CDBG National Objective: 570.208(a)(2)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	104 low-income households at risk of eviction and/or homeless.
	<b>Location Description</b>	Within the Urban County Jurisdictions.
	<b>Planned Activities</b>	Activities include housing and referral services.
15	<b>Project Name</b>	Project Sentinel - Fair Housing Consortium (Admin)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote Fair Housing County-wide.
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$62,421.70
	<b>Description</b>	Fair Housing Services funded from CDBG Admin. Eligible Activity (Matrix Code): 21D; Recipient Type: LMC; CDBG National Objective: 570.208(a)(2)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	(See PS-25-07)
	<b>Location Description</b>	Within the Urban County jurisdictions.

	<b>Planned Activities</b>	Activities include consultation, investigation, educational workshops to landlords and tenants, technical assistance and housing right brochures to landlords and rental property owners.
<b>16</b>	<b>Project Name</b>	CDBG Planning and Admin
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase affordable and supportive housing. Promote Fair Housing County-wide. Prevent and Reduce Homelessness. Preserve existing affordable housing. Essential services for special needs populations. Maintain, improve and expand community facilities
	<b>Needs Addressed</b>	Affordable Housing Vital services and homelessness prevention Assist individuals in transition from homelessness Increase Family Income Assist special needs populations Employment and workforce opportunities Improvements to community facilities and infrastructure Fair Housing
	<b>Funding</b>	CDBG: \$313,999
	<b>Description</b>	CDBG 20% Admin Fee. Personnel costs related to the administrative costs of administering the Urban County CDBG Program. Eligible Activity (Matrix Code): 21A; CDBG National Objective: 570.206 (a)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Activity is for the costs of administering the CDBG program administration.
<b>17</b>	<b>Project Name</b>	HOME Admin
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	

	<b>Funding</b>	HOME: \$101,033
	<b>Description</b>	HOME 10% Admin Fee. Personnel costs related to the administrative costs of administering the Urban County HOME program. Eligible Activity (Matrix Code): 21H; CDBG National Objective: 570.206(i)(2)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Activities related to the costs of administering the HOME program.
	<b>Planned Activities</b>	Activities related to the costs of administering the HOME program.
<b>18</b>	<b>Project Name</b>	Upgrades to the Multifunctional Space: Morgan Hill All Inclusive Playground
	<b>Target Area</b>	
	<b>Goals Supported</b>	Maintain, improve, and expand community facilities
	<b>Needs Addressed</b>	Improvements to community facilities and infrastructure
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	Upgrades to the Multifunctional Space. Eligible Activity (Matrix Code): 03E; Recipient Type: LMC; CDBG National Objective: 570.201(c)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 1,450 residents of Morgan Hill will benefit from the proposed activity.
	<b>Location Description</b>	171 West Edmundson Ave, Morgan Hill, CA 95037
	<b>Planned Activities</b>	Construct a shade structure over the City's Morgan Hill Magical Bridge All Inclusive Playground. The playground is a free public gathering place for families and individuals of all ages, abilities, and socioeconomics.
<b>19</b>	<b>Project Name</b>	Acquisition, Emergency Shelter and Transitional Housing Rehabilitation, and Public Service Facility Improvement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase affordable and supportive housing. Maintain, improve, and expand community facilities

	<b>Needs Addressed</b>	Affordable Housing Improvements to community facilities and infrastructure
	<b>Funding</b>	CDBG: \$1,586,357
	<b>Description</b>	<p>Funding for the acquisition and/or rehabilitation of multifamily housing, emergency shelters, and transitional housing facilities serving low and very-low-income individuals, families, and the homeless. Countywide. Applicants will be drawn from the County's Supportive Housing Development Loan Program Notice of Funding Availability and future Capital Improvement Program (CIP) Notice of Funding Availability. Should the County receive unplanned program income, the funding will be placed into this category. A substantial amendment to the FY25 AAP will be submitted after the project(s) are identified and in the event of additional program income. Detailed information related to project location; number of households to be served; and income levels will be provided at the time of the substantial amendment. Eligible Activity (Matrix Code): 01; Recipient Type: LMH; CDBG National Objective: 570.201(e)</p> <p>Additionally, under this category, funding will be provided for the rehabilitation of existing community service centers. Eligible Activity (Matrix Code): 17C; Recipient Type: LMC; CDBG National Objective: 570.208(a)(1)(i)</p>
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1-2 facilities will be rehabilitated which serve low and very-low-income individuals, families, and the homeless.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Acquisition and/or rehabilitation of multifamily housing, emergency shelters, transitional household housing units, and rehabilitation of existing service centers
<b>20</b>	<b>Project Name</b>	Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase affordable and supportive housing.
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$ \$1,041,317

