



COUNTY OF SANTA CLARA

Office of Supportive Housing
Housing and Community Development Program

Consolidated Annual Performance and Evaluation Report



The Veranda, Cupertino

HUD Program Year 2020 County Fiscal Year 2021

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CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Santa Clara Urban County (Urban County) program focuses the use of its Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funding on a combination of housing and community development activities, along with public services directed towards assisting low-moderate income individuals and families. The bulk of federal assistance is committed to housing development. The Fiscal Year 2021 Consolidated Annual Performance Evaluation Report (CAPER) captures the expenditures, accomplishments, and progress made on the strategies and goals outlined in the approved 2020-2025 Consolidated Plan (Con Plan), for the CDBG and HOME programs approved by the Santa Clara County Board of Supervisors on June 2, 2020.

The CAPER outlines achievements in affordable housing, homeless services, and community development programs and covers the time period starting July 1, 2020 to June 30, 2021. It also includes activities funded in previous fiscal years with accomplishments reported during FY 2021. As with most new construction projects, the outcomes are not reported until the completion of the project. During the reporting period, \$2,431,027.55 was spent. The following accomplishments were achieved during FY 2021:

- The program helped 59 low-income homeowners complete deferred maintenance and emergency repairs to their residences.
- Three low-income homeowners were assisted through the County's Housing Rehabilitation Grant Program.
- The acquisition of a property in Cupertino to explore options for the development of the site.
- Through 16 Professional Service Agreements with community-based organizations (CBOs), 1,837 low-income individuals were assisted with shelter, housing, legal services, counseling, and other supportive services.
- 155 low-income individuals were assisted with fair housing issues.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g).). [Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.]

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Goal	Category	Source / Amount	Indicator	Unit of Measure	5 Year Goals 2020-2025			1 Year Goals July 1, 2020 – June 30, 2021		
					Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected PY 2020	Actual PY 2020	Percent Complete
Increase Affordable & Supportive Housing	Affordable Housing	HOME: \$2,310,000.00	Rental units constructed	Households	60	0	0%	10	0	0%
		CDBG: \$2,310,000.00	Homeowner Housing Rehabilitated	Housing Unit	250	62	24.80%	63	62	93.65%
Essential Services for Special Needs Populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$471,516	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3,180	936	29.43%	1,716	936	54.5%
Fair Housing	Affordable Housing	CDBG: \$235,758	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	155	62%	64	155	242.19%
Prevent & Reduce Homelessness	Homeless	CDBG: \$392,930	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	700	64	9.14%	176	64	36.36%
			Homeless Person Overnight Shelter	Persons Assisted	1,520	443	29.14%	304	443	145.72%

Maintain, Improve and Expand Community Facilities	Non-Housing Community Development	CDBG: \$800,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250,000	50,000	20%	50,000	50,000	20%
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Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Con Plan identified seven funding priorities:

1. Increase affordable and supportive housing.
2. Promote fair housing Countywide.
3. Maintain and expand activities designed 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; and
7. Strengthen employment and workforce opportunities.

Actions undertaken during Fiscal Year 2021 were consistent with the primary goals and objectives of the Con Plan. All Fiscal Year 2021 funding was directed towards these priorities, resulting in significant direct benefits to a large number of Santa Clara County residents. Funding was used for a variety of activities targeted at reducing poverty, helping families and seniors remain in their homes, development of new affordable housing and repair of existing housing, and accommodations for homeless families and individuals.

CR-10 - Racial and Ethnic composition of families assisted

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

Table 2 – Table of assistance to racial and ethnic populations by source of funds

	CDBG	HOME
White	1,329	
Black or African American	71	
Asian	182	
American Indian or American Native	7	
Native Hawaiian or Other Pacific Islander	4	
American Indian/White	9	
Asian/White	2	
American Indian/Black	2	
Other	228	
Total	1,834	
Hispanic	715	
Not Hispanic	1,119	

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Table 3 – Resources Made Available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Federal - public	\$1,540,535	\$2,431,027.55
HOME	Federal – public	\$1,010,604	\$60,224.56
Total		\$2,551,139	\$2,431,252.11

Narrative

Identify the geographic distribution and location of investments

Table 4 – Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Countywide	N/A	N/A	N/A

Narrative

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

Leveraging

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

The County leverages federal, state, and local resources to support populations in need. During HUD Program Year 2020, various housing activities were funded, including long-term affordable housing development projects.

