



CITY OF SAN JOSÉ

DRAFT Fiscal Year 2022-23 Annual Action Plan



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Executive Summary

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

1. Introduction

The City of San José (City) is a large, diverse, and dynamic jurisdiction in transition. At a population of over 1,000,000, San José is the 10th largest city in the country and the 3rd largest in California and is projected to add 400,000 residents by 2040. It is a minority-majority City, where approximately one-third of its residents are Hispanic, one-third Asian/Pacific Islander, and one-third White. And where the City was once agricultural and predominantly suburban, San José is now the Capital of Silicon Valley and seeks to urbanize into the economic and cultural center of the South Bay Area. Already, some of the largest multinational technology companies call San José home, as well as many academic and cultural institutions.

San José is also one of the most expensive places in the country in which to live, with the median housing price at \$1,225,000 and the average rent for a 2BR apartment costing \$2,589 a month. Additionally, despite a steady economy that has produced many high-wage jobs, impacts of the COVID-19 pandemic have created a split economy. While many high-wage earners adapted to working under the constraints of the shelter in place orders over the past year, a large number of the area's workforce struggled with job displacement, ongoing housing cost burdens, and new challenges brought on by the shelter-in-place such as childcare. As the City continues to provide support to the economic and housing needs of the families impacted by the pandemic, the City also continues to increase efforts to assist the growing homeless population in San José and the County with housing, temporary shelter, and essential services. More than 6,000 people are homeless in San José on any given night.

Although the City is one of the most diverse in the country, it experiences a "segregated diversity," with low-income communities concentrated in San José's East Side and Central industrial areas; lacking access to jobs, infrastructure, and other resources and investments. This growing disparity in incomes, resources, access, and opportunities is one of the key social issues in San José.

The City of San José seeks to address these issues through strategic investment of its resources, including federal programs. As an entitlement jurisdiction, the City receives federal funding from the Department of Housing and Urban Development (HUD) to strengthen and revitalize communities through housing and neighborhood investment. The four main federal programs are the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Housing Opportunities for People with AIDS (HOPWA), and Emergency Solutions Grants (ESG) Programs.

- CDBG funding is the most flexible program and helps jurisdictions address various community development needs. These include, but are not limited to, affordable housing development, land acquisition