	<b>Description</b>	Housing Development Projects including Acquisition, Acquisition with Rehab, or other eligible project proposals which will assist in creating units for very low and low-income households.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 very low- and low-income households.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	New Construction of multi-family rental units.
<b>21</b>	<b>Project Name</b>	Rebuilding Together (RTSV) Home Repair/Maintenance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Preserve existing affordable housing.
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$400,000
	<b>Description</b>	Preserve and maintain affordable housing and provide a safe living environment for very-low, Low- and moderate-income, households of single-family, owner-occupied, housing units through rehabilitation, repair, or maintenance. Eligible Activity (Matrix Code): 14A; Recipient Type: LMH; CDBG National Objective: 570.202(a)(1)
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45 low-income, owner-occupied, housing units will be repaired.
	<b>Location Description</b>	Within Urban County jurisdictions.
	<b>Planned Activities</b>	Minor Home Repair and Maintenance Activities.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

The Consolidated Plan allocates federal entitlement dollars according to Low to Moderate Income (LMI) census tracts without target areas.

The Urban County allocates CDBG and HOME funds for services and programs that serve LMI residents in the unincorporated areas of the County and in the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga. The Urban County does not have any designated Neighborhood Stabilization Program (NSP) or blighted areas.

### **Geographic Distribution**

**Table 4 - Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100

### **Rationale for the priorities for allocating investments geographically**

Not applicable. The Urban County has not established specific target areas to focus the investment of entitlement funds.

### **Discussion**

Please see discussion above.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

Although entitlement dollars are limited, the Urban County does anticipate expending a significant portion of its CDBG and HOME funds on the preservation and development of affordable housing. A detailed discussion of how HUD entitlements will be used to support affordable housing needs within the Urban County is provided in AP-20, with the number of households to be assisted itemized by goal.

**Table 5 - One Year Goals for Affordable Housing by Support Requirement**

<b>One-Year Goals for the Number of Households to be Supported</b>	
Homeless	20
Non-Homeless	52
Special-Needs	0
Total	72

**Table 6 - One Year Goals for Affordable Housing by Support Type**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	20
Rehab of Existing Units	45
Acquisition of Existing Units	0
Total	65

#### Discussion

Please see discussion above.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

In 2008, the Santa Clara County Housing Authority (SCCHA) entered into a ten-year agreement with HUD to become a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance. SCCHA is currently in the process of updating its Strategic Plan. The updated plan will promote informed decision-making about how to achieve overall objectives in support of the agency's mission. Until the update is completed the SCCHA will continue to utilize its current MTW Strategic Plan.

Additionally, SCCHA has used Low-Income Housing Tax Credit financing to transform and rehabilitate 535 units of public housing into SCCHA-controlled properties. The agency is an active developer of affordable housing and has either constructed, rehabilitated, or assisted with the development of more than 30 housing developments that service a variety of households, including special needs households. SCCHA assists approximately 17,000 households through the Housing Choice Voucher program.

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

Not applicable, there are no public housing developments in the Urban County.

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

While the majority of the housing units have been converted to affordable housing stock, SCCHA is proactive in incorporating resident input into the agency's policy-making process. An equitable and transparent policy-making process that includes the opinions of residents is achieved through the involvement of two tenant commissioners, one being a senior citizen, on the SCCHA board.

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

Not applicable.

### **Discussion**

See discussion above.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The 2023 Homeless Census and survey found that Santa Clara County is home to the fourth-largest population of homeless individuals (9,903 single individuals) and the highest percentage of unsheltered homeless of any major city (75% of homeless people sleep in places unfit for human habitation). The Supportive Housing System is governed by the Continuum of Care (CoC) Board. Membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, the SCCCHA, governmental departments, health service agencies, homeless advocates, consumers, the faith community, and research, policy, and planning groups. The management information system utilized by the CoC is referred to as the Help Management Information System (HMIS). The HMIS monitors outcomes and performance measures for all the homeless services agencies funded by the County.

