



# URBAN COUNTY OF SANTA CLARA DRAFT SECOND AMENDMENT TO FY21/22 ANNUAL ACTION PLAN

Public Comment Period: *May 06, 2022 – June 07, 2022*



Prepared by the Office of Supportive Housing  
*Draft Second Amendment May 06, 2022*

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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Santa Clara Urban County (Urban County) Fiscal Year 2021/2022 One Year Action Plan (FY21/22 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 second 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 the 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.

Substantial Amendment 2:

The updated total funds available for the Urban County include a total of ~~\$4,273,268~~ **\$6,578,786** in CDBG and HOME funds. This includes \$1,591,296 in CDBG entitlement funds, ~~\$400,000~~ **\$2,232,538** in program income, \$788,683 in CDBG unprogrammed revolving loan funds, ~~\$500,000~~ **\$972,980** in prior year resources and \$993,289 in HOME entitlement funds.

**The \$2,232,538 million in program income was received from a CDBG loan repayment for Quetzal Gardens (Activity ID# 1684) a multi-family acquisition and rehabilitation project.**

The Urban County's Action Plan covers the period from July 1, 2021, to June 30, 2022, (HUD Program Year 2021). The FY21/22 Action Plan reports on the status of needs and outcomes the Urban County expects to achieve in the coming year. All 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 Urban County who have extremely low, low and moderate-incomes, and populations that have special needs, such as the elderly, disabled, and homeless.

Consistent with the County's Adopted Citizen Participation Plan, amendments to the approved Annual Action Plan are considered "substantial" whenever a substantial change increases or decreases the amount allocated to a category of funding within the Urban County's entitlement grant programs by 25 percent. To distribute the HOME ARP Funds, a substantial amendment is required to the existing FY21/22

Annual Action Plan. In addition, this substantial amendment will increase the funding allocated to Multifamily Housing, Emergency Shelter and Transitional Housing Acquisition and Rehab. The County provided notice to the public on December 23, 2021. The Board of Supervisors is scheduled to consider these recommendations on January 25, 2022.

Consistent with the County's Adopted Citizen Participation Plan, amendments to the approved Annual Action Plan are considered "substantial" whenever a substantial change increases or decreases the amount allocated to a category of funding within the Urban County's entitlement grant programs by 25 percent. To distribute the additional program income received during Program Year 2021 (County FY22), a substantial amendment is required to the existing Amendment 1 to the FY21/22 Annual Action Plan. This substantial amendment will increase the funding allocated to Multifamily Housing Acquisition. The County provided notice to the public on May 05, 2022. The Board of Supervisors is scheduled to consider these recommendations on June 07, 2022.

### **Substantial Amendments 1:**

1. Add \$2,400,000 (funding comprised of \$788,683 in CDBG unprogrammed revolving loan funds and \$500,000 from PY2015 funds that were programmed to cancelled project CDBG-16-02 EAH MH Family Apartments, IDIS #1620) to existing Project No. CDBG-22-02 Multifamily Housing, Emergency Shelter and Transitional Housing Acquisition and Rehab Program. Low Interest, deferred payment loans for the acquisition and rehabilitation of multifamily housing, emergency shelters and transitional housing. This will increase the total amount available to \$1,528,000.

The funding added to Project CDBG-22-02 would be used to acquire a property at 15440 Monterey Road, Morgan Hill, CA 95037 that will used to develop an affordable housing project.

### **Proposed Substantial Amendment 2:**

1. Add \$2,305,518 (funding comprised of \$1,832,838 in CDBG unprogrammed program income and \$472,980 from prior year resources) to a new Project No. CDBG-22-03 Multifamily Housing Acquisition.

The funding added to Project CDBG-22-03 would be used to acquire a property at 330 Distel Circle, Los Altos, CA 94022 that will used to develop an affordable housing project.

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

The FY21/22 Action Plan describes Urban County activities to:

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

The Annual 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 the County received 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.