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 significantly 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. To that end, the County has developed two strategies to enhance its ability to address the affordable housing needs identified in the plan:

1. **Developer Led Development:** As part of the County's Housing Bond Notice of Funding Availability (NOFA), the Developer must allow the County (and/or another public entity) the option to own the land as ground lessor, under a long-term ground lease structure or some other land dedication or subdivision mechanism, that will ensure long-term affordable housing as the primary use of the land for new developments. During the program year, the County secured over 700 units of affordable housing for at least 55+ years, by entering into six (6) ground lease agreements for six (6) housing developments.
2. **County-led Developments:** The County has been working on the acquisitions of properties throughout the County with the intent of making them available for the possible development of affordable and supportive housing. The County also established a Developer Qualified Pool to develop affordable and supportive housing on County-owned public land. During the program year, the County selected a developer for five (5) County-owned sites. Additionally, the County has acquired five (5) new sites for the development of affordable housing in the future.

Table 5 – Fiscal Year Summary - HOME Match Report

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$21,891,828.46
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$21,891,828.46
4. Match liability for current Federal fiscal year	\$125,000
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$21,766,828.46

Table 6 – Match Contribution for the Federal Fiscal Year

Project No. or Other ID	Date of Contribution	Cash (non- Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation Construction Materials, Donated labor	Bond Finan cing	Total Match

Table 7 – Program Income

HOME Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$717,118.24	0	0	0	\$717,118.24

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – [Indicate the number and dollar value of contracts for HOME projects completed during the reporting period]

Table 8.a – Minority Business and Women Business Enterprises – Ethnicity

		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number				0		
Dollar Amount	0	0	0	0	0	0

Table 8.b - Minority Business and Woman Business Enterprises - Gender

	Total	Women Business Enterprises	Male
Contracts			
Dollar Amount	0	0	0
Number	0	0	0
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Minority Owners of Rental Property – [Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted]

Table 9 – Minority Owners of Rental Property

		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Relocation and Real Property Acquisition – [Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition]

Table 10.a – Real Property Acquisition

Parcels Acquired	0	\$0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Table 10.b - Relocation

		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Table 11 – Number of Households

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	10	0
Number of Non-Homeless households to be provided affordable housing units	63	62
Number of Special-Needs households to be provided affordable housing units	0	0
Total	73	62

Table 12 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	10	0
Number of households supported through Rehab of Existing Units/Energy Efficient	63	62
Number of households supported through Acquisition of Existing Units	0	0
Total	73	62

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The County was able to provide 62 households with emergency repairs and assistance and was only 1 unit shy of meeting its goal. However, the County is in range of meeting the overall five-year goals outlined in the Consolidated Plan.

Single-family Owner-occupied Housing Rehabilitation Projects

The Urban County was able to provide emergency repairs and assistance to 62 unduplicated low-income households. The County fell short of meeting its goal of households supported through the rehabilitation of existing units, by 1 unit. However, the County is in range of meeting the overall five-year goals outlined in the Consolidated Plan.

Discuss how these outcomes will impact future annual action plans.

Future action plans will continue to reflect the type of success that has been experienced in previous program years. Planning is underway to ensure that future action plans include include the production of new units to ensure the Urban County is on track to meet its goals.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Table 13 – Number of Persons Served

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	1,102	0
Low-income	571	0
Moderate-income	135	0
Total	1,808	0

Narrative Information

Table 12

- **Rebuilding Together Minor Repair/Maintenance Program** assisted 59 extremely-low to moderate income owner-occupied homeowners with maintenance repairs activities which will preserve and maintain their homes in a safe and healthy living environment. The program helps improve the quality of life of low-income, aging and/or physically challenged adults and families by providing a suitable living environment through home maintenance repairs focused on safety, energy efficiency, and accessibility.
- **The County's Single-family, Homeownership Rehabilitation Program** assisted three (3) extremely-low to moderate income owner-occupied homeowners with minor rehabilitation repairs, these repairs included one (1) client who lived in the City of Morgan Hill and two (2) clients who live in unincorporated areas of the County (unincorporated area of San Jose).

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:

The OSH in collaboration with the Continuum of Care (CoC) has been making significant efforts to reduce chronic homelessness by conducting outreach to unsheltered people and assessing their individual needs. The County's Office of Supportive Housing is an integral part of all countywide efforts to end homelessness. Programs that are directly managed by the Office of Supportive Housing are the Mental Health Services Act Housing Program, the Cold Weather Shelter Program, the HUD-funded Continuum of Care Application Process, and the Uplift Transit Pass Program for the homeless. Key outreach strategies we have implemented include:

Homeless Census

The Homeless Census is an annual countywide collaborative effort to help assess regional homeless needs. The data from the census is used to plan, fund, and implement actions for reducing chronic homeless and circumstances that bring about homelessness. In addition, two formally homeless persons are on the Continuum of Care Board. The Urban County participates with other jurisdictions to conduct a biennial countywide homeless count. The Urban County financially contributed and participated in the most recent countywide Homeless Census survey that took place in 2019.