The CoC also works closely with the Lived Experience Advisory Board (LEAB). The LEAB is a leadership development body consisting of members with current or past experience of homelessness. Members participating on the Board learn about and evaluate the system of care and to make recommendations for improvement.

### **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 Urban County participates with the other jurisdictions in the region to conduct a biennial countywide homeless count. The data from the census is used to plan, fund, and implement actions for reducing chronic homelessness and circumstances that bring about homelessness. The Urban County financially contributed and participated in the countywide Homeless Census survey that took place in 2022 and will financially contribute and participate in future surveys. Additionally, two formerly homeless persons participate on the CoC Board of Directors. The Urban County will leverage the following Supportive Housing System Strategies:

- **Client Engagement Team:** To reach and house clients more swiftly, the Office of Supportive Housing has committed its Client Engagement Team, an outreach team with expertise in locating and building relationships with individuals experiencing homelessness, to take on this role. The Client Engagement Team is charged with mobilizing immediately to contact households as they are referred through Coordinated Assessment. This team explains available housing opportunities to households and helps put them in contact with the supportive housing program.
- **Mobile Crisis Services Team:** The crisis response system is designed to meet the immediate needs of people experiencing or at risk of homelessness, providing emergency assistance to avoid homelessness, emergency shelter, and support for other basic needs. While the supportive housing system strives to ensure that homelessness is rare, brief, and nonrecurring

for Santa Clara County residents, the demand for safe, affordable, stable housing far exceeds the system's current capacity, necessitating short-term solutions. In 2018, the many partners involved in the crisis response system incubated and grew a variety of promising programs to provide critical support for individuals and families at risk of and experiencing homelessness. Often the first step back to stable housing, these programs work together with the community's supportive housing system to help clients achieve long-term housing stability.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Individuals currently experiencing homelessness need programs and services that address their immediate needs. Each night, emergency shelters in Santa Clara County provide a safe place to rest for hundreds of people experiencing homelessness, a fundamental role of the supportive housing system.

Emergency shelter program models vary significantly across the system, with many providing an array of on-site services through partnerships with the County and other safety net providers. From meeting basic needs, such as food, showers, and access to health care, to case management and connection to employment, emergency shelters are a critical resource hub for many people experiencing homelessness. All emergency shelters also act as access points for the Coordinated Assessment System, administering the standard assessment used to prioritize households for the community's permanent and transitional housing opportunities.

The housing programs which address emergency shelter and transitional housing needs of homeless persons that the Urban County will allocate federal entitlement dollars to in PY24 (County FY25) are discussed in detail in the section(s) below.

**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**

In FY25 the Urban County will allocate federal entitlement dollars to the programs below which help homeless persons make the transition to permanent housing.

1. Life Moves (PS-25-03) - Through case management, this program connects homeless persons to permanent housing and independent living and shortens the period of time that individuals experience homelessness.
2. Community Solutions (PS-25-04) - Provision of shelter and supportive services to low- and very-low-income adult plus their minor children who are homeless because of domestic violence.

3. San Jose Family Shelter (PS-25-05) - Provision of shelter to homeless families with children in Santa Clara County. The shelter serves as a “one stop shop” for homeless families, where basic needs are met within the context of a comprehensive supportive service delivery system.
4. YWCA Silicon Valley (PS-25-13) - Women and children in immediate danger of domestic violence are supplied with confidential emergency shelter. Residents also receive clothing, bedding, toiletries, and diapers. Interim shelter provisions are provided when there is no availability at the shelter through hotel vouchers and referrals to other collaborative partner’s shelters.

**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.**

In FY25 the Urban County will allocate federal funding to the following housing programs which help low-income persons avoid becoming homeless:

- 1-Silicon Valley Independent Living Center (PS-25-11): The main service is to provide peer-based Housing Search information and assistance and other supportive independent living skills training for low-income persons with disabilities to be able to locate affordable housing and/or increase personal independence and self-sufficiency.
- 2- West Valley Community Services (PS-25-12): incorporates both case management and wrap around services to help low income and at-risk and vulnerable households manage a crisis. CARE will provide stabilization to help Saratoga and Los Gatos residents maintain housing stability, prevent eviction, and rapidly house homeless households.
- 3- Sacred Heart (PS-25-14): Provision of 1:1 housing counseling, information, and referral services for Santa Clara Urban County households at risk of eviction and/or homelessness.