## **2. 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.

## **3. 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 April 3, 2021, 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 hearing listed below, or could be submitted in writing to:

A public notice was available on the County's website on ~~December 23, 2021~~, **May 05, 2022**, announcing the 30-day public comment period for the Substantial Amendment. The Plan is available electronically on the OSH's website ([www.sccgov.org/sites/osh](http://www.sccgov.org/sites/osh)). In addition, public comments can be submitted in writing to:

Office of Supportive Housing  
Housing and Community Development Division  
2310 N. First Street, Suite 201  
San Jose, CA 95131

#### **4. Summary of public comments**

The following comments were received at the Public Hearing on January 25, 2022:

- A speaker indicated that jurisdictions are making attempts to provide low-income housing. The speaker thanked the County for their work. The speaker wished the County good luck in continuing the practices of building ELI and LI housing.
- A speaker indicted that since 2016, the goals to build market housing have been met. The speaker indicated that the goals for ELI and VLI housing has not been met. The speaker offered the suggestion that production of market rate housing should be paused.

(Public comments received on June 6 will be added here.)

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

The following is a summary of comments received at the Public Hearing on June 07, 2022:

- A speaker indicated that jurisdictions are making attempts to provide low-income housing. The speaker thanked the County for their work. The speaker wished the County good luck in continuing the practices of building ELI and LI housing.
- A speaker indicted that since 2016, the goals to build market housing have been met. The speaker indicated that the goals for ELI and VLI housing has not been met. The speaker offered the suggestion that production of market rate housing should be paused.

All of the comments were accepted and heard at the Public Hearing.

#### **6. Summary**

Not Applicable

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

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	Office of Supportive Housing
CDBG Administrator	SANTA CLARA COUNTY	Office of Supportive Housing
HOME Administrator	SANTA CLARA COUNTY	Office of Supportive Housing

### **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, 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 -Urban County Region of Santa Clara County**

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

### **Introduction**

As standard practice, CDBG entitlement jurisdictions from throughout the County hold quarterly meetings known as the CDBG Coordinators Group. These meetings are often attended by HUD representatives and their purpose is to share information, best practices, new developments, and federal policy 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. Meeting agendas cover such topics as projects receiving multi-jurisdictional funding, performance levels and costs for contracted public services, proposed annual funding plans, HUD program administration requirements, and other topics of mutual concern.

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

After the coronavirus pandemic, the CDBG Coordinators Group began meeting on a bi-weekly 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 Coordinators Group meetings are often followed by a Regional Housing Working Group meeting, which is open to staff of entitlement and non-entitlement jurisdictions. The Working Group provides 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 stands as the driving force committed to supporting and promoting systems change approach to preventing and ending homelessness in the County. The CoC Board is comprised of the same individuals who serve on the Destination: Home Leadership Board. Destination: Home, a public-private partnership committed to collective impact strategies to end chronic homelessness, serves as the backbone organization for the CoC and is responsible for implementing by-laws and protocols that govern the operations of the CoC.

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. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.**

**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>	Public Housing Needs
	<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 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
	<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>	
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 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>
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.
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.
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

<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>
Race and Homelessness in Santa Clara County, California	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 – 91.105, 91.200(c)

### 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 has an adopted Citizen Participation Plan 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 and approved the CDBG/HOME FY20/21 Funding Recommendations and funding category Contingency Plans to be forwarded to the Board of Supervisors at a Public Hearing in the Board Chambers to be held on May 4, 2021, to approve the CDBG/HOME FY20/21 Funding Recommendations which form the basis of the CDBG/HOME FY20/21 Annual Action Plan.

The County provided notice to the public on ~~December 23, 2021~~ **May 05, 2022**, which noted a public review period between ~~December 23, 2021~~ **May 06, 2022**, through ~~January 25, 2022~~ **June 07, 2022**. The notice provided details of the Public Hearing that will be held at the ~~January 25, 2022~~ **June 07, 2022**, County Board of Supervisors meeting.