Coordinated Assessment and Prioritization for Permanent Supportive Housing

The Santa Clara County CoC initiated phase one of the coordinated assessment for all homeless populations in November 2015. Coordinated assessment is a consistent, community wide intake process to match people experiencing homelessness to existing community resources that are the best fit for their situation. The Santa Clara County CoC uses coordinated assessment for all permanent housing programs for people who are homeless in Santa Clara County, including permanent supportive housing and rapid rehousing.

In Santa Clara County's coordinated assessment system, all people who are homeless will complete a standard triage assessment tool (the VI-SPDAT) that considers the household's situation and identifies the best type of housing intervention to address their situation. Permanent housing programs, including permanent supportive housing and rapid rehousing, will fill spaces in their programs from a community queue of eligible households generated from the standard assessment. This coordinated process will reduce the need for people to traverse the county seeking assistance at every provider separately. Assessments are completed by HMIS partner agencies as part of the standard HMIS intake.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Urban County continued their commitment of reducing and ending homelessness by awarding CDBG funding to the following agencies:

Community Solutions - La Isla Pacifica Shelter. The shelter provided emergency and short term housing, food, counseling, and life skills workshops to 20 very low income women, and their children, who are survivors of domestic abuse.

Family Supportive Housing – San Jose Family Shelter. San Jose Family Shelter assisted 31 individuals and families with children with housing, counseling, and housing search activities. During a family's three month program participation they work on an intensive case plan with an assigned Case Manager which helps them develop skills needed to obtain permanent housing, increase skills, and gain self-sufficiency.

LiveMoves – The Opportunity Center, Palo Alto. LiveMoves assisted 10 individuals with the following services: case management, housing search and placement, and daily living activities, such as meals and laundry.

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:

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

The Urban County is committed to helping low-income individuals and families avoid becoming homeless. During the program year, the Urban County worked with stakeholders to develop a policy for homeless persons who are discharged from publicly funded institutions. The discharge policy has been incorporated into the Santa Clara Countywide [Quality Assurance Standards](#) for Homeless Housing & Service Programs. In addition, the Urban County has established a Homeless Hotline that is being utilized as resource for discharge planning. Hospitals are utilizing the hotline since hospital discharges have a priority for shelter beds. In addition, the hotline is utilized by the County's Emergency Psychiatric Services and 24-hour care.

To prevent low-income individuals and families from becoming homeless, the Urban County awarded a CDBG grant to Sacred Heart's Homeless Prevention Program. The Homeless Prevention program provided 1-1 housing and referral services for 237 unduplicated Santa Clara County households. The programs purpose is to enable low-income residents to maintain housing and achieve long-term

stability.

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

The Urban County also awarded CDBG funds to agencies whose programs assist homeless persons and families make the transition to permanent housing and avoid becoming homeless. These agencies and their programs include:

Family Supportive Housing - Bridges Aftercare Program. The Bridges Aftercare Program extends the support of those residents who transitioned into permanent housing from the San Jose Family Shelter by an additional three months. The families, living in permanent housing for the first time since experiencing homelessness, learn to develop skills that will help them retain housing, such as budgeting, social skills, good tenant practices and healthy living. The program aims to help families gain greater self-determination and transition from homelessness to stable housing.

The Urban County was instrumental in the development of the 2020-2025 Community Plan to End Homelessness. Through the collective efforts of partners throughout the community, the following accomplishments have been achieved:

- Increasing the temporary housing and shelter capacity by 24% from 1,882 to 2,336 beds;
- Providing more than \$42 million in rental and financial assistance to approximately 16,000 lowest-income households at-risk of homelessness; and
- Reducing the number of people who are becoming homeless.

Other efforts to end homelessness include the:

- Providing 7,777 Uplift Transit Passes during the program year to homeless individuals who are enrolled in case management services by our partner agencies.

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

Actions taken to address the needs of public housing

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

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

The Santa Clara County Housing Authority (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.