Also, in September 2021, the Continuum of Care incorporated a homeless discharge coordination policy into the Santa Clara Countywide Quality Assurance Standards for Homeless Housing & Service Programs. The Quality Assurance Standards can be accessed in the Continuum of Care section of the Office of Supportive Housing website:

<https://osh.sccgov.org/sites/g/files/exjcpb671/files/documents/SCC%20CoC%20Quality%20Assurance%20Standards%20-%207.12.21%20incl%20HUD%20Mega%20Waiver.pdf>

## **Discussion**

Please see discussions above.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The unincorporated and incorporated 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 real estate and increases housing development costs. Local opposition is another common obstacle as many neighbors have strong reactions to infill and affordable housing developments. Their opposition is often based on misconceptions, such as a foreseen 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 region's workforce whose incomes might 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 County's overall conclusions are that in general, the County's policies, regulations, permit processes, and related factors do not pose an undue burden or constraint on housing development. However, the County plans to take the following actions to ameliorate the negative effects of public policies that serve as barriers to affordable housing:

- Provide funding for construction, rehabilitation, and preservation of affordable housing
- Creating and assisting shelters and special needs housing
- Providing home financing for first-time and low-income homebuyers
- Offering and funding services to address housing discrimination and dispute resolution
- Generating opportunities for new housing on surplus County-owned lands
- Facilitating advocacy and education.
- Collaborating with other local governments to achieve common housing goals and the Bay Area Housing Finance Authority on regional discussions related to housing needs.

In November 2016, Santa Clara County voters approved the Measure A Housing Bond. The Housing Bond provides the County with an opportunity to partner with cities, residents, and the affordable and supportive housing community to address the housing needs of the community's poorest and most vulnerable residents. The County takes an active role in developing, financing, and supporting various types of affordable housing.

### **Discussion**

Please see discussions above.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

This section discusses the Urban County's 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**

The diminishing amount of funds to meet underserved needs continues to be the most significant obstacle to addressing the needs of underserved populations. The Urban County supplements its federal funding with other resources and funds, such as:

- 2016 Measure A – Affordable Housing Bond.
- The Housing Trust Silicon Valley is a public/private venture dedicated to increasing affordable housing in the county. The Trust makes available funds for developers to borrow for the construction of affordable units.
- Mortgage Credit Certificates (MCC), a federal program issued by the County, allows homeowners to claim a federal income tax deduction equal to the amount of interest paid each year on a home loan. Through an MCC, a homeowner's deduction can be converted into a federal income tax credit that reduces the household's tax payments on a dollar for dollar basis, with a maximum credit equal to 10 to 20 percent of the annual interest paid on the borrower's mortgage.
- HUD Continuum of Care funding is distributed by the County to organizations that provide services to homeless persons and persons at-risk of homelessness.
- Rental assistance provided by the SCCHA will continue to be available to Urban County residents through the Moderate Rehabilitation Program and the Section 8 Program.
- Through County General Funds, funding capacity building for community-based organizations that seek to acquire and preserve housing to prevent displacement and homelessness.

### **Actions planned to foster and maintain affordable housing**

Historically, the Urban County's primary role in housing development is providing financial assistance to create more affordable, below-market rate housing and special needs housing. This role has included making a significant contribution in a variety of ways to housing affordability and preservation,

including, but not limited to the following:

- Funding for construction, rehabilitation, and preservation
- Providing rental subsidies
- Creating and assisting shelters and special needs housing
- Providing home financing for first-time and low income homebuyers
- Offering and funding services to address housing discrimination and dispute resolution
- Generating opportunities for new housing on surplus County-owned lands
- Facilitating advocacy and education

### **Actions planned to reduce lead-based paint hazards**

The Urban County will allocate federal entitlement dollars to Rebuilding Together Silicon Valley (RTSV), which provides home safety repairs and mobility access improvements for low-income residents in Santa Clara County. For any homes built prior to 1978, if the rehabilitation work will disturb the paint, RTSV has the home tested for lead paint. If the test is positive, RTSV conducts lead safe work practices in the process of completing the rehabilitation work.

In addition, the County is currently developing a Lead Safe Homes Program to help identify and eliminate hazards posed by lead-based paint. The program will provide residents with no-cost lead-based paint inspections and abatement services. The program is a collaboration between the County's Department of Environmental Health, the Public Health Department, the Office of the County Counsel and other County departments. The principal goals of the program are to identify and abate lead-based paint hazards in high priority housing units across the county, including housing units that are occupied by lower-income children or pregnant women and housing units in areas that have a higher concentration of lead hazards. The Office of Supportive Housing will collaborate with the County departments to ensure that underserved, vulnerable populations are aware and have access to the Lead Safe Homes Program.

### **Actions planned to reduce the number of poverty-level families**

Historically the Urban County has provided funding to agencies such as Sacred Heart Community Services, LifeMoves, HomeFirst, Community Solutions, and several other service providers. Although the Urban County is not currently providing direct funding for economic development or job training projects, the funding provided to these agencies is for housing-related services, which are integral components of the total services provided by these agencies that assist in reducing poverty in the Urban County. One of the most important services of these agencies is to help families obtain stable housing and reduce the percentage of their income paid for housing, allowing them to use a greater percentage of their income for other essential goods and services (food, clothing, medical care, etc.) The services

that these agencies provide which will assist in the reduction of poverty include:

- Affordable housing and referral services
- Information and counseling on tenant/landlord issues
- Shared housing counseling and placement
- Counseling, shelter services, and general assistance to very low-income or homeless populations
- Services that address the needs of the frail-elderly, or persons with disabilities
- Services that address the needs of low-income children and their families

### **Actions planned to develop institutional structure**

The Urban County operates within the larger geographical area of Santa Clara County and participates in several efforts to coordinate housing and services. The County will guide the preparation of HUD CoC funding. The Continuum of Care will meet regularly to improve coordination of homeless prevention services and programs.

Urban County staff will continue the following collaborative efforts to improve institutional structure:

- Monthly meetings between with entitlement jurisdictions at the Housing/CDBG Coordinators Working Group.
- Joint jurisdiction RFPs and project review committees.
- Coordination on project management for projects funded by multiple jurisdictions.
- HOME Consortium between the Urban County and member jurisdictions for affordable housing projects.
- The biennial Homeless Census.
- Collaboration with staff from the County's Planning Department to coordinate on housing policy, programs, and issues that impact both County Departments.

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

The Urban County benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the CDBG Coordinators Meetings, Regional Housing Working Group and the CoC. To improve intergovernmental and private sector cooperation, the Urban County will continue to participate with other local jurisdictions and developers in sharing information and resources.

### **Discussion**

Please see above.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The following provides additional information about the CDBG program income and program requirements.

#### Community Development Block Grant Program (CDBG) Reference 24 C.F.R. § 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 grantee's 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
<b>Total Program Income:</b>	<b>0</b>

#### 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 C.F.R. § 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

The Urban County does not use HOME funds in any other manner than those described in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In the event the Property should no longer be the principal residence of the Borrower for the Affordability Period, then County shall recapture all or a portion of the HOME funds, as set forth in the Loan Documents/Agreement, from the proceeds of the sale which shall consist of the sales price less non-HOME loan repayments and eligible closing costs plus interest due.

An exception to this rule would be that after the Property is sold, and in the event of a foreclosure, short sale, or transfer in lieu of foreclosure, there are insufficient proceeds from the sale, then the County shall accept a partial or zero repayment of the HOME Funds. This Recapture provision is described in the Promissory Note. These provisions are 2020-2025 Urban County of Santa Clara Consolidated Plan and 2020 – 2021 Action Plan 172 consistent with 24 C.F.R. § 92.254. The County intends to exercise the Recapture Provision of the HOME regulations for First-Time Homebuyer Down Payment Assistance loans made with HOME funds. The County will recapture the entire amount of the HOME investment from the borrower provided there are net proceeds sufficient to repay the County HOME loan. The value of the property assisted with HOME funds may not exceed 95% of the area median utilizing data from the HUD 203b limits.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds, see 24 C.F.R. §92.254(a)(4), is as follows:

In certain circumstances, the County may permit the assisted homebuyer to sell the assisted unit at a restricted resale price to another income eligible borrower, who is willing and able to assume the County loan and affordability restrictions. In these instances, the County will not require the full repayment of the initial HOME subsidy. The HOME subsidy would be transferred to the new buyer in the form of a deferred repayment down payment assistance loan. All other HOME assisted buyers will sell their homes at fair market value and the County will exercise the recapture option as outlined and in accordance with 24 C.F.R. § 92.254 (a)(5)(ii)(A).