<p><b>HCDAC</b> Funding Recommendation Meeting</p>	<p><b>April 12, 2021</b> Virtual Teleconference Meeting</p>
<p><b>Board of Supervisors</b> Public Hearing Adoption of CDBG/HOME FY20/21 Funding Recommendations and FY20/21 Annual Action Plan.</p>	<p><b>May 4, 2021</b> Via Teleconference County Government Center 70 W. Hedding Street San Jose, CA</p>
<p><b>Board of Supervisors</b> Public Hearing Adoption of CDBG/HOME FY20/21 Substantial Amendment to Annual Action Plan.</p>	<p><b>Tuesday, January 25, 2022</b> Via Teleconference County Government Center 70 W. Hedding Street San Jose, CA</p>

<p><b><u>Board of Supervisors</u></b> Public Hearing Adoption of CDBG/HOME FY21/22 II Substantial Amendment to Annual Action Plan.</p>	<p><b>Tuesday, June 07, 2022</b> Via Teleconference County Government Center 70 W. Hedding Street San Jose, CA</p>
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**Table 4 – Citizen Participation Outreach**

	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response /attendance</b>	<b>Summary of Comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Posted on Website	Non-targeted/broad community	Attendance of the Housing and Community Development Advisory Committee (HCDAC) representing one elected from each participating CDBG jurisdictions and HOME Consortium.			<a href="http://www.sccgov.org/sites/osh">www.sccgov.org/sites/osh</a>
2	Newspaper Ad	Non-targeted/broad community	Public Hearing Notice published in the San Jose Mercury News on April 3, 2021.			<a href="http://www.sccgov.org/sites/osh">www.sccgov.org/sites/osh</a>
3	Public Meeting	Non-targeted/broad community	Attendance of the Housing and Community Development Advisory Committee (HCDAC) representing one elected from each participating CDBG jurisdictions and HOME Consortium.			<a href="http://www.sccgov.org/sites/osh">www.sccgov.org/sites/osh</a>

	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response /attendance</b>	<b>Summary of Comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
4	Internet Outreach	Targeted to non-profit current and past CDBG/HOME recipients and other interested organizations.	Draft Annual Plan emailed to current and past non-profit organizations and developers plus other interested parties.			<a href="http://www.sccgov.org/sites/osh">www.sccgov.org/sites/osh</a>
5	Newspaper Ad	Non-targeted/broad community	Public Hearing Notice published in the San Jose Mercury News on December 23, 2021.	Not applicable.	Not applicable.	<a href="http://www.sccgov.org/sites/osh">www.sccgov.org/sites/osh</a>
6	Internet Outreach	Targeted to non-profit current and past CDBG/HOME recipients and other interested organizations.	Draft Substantial Annual Plan emailed to current and past non-profit organizations and developers plus other interested parties.			
7	Website	Non-targeted/broad community	Substantial Amendment to FY22 AAP posted on website			<a href="http://www.sccgov.org/sites/osh">www.sccgov.org/sites/osh</a>
8	Newspaper Ad	Non-targeted/broad community	Public Hearing Notice published in the San Jose Mercury News and Vietnam Daily on May 05, 2022.	Not applicable.	Not applicable.	

	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Newspaper Ad	Non-targeted/broad community	Public Hearing Notice published in El Observador on May 06, 2022.		Not applicable.	<a href="https://issuu.com/hilbertmorales/docs/050622_18_web?fr=sZDE3YTc2NjY2Nw">Page 8:</a> <a href="https://issuu.com/hilbertmorales/docs/050622_18_web?fr=sZDE3YTc2NjY2Nw">https://issuu.com/hilbertmorales/docs/050622_18_web?fr=sZDE3YTc2NjY2Nw</a>
10	Website	Non-targeted/broad community	Substantial Second Amendment to FY22 AAP posted on website			<a href="http://www.sccgov.org/sites/osh">www.sccgov.org/sites/osh</a>



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Last Year of the 5-Year ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
<b>HOME</b>	Public - Federal	Acquisition. Homebuyer assistance. Homeowner rehab. Multifamily rental new construction. Multifamily rental rehab. New construction for ownership. TBRA.	\$993,289	\$0	0	\$993,289	\$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 in order 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. 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 Section 8 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

County-owned properties provide important but somewhat limited housing development opportunities. The sale of surplus properties to non-government entities for use in housing or mixed use developments is one means of facilitating housing development. Another means is through County retention of land rights and partnership with a private developer to create new housing or mixed use developments. In either case, the use of land for redevelopment, not for a governmental purpose or structure, is governed by the applicable city general plan if located within a city Urban Service Area. The County recently issued a Request for Offers (RFO) to a Developer Qualified Pool (QP) established to develop affordable and supportive housing on four County-owned properties. While no CDBG or HOME funds have been allocated to these projects, the County has set aside 2016 Measure A Affordable Housing Bond funds towards the development of the sites.