Actions taken to provide assistance to troubled PHAs

Not Applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In an effort to ameliorate the negative effects of public policies that serve as barriers to affordable housing, the Urban County has taken an active role to accelerate the production of housing that is eligible for County of Santa Clara Measure A Housing Bond funds. In an effort to develop more affordable housing, the Urban County has established a Developer Qualified Pool that can help accelerate the process of developing affordable and supportive housing on publicly owned land. This Developer Qualified Pool consists of experienced developers that are aligned with the Consolidated Plan goals of increasing affordable housing. In addition, the County has acquired five (5) sites for the development of affordable housing in the future.

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

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 works in coordination with local agencies, such as SCCHA and non-profit organizations to actively provide a wide variety of countywide housing assistance. These efforts include funding for non-profit builders and local agencies to construct affordable housing and maintain affordable rents, as well as loans for rehabilitation. The Urban County is also a significant funder of housing for special needs persons, such as seniors, the mentally ill, substance abusers, and those with HIV/AIDS conditions that receive supportive services from the County. Additionally, the County funds and provides emergency shelters, transitional and supportive housing and housing for other special needs populations countywide. Although a considerable gap continues to exist, collectively these efforts make strides in closing the gap.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The County of Santa Clara Public Health Childhood Lead Poisoning Prevention Program is a state-funded program aimed at identifying and treating children who are at risk for lead poisoning. Their mission is to identify children with elevated blood lead levels, and to subsequently investigate, find, and remediate the source of lead poisoning if possible. The program works with children from birth to age 21, and involves a multidisciplinary team consisting of a coordinator, a public health nurse, a registered environmental health specialist, and a community worker. Through a coordinated team effort, they provide case management for children who have elevated blood lead levels that meet program requirements, and with collaboration with community partners, they aim to lower blood lead levels of all children in the County.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The Urban County, in its continuing effort to reduce poverty, will prioritize funding agencies that provide direct assistance to the homeless and those in danger of becoming homeless. Additionally, the Urban County has made a commitment to improve the communication and service delivery capabilities of agencies and organizations that provided programs to assist the homeless.

Historically the Urban County has provided funding to agencies such as Sacred Heart Community Services, LifeMoves, and 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 taken to develop institutional structure. 91.220(k); 91.320(j)

The Urban County operates within the larger geographical area of Santa Clara County and participates in a number of efforts to coordinate housing and services. For example, the County guides the preparation of the U.S. Department of Housing & Urban Development Continuum of Care (CoC) Funding. The CoC meets regularly, both the subcommittees and as a whole, to improve coordination of homeless prevention services and programs. Multiple jurisdictions, housing developers, and social service providers cooperate on a continuing basis to improve the state of housing and homelessness on a countywide basis. Urban County staff will continue the following collaborative efforts to improve institutional structure:

- Regular meetings between entitlement jurisdictions at the CDBG Coordinators Meeting and Regional Housing 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

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Urban County benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the CDBG Coordinators Meeting, Regional Housing Working Group and the CoC. Since March 2020, the CDBG Coordinators group has been meeting with more frequency to coordinate efforts due to the coronavirus pandemic. In addition, the group has expanded to include community partners outside of CDBG entitelement communities to partner on critical efforts that are impacting vulnerable communities. To improve intergovernmental and private sector cooperation, the Urban County will continue to lead coordination efforts and participate with other local jurisdictions and developers in sharing information and resources.

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

The Urban County continues to use CDBG entitlement grant funds to contract and partner with local non-profit agencies for services including enforcement activities with regard to fair housing. The Urban County and its jurisdictions also partner with qualified agencies to test for potential cases of discrimination in mortgage lending to ensure residents have optimal mortgage lending opportunities.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Housing and Community Development (HCD) Program of the OSH Department has developed a Monitoring Plan to address the various financial and programmatic monitoring requirements of the different HCD programs. In addition to on-site monitoring, the Plan requires funded agencies to submit quarterly reports on the status of their projects. Project reimbursement requests are held until quarterly reports are current and approved by the Program Manager. Projects that are not substantially meeting contract goals are discussed for possible action. Projects that continue to fall behind meeting goals could be subject to withholding reimbursement until corrective action is productive.

The Urban County monitors the HOME Program annually by selecting a sample of HOME-assisted units for property inspection and a request to the funded agency for verification of tenant's income and rental data. The units to be inspected are drawn from a sample of 10 percent of the HOME-assisted units. Deficiencies are noted by the County's Asset management Team and follow up inspections are made to verify that the recommended corrections were made. As part of the Urban County's annual HOME monitoring, HOME rental projects consisting of five or more HOME-assisted units will be reviewed for affirmative marketing. An evaluation is prepared for each of the affirmative marketing plans for the effectiveness of leasing vacant units.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Under HUD's Code of Final Regulations for the Consolidated Plan (24 CFR Part 91 Sec. 91.105), the Urban County must adopt a Citizen Participation Plan (CPP) 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 CPP 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 citizen participation process includes outreach, public hearings, community forums, and opportunities for comment.

The Draft CAPER was made available on August 30, 2021, for a 15 day public review and comment

period. The Plan was made available electronically at:

www.sccgov.org/sites/osh/HousingandCommunityDevelopment/UrbanCountyProgram/Pages/home.aspx

In addition, public comment was encouraged at the hearing listed below, or could be submitted in writing to:

County of Santa Clara
2310 N. 1st Street, Suite 201
San José, CA 95131

A summary of all public comments are included in the final CAPER, along with the County's response to the comments, if any.

Public Hearing:

September 14, 2021, 9:30 am
Santa Clara County Board of Supervisors Hearing
Board of Supervisors' Chambers
County Government Center
70 West Hedding Street, 1st floor, San Jose, CA 95110
Meeting held via teleconference
<https://www.sccgov.org/sites/bos/Pages/Meetings.aspx>

In addition to the distribution of the Draft CAPER, public notices were published in the San Jose Mercury News, El Observador, and the Vietnam Daily News, notifying the public of the upcoming public hearing as well as the 15 day public comment period from August 30, 2021 to September 14, 2021. The Public Hearing Notice and Public Comments received concerning this CAPER are attached.

(Add Public Comments Received.)

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The County had no changes in program objectives during the program year.

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

No.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations *Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.*

Table 16

Project	Address	Next Schedule Due Date	Scheduled inspection date
Bill Wilson Transitional	1294 Jackson St, Santa Clara, CA 95050	3/1/2021	9/24/2021
Crest Ave Apts.	17677 Crest Ave, Morgan Hill, CA 95037	10/1/2020	8/31/2021
Los Gatos Creek Apts.	31 Miles Ave, Los Gatos, CA 95030	1/1/2021	9/22/2021
Met North	2122 Monterey Road, San Jose, CA 95112	3/3/2021	9/29/2021
Met South	2122 Monterey Road, San Jose, CA 95112	3/2/2021	9/29/2021
Murphy Ranch P1	310 East Dunne Ave, Morgan Hill, CA 95037	8/1/2020	9/3/2021
Murphy Ranch P2	310 East Dunne Ave, Morgan Hill, CA 95037	8/1/2020	9/3/2021
Orchard Ranch	16170 Monterey Road, Morgan Hill, CA 95037	3/4/2021	10/1/2021
Royal Court Assc.	17915 Monterey Rd, Morgan Hill, CA 95037	11/1/2020	9/10/2021
Sunset Square	2080 Alum Rock Ave, San Jose, CA 95116	1/1/2021	9/22/2021
Veranda	19160 Stevens Creek, Cupertino, CA 95014	3/1/2021	9/24/2021

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

In Silicon Valley’s extreme competitive, high-priced market, strategies that preserve or produce additional affordable housing do more to ensure long-term affordability for LMI residents. Due to the economics of the private market, programs such as Housing Choice Vouchers that provide tenant-based rental assistance might not be as feasible. Strategies that produce housing multiply the impact of available funds by increasing the number of households that can be served over a period of time, especially when HOME rents are considerably lower than those found throughout the County.

One component of the monitoring process includes reviewing the affirmative marketing plans for HOME-assisted units. Affirmative marketing for housing development with HOME assistance is included as a requirement in every loan agreement the County executes with housing developers. Developers are required to develop an affirmative marketing plan and use it in their tenant selection process. County staff review the plans at lease-up and during HOME monitoring activities.

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

None.

Describe other actions taken to foster and maintain affordable housing. 91.220(k)

As mentioned previously, the Urban County has taken an active role to accelerate the production of housing that is eligible for County of Santa Clara Measure A Housing Bond funds. In an effort to develop more affordable housing, the Urban County has established a Developer Qualified Pool that can help accelerate the process of developing affordable and supportive housing on publicly owned land. This Developer Qualified Pool consists of experienced developers that are aligned with the Consolidated Plan goals of increasing affordable housing. In addition, the County has acquired five (5) sites for the development of affordable housing in the future.

Attachment to PR26-CDBG Financial Summary Report

List of Adjustments

	(This Table Will Be Updated if Updates Are Needed)
Line 01	

ATTACHMENT 2

Public Comment

[Insert Public Comments]