In the event the Property should no longer be the principal residence of Borrower for the Affordability Period, then County shall recapture all or a portion of the HOME funds, as set forth in the Loan Documents, from the proceeds of the sale which shall consist of the sales price less non-HOME loan repayments and eligible closing costs plus interest due. An exception to this rule would be that after the Property is sold, and in the event of a foreclosure, short sale, or transfer in lieu of foreclosure, there are insufficient proceeds from the sale, then the County shall accept a partial or zero repayment of the HOME Funds. This Recapture provision is described in the NOTE. These

provisions are consistent with 24 C.F.R. §92.254(a)(5)(ii)A). The County intends to exercise the Recapture Provision of the HOME regulations for First-Time Homebuyer loans made with HOME funds. The County will recapture the entire amount of the HOME investment from the borrower provided there are net proceeds sufficient to repay the County HOME loan. The value of the property assisted with HOME funds may not exceed 95% of the area median utilizing data from the HUD 203b limits.

#### **Affordability Period Table**

<b><u>Amount of HOME Funds Provided</u></b>	<b><u>Affordability Period</u></b>
<\$15,000	5 years
>\$15,000-<\$40,000	10 Years
> \$40,000	15 years

4. 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 C.F.R. § 92.206(b), are as follows:

HOME funds will not be used to refinance existing debt.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

#### **UNCAPPED INCOME LIMITS**

The Quality Housing and Work Responsibility Act of 1998 (Title V of Public Law 105-276) enacted a provision that directed the U.S. Department of Housing and Community Development to grant exceptions to at least 10 jurisdictions that are currently “capped” under HUD’s low-and moderate-income limits. Currently under this exception, a total of 79 Community Development Block Grant (CDBG) entitlement grantees, including the Urban County and 10 HOME consortia members, including the Urban County HOME Consortia may use “uncapped” income limits that reflect 80 percent of the actual median income for the area.

The Santa Clara County's Urban County and HOME Consortia has opted to use the "Uncapped" Income Limits, adjusted for family size, for the single-family, owner-occupied Housing rehabilitation activities, and HOME funded Down payment Assistance activities.

## **HOME APPLICATION PROCESS**

Applications for HOME eligible projects will be drawn from the County's Supportive Housing Development Loan Program. On September 26, 2017, the Office of Supportive Housing released an over-the-counter Notice of Funding Availability which allows prospective developers to request HOME funds. Applications will be screened and reviewed consistent with the HOME Consortia Agreement adopted and approved by all of the consortium members.

HOME funds may be used to finance permanent residential structures if, 1) the new construction meets a HUD national objective, and 2) funds are used by a local development corporation or a neighborhood-based non-profit organization pursuant to HUD regulations (24 C.F.R. § 570.204). Eligible activities include:

- Acquisition for new construction of rental units for, extremely low-income households is the highest priority.
- Homeownership opportunities for the same target population.
- Acquisition with rehabilitation and/or conversion involving acquisition of land, mobile home spaces, or existing buildings, appropriate for conversion to rental housing or which directly increase the supply of new affordable units. Acquisition and new construction projects must have support in writing from the local jurisdiction.
- Rehabilitation for health and safety of low-income owner-occupied, residential units, or retrofitting of low-income residential units for universal access and/or environmental sustainability. Single-family, or multi-family.

Additional HUD Regulations for those seeking a grant or loan from HOME funds are:

- All necessary Financing is secure.
- A budget and production schedule is established
- Underwriting and subsidy layering is completed
- Construction is expected to start within 12-months

## **CDBG**

Overall Benefit – In Program Year 2024 (County Fiscal Year 2025) 100% of CDBG funds will be used to benefit persons of low and moderate income.