Analysis of the constraints affecting development of individual County-owned properties for affordable housing projects is more difficult than analyzing the constraints affecting residential development on privately-owned lands because:

- Opportunities for redevelopment on County-owned lands is limited by the number of properties and the financial considerations involved in determining the disposition of those properties.
- For those projects that may require city approvals, the parcels involved may not initially have residential designations in the cities' general plans and/or necessary pre-zoning that would indicate how many residential units the cities would allow to be built on them.
- The residential land use designations the cities would apply to County-owned lands proposed to be used for housing are likely to be "planned unit development" designations that allow for a relatively wide range of densities and development types. Estimates of housing development would be case-by-case.

On the whole, use of surplus County-owned properties does not involve significant constraints to housing development. Rather, it promotes housing development if located within the Urban County and meets the needs of both the County and the city within which development is proposed. (*Source: County of Santa Clara. "Housing Element Update 2015-2022."* See:

[https://www.sccgov.org/sites/dpd/DocsForms/Documents/HealthElement\\_2015\\_Adopted\\_Final.pdf](https://www.sccgov.org/sites/dpd/DocsForms/Documents/HealthElement_2015_Adopted_Final.pdf).)

Discussion Please see discussion above

## Discussion

Please see discussion above.

## Annual Goals and Objectives

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

**Table 6 - Goals and Summary Information**

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2021	2025	Affordable Housing	Countywide	Affordable Housing	<b>CDBG:</b> <del>\$2,204,025</del> <b>\$4,604,025</b>	Rental units constructed: <b>0</b>  Public Facility other than Low/Mod Income Housing Benefit  Homeowner Housing Rehabilitated: <b>47</b>
							<b>HOME</b>  \$993,289	Multi-Family New Construction  <b>10</b> New HOME Units
							HOME ARP:  \$3,599,966	Supportive Housing Services  200 Families Assisted

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homelessness	2021	2025	Homeless	Countywide	Homelessness	CDBG: \$106,618	Homeless Person Overnight Shelter: <b>41</b> Homeless Prevention: <b>398</b>  <b>439</b> Persons Assisted
3	Community Services	2021	2025	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Community Services	CDBG: \$120,521	Public service activities other than Low/Moderate Income Housing Benefit: <b>1,387</b> Persons Assisted
4	Strengthen Neighborhoods	2021	2025	Non-Housing Community Development	Countywide	Public Facilities, Public Improvements, and Infrastructure	CDBG: \$443,979	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: Persons Assisted: <b>1</b>
5	Fair Housing	2021	2025	Affordable Housing	Countywide	Fair Housing	CDBG: \$124,836	Public service activities other than Low/Mod Income Housing: <b>138</b> Persons Assisted

Table 7 – Consolidated Plan **Goals and Descriptions**

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Assist in the creation and preservation of affordable housing opportunities for low income and special needs households.
2	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	Support activities to end homelessness.
3	<b>Goal Name</b>	Community Services
	<b>Goal Description</b>	Support activities that provide community services to low income and special needs households.
4	<b>Goal Name</b>	Strengthen Neighborhoods
	<b>Goal Description</b>	Support activities that strengthen neighborhoods.
5	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Promote fair housing choice.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b): 10** Individuals/families will be provided with affordable housing.

## AP-35 Projects – 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, listed in no particular order are:

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 8 – Project Information**

#	Project Name
1	HO-22-01 County Housing Development
2	CDBG-22-01 Rebuilding Together (RTSV) Home Repair/Maintenance
3	CDBG-22-02 MF Acquisition/Rehab/Emergency Shelters/Transitional Housing
4	PS-22-01 Catholic Charities - Ombudsman Program
5	PS-22-02 Boys and Girls Club - El Toro Youth Center
6	PS-22-17 LifeMoves - Opportunity Services Center
7	PS-22-04 Community Solutions - La Isla Pacifica
8	PS-22-05 Family Supportive Housing - Bridges Aftercare
9	PS-22-06 Family Supportive Housing - SJ Family Shelter
10	PS-22-07 Live Oak Adult Day Services - Day Care in Los Gatos and Morgan Hill
11	PS-22-08 Project Sentinel - Fair Housing Consortium
12	PS-22-09 Next Door Solutions - Domestic Violence Shelter
13	PS-22-10 Project Sentinel - Tenant Landlord
14	PS-22-11 Saratoga Area Senior Coord. Council (SASCC) - Adult Day Care
15	PS-22-12 Senior Adults Legal Assistance (SALA) - Campbell, Los Gatos, Morgan Hill, and Saratoga
16	PS-22-13 Silicon Valley Independent Living Center (SVILC) - Housing Persons with Disabilities
17	PS-22-14 West Valley Community Center - CARE
18	PS-22-15 YWCA - Domestic Violence Services and Shelter
19	PS-22-16 Sacred Heart-Homeless Prevention Program
20	FH-22-01 Project Sentinel - Fair Housing Consortium (Admin)
21	SC-22-91 CDBG Planning and Admin
22	HO22-91 HOME Admin
23	LG-22-01 Los Gatos – Upgrades to Adult Recreation Center
24	CA-22-01 Campbell – Synthetic turf ay Campbell Community Center Track
25	CDBG-22-03 Multi Family Acquisition

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

***Contingency Plans***

In the event the County receives unplanned program income, 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 Projects Summary

**Table 9 – Project Summary**

<b>1</b>	<b>Project Name</b>	HO-22-01 Housing Development
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$893,960
	<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>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Ten (10) very-low and low income households.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	New Construction of multi-family rental units.
<b>2</b>	<b>Project Name</b>	CDBG-22-01 Rebuilding Together (RTSV) Home Repair/Maintenance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$300,000
	<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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	47 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.
<b>3</b>	<b>Project Name</b>	CDBG-22-02 MF Acquisition/Rehab/Emergency Shelters/Transitional Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: <b>\$1,528,000</b>
	<b>Description</b>	Funding for the acquisition of property to develop multifamily housing. The County will use CDBG funds to acquire the property at 15440 Monterey Road, Morgan Hill, CA 95037. The land will be used to develop an affordable housing project consisting of 72 affordable apartments, of which 18 units will be set aside as Rapid Rehousing (RRH) units for homeless individuals and families and 30 units will be set aside for agricultural worker households earning up to 30% of the area median income (AMI). The remaining 24 units will accommodate individuals and families earning up to 50% of AMI.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	72 households
	<b>Location Description</b>	15440 Monterey Road, Morgan Hill, CA 95037
	<b>Planned Activities</b>	The County will use CDBG funds to acquire the property at 15440 Monterey Road, Morgan Hill, CA 95037. The land will be used to develop an affordable housing project consisting of 72 affordable apartments, of which 18 units will be set aside as Rapid Rehousing (RRH) units for homeless individuals and families and 30 units will be set aside for agricultural worker households earning up to 30% of the area median income (AMI). The remaining 24 units will accommodate individuals and families earning up to 50% of AMI.
<b>4</b>	<b>Project Name</b>	PS-22-01 Catholic Charities - Ombudsman Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services

	<b>Funding</b>	CDBG: \$12,290
	<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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1000 low-income seniors, aged 65+, will benefit.
	<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.
<b>5</b>	<b>Project Name</b>	PS-22-02 Boys and Girls Club - El Toro Youth Center
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$12,290
	<b>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>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 at-risk youth.
	<b>Location Description</b>	Morgan Hill
	<b>Planned Activities</b>	Activities include enrichment, assistance with school curriculum, and mentorship programs for at-risk youth.
<b>6</b>	<b>Project Name</b>	PS-22-03 LifeMoves - Opportunity Services Center
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness

	<b>Funding</b>	CDBG: \$11,339
	<b>Description</b>	Housing counseling and information and referral services for households at risk of eviction and/or homelessness.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	9 low-income families persons at risk of eviction and /or homeless will benefit from these activities.
	<b>Location Description</b>	San Jose
	<b>Planned Activities</b>	Activities include housing counseling, and referral services.
	<b>7</b>	<b>Project Name</b>
<b>Target Area</b>		Citywide
<b>Goals Supported</b>		Homelessness
<b>Needs Addressed</b>		Homelessness
<b>Funding</b>		CDBG: \$23,683
<b>Description</b>		To provide shelter and supportive services to extremely-low income adults plus their minor children.
<b>Target Date</b>		6/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		17 Low income homeless adults with children.
<b>Location Description</b>		Morgan Hill
<b>Planned Activities</b>	Shelter and support services.	
<b>8</b>	<b>Project Name</b>	PS-22-05 Family Supportive Housing - Bridges Aftercare
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$12,290

	<b>Description</b>	This project will provide an additional 9 months of support and services to homeless families who have transitioned out of the San Jose Family Shelter.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	24 Very-low income adults with children.
	<b>Location Description</b>	San Jose
	<b>Planned Activities</b>	Project will provide 9 months support and services to families who have transitioned out of the SJ Family Shelter.
9	<b>Project Name</b>	PS-22-06 Family Supportive Housing - SJ Family Shelter
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$12,290
	<b>Description</b>	This project will provide 90 days of temporary housing to homeless families with children.
	<b>Target Date</b>	6/30/2022
	<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>	San Jose
	<b>Planned Activities</b>	Shelter and supportive services.
10	<b>Project Name</b>	PS-22-07 Live Oak Adult Day Services - Day Care in Los Gatos and Morgan Hill
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$22,310

	<b>Description</b>	Adult Day Care for low to moderate-income seniors.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 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>11</b>	<b>Project Name</b>	PS-22-08 Project Sentinel - Fair Housing Consortium
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$31,089
	<b>Description</b>	Fair Housing assistance for individuals and families.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	64 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>12</b>	<b>Project Name</b>	PS-22-09 Next Door Solutions - Domestic Violence Shelter
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$12,290
	<b>Description</b>	Shelter and supportive services to victims of domestic violence.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	225 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>13</b>	<b>Project Name</b>	PS-22-10 Project Sentinel - Tenant Landlord
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$37,000
	<b>Description</b>	Fair Housing focusing on Tenant Landlord services for low-income individuals and/or families.
	<b>Target Date</b>	6/30/2022
	<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>14</b>	<b>Project Name</b>	PS-22-11 Saratoga Area Senior Coord. Council (SASCC) - Adult Day Care
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$12,050
	<b>Description</b>	Adult Day Care providing low and very-low income seniors with daily physical and social activities in a monitored facility.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Low-income seniors aged 65 or older will benefit from the proposed activities.
	<b>Location Description</b>	Saratoga
	<b>Planned Activities</b>	Day care facility, socialization, physical activity, creative activities, and meals provided.
<b>15</b>	<b>Project Name</b>	PS-22-12 Senior Adults Legal Assistance (SALA) - Campbell, Los Gatos, Morgan Hill, and Saratoga
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$37,000
	<b>Description</b>	Legal Assistance for low-income seniors, aged 65 or above, in the cities of Campbell, Los Gatos, Morgan Hill, and Saratoga.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 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>	Legal assistance, including advising and counseling on basic rights. Facilitation access to public benefits to meet basic life needs and legal planning.
<b>16</b>	<b>Project Name</b>	PS-22-13 Silicon Valley Independent Living Center (SVILC) - Housing Persons with Disabilities
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$12,290
	<b>Description</b>	Housing Program for persons with disabilities.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	112 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.
<b>17</b>	<b>Project Name</b>	PS-22-14 West Valley Community Center - CARE
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$12,290
	<b>Description</b>	Community access to resources and education.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80 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.
<b>18</b>	<b>Project Name</b>	PS-22-15 YWCA - Domestic Violence Services and Shelter
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$12,290
	<b>Description</b>	Shelter for victims of domestic violence.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 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.
<b>19</b>	<b>Project Name</b>	PS-22-16 Sacred Heart-Homeless Prevention Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$22,436
	<b>Description</b>	Emergency Shelter for homeless individuals and families.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 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 counseling, information, and referral services.
<b>20</b>	<b>Project Name</b>	FH-22-01 Project Sentinel - Fair Housing Consortium (Admin)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$56,747
	<b>Description</b>	Fair Housing Services funded from CDBG Admin.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	(See PS-20-08)
	<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>21</b>	<b>Project Name</b>	SC-22-91 CDBG Planning and Admin
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Homelessness Community Services Fair Housing
	<b>Needs Addressed</b>	Affordable Housing Homelessness Community Services Public Facilities, Public Improvements and Infrastructure Fair Housing
	<b>Funding</b>	CDBG: \$256,890
	<b>Description</b>	CDBG 20% Admin Fee. Personnel costs related to the administrative costs of administering the Urban County CDBG Program.
	<b>Target Date</b>	6/30/2022
	<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 CDG program.
<b>22</b>	<b>Project Name</b>	HO-22-91 HOME Admin
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing

	<b>Funding</b>	HOME: \$99,329
	<b>Description</b>	HOME 10% Admin Fee. Personnel costs related to the administrative costs of administering the Urban County HOME program.
	<b>Target Date</b>	6/30/2022
	<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.
23	<b>Project Name</b>	Los Gatos Adult Recreation Center
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Maintain, improve, and expand community facilities
	<b>Needs Addressed</b>	Improvements to community facilities and infrastructure
	<b>Funding</b>	CDBG: \$78,979
	<b>Description</b>	Upgrades to the Adult Recreation Center restrooms
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Los Gatos
	<b>Planned Activities</b>	Upgrades to the Adult Recreation Center second floor restrooms
24	<b>Project Name</b>	Campbell Community Center Track
	<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: \$365,000
	<b>Description</b>	Installation of a new synthetic turf at the Campbell Community Center.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Campbell
	<b>Planned Activities</b>	Installation of a new synthetic turf at the Campbell Community Center.
25	<b>Project Name</b>	HO-22-02 Supportive Housing Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME ARP: \$3,059,972
	<b>Description</b>	Supportive Services
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 families will receive supportive services.
	<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Provision of supportive services.	
25	<b>Project Name</b>	HO-22-03 HOME ARP Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing Homelessness Community Services Fair Housing
	<b>Needs Addressed</b>	Affordable Housing Homelessness Community Services Fair Housing
	<b>Funding</b>	HOME ARP: \$539,994
	<b>Description</b>	HOME ARP 15% Admin Fee. Personnel costs related to the administrative costs of administering the HOME ARP Funds.

	<b>Target Date</b>	9/30/2030
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
<b>26</b>	<b>Project Name</b>	CDBG-22-03 MF Acquisition Housing
	<b>Target Area</b>	330 Distel Circle, Los Altos, CA 94022
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$2,305,518
	<b>Description</b>	Funding for the acquisition of property to develop multifamily housing. The County will use CDBG funds to acquire the property at 330 Distel Circle, Los Altos, CA 94022. The land will be used to develop an affordable housing project that is estimated to serve 88 households.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	88 households
	<b>Location Description</b>	330 Distel Circle, Los Altos, CA 94022.
	<b>Planned Activities</b>	The County will use CDBG funds to acquire the property at 330 Distel Circle, Los Altos, CA 94022. The land will be used to develop an affordable housing project.

**AP-50 Geographic Distribution – 91.220(f)**

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

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

**Geographic Distribution**

**Table 6 - Geographic Distribution**

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

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

Not applicable.

**Discussion**

Please see discussion above.

## Affordable Housing

### AP-55 Affordable Housing – 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 11 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	10
Non-Homeless	47
Special-Needs	0
<b>Total</b>	<b>57</b>

**Table 12 - 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	10
Rehab of Existing Units	47
Acquisition of Existing Units	0
<b>Total</b>	<b>57</b>

#### Discussion

Please see discussions above.

## **AP-60 Public Housing – 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 federal Section 8 Housing Choice Voucher program. The Section 8 waiting list contains 3,486 households, and it is currently closed.

### **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 – 91.220(i)**

### **Introduction**

The Santa Clara region is home to the fourth-largest population of homeless individuals (9,706 single individuals) and the second highest percentage of unsheltered homeless of any major city (81.6% of homeless people sleep in places unfit for human habitation). The Supportive Housing System is governed by the Continuum of Care (CoC) and the CoC Board, and the Destination: Home Leadership Board. Membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, the SCCHA, 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 Homeless Census is a countywide collaborative effort to help assess regional homeless 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 homeless and circumstances that bring about homelessness. The Urban County financially contributed and participated in the countywide Homeless Census survey that took place in 2019 and will financially contribute and participate in future surveys. Additionally, two formally 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 make contact with 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.

In FY 2021/2022 the Urban County will allocate federal entitlement dollars to the following housing programs which address emergency shelter and transitional housing needs of homeless persons:

1. Life Moves (PS-22-03)
2. Bridges AfterCare (PS-22-05)
3. San Jose Family Shelter (PS-22-06)

### **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 FY 2021/2022 the Urban County will allocate federal entitlement dollars to the following housing programs which help homeless persons make the transition to permanent housing:

1. Life Moves (PS-22-03)
4. Bridges AfterCare (PS-22-05)
5. San Jose Family Shelter (PS-22-06)

**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 FY 2021/2022 the Urban County will allocate federal funding to the following housing programs which help low-income persons avoid becoming homeless:

1. Community Solutions – La Isla Pacifica (PS-22-04)
2. Family Supportive Housing - Bridges Aftercare (PS-22-05)
3. Family Supportive Housing - San Jose Family Shelter (PS-22-06)
4. Silicon Valley Independent Living Center (PS-22-13)
5. Sacred Heart - Homelessness Prevention Program (PS-22-16)

## Discussion

Please see discussions above.

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	NA
Tenant-based rental assistance	NA
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	NA
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	NA
<b>Total</b>	<b>NA</b>

## **AP-75 Barriers to Affordable Housing – 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, in order 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. In 2022, when the Analysis of Impediments (AI) is completed a final listing of barriers and impediments to fair housing will be included in this document. Even when developments produce relatively affordable housing, in a constrained housing supply market higher income buyers and renter households generally outbid lower income households and a home's final sale or rental price will generally far exceed the projected sales or rental costs. Public subsidies are often needed to guarantee affordable homes for LMI households.

**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**

See paragraph above.

## **AP-85 Other Actions – 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.

- McKinney Vento Homeless Assistance Funds are 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.

### **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 addresses lead based paint (LBP) hazards by conducting screening and abatement procedures through various rehabilitation programs. The Housing Rehabilitation Program informs all applicants and tenants of rental housing about the dangers and hazards of LBP. The Urban County's Housing Rehab Program conducts visual assessment, paint testing or risk assessment on all of its projects. LBP hazard reduction activities include paint stabilization, interim controls, standard treatments, lead abatement, safe work practices and clearance to confirm that no lead based paint hazards remain when work is complete. The program also requires that all participating contractors have completed the state training on safe work practices.

### **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, InnVision, the Emergency Housing Consortium, 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 information and referral
- 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.**

### **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.

## AP-90 Program Specific Requirements – 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 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the 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 CFR 91.220(l)(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 CFR 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 CFR 92.254(a)(4) are 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 CFR Section 92.254(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 CFR 92.254. 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**

<u>Amount of HOME Funds Provided</u>	<u>Affordability Period</u>
<\$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 CFR 92.206(b), are as follows:**

HOME funds will not be used to refinance existing debt.

**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 78 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 CFR570.204). 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 – A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. Specify the years that include this Annual Action Plan: **Program Year 2021 (County Fiscal Year 2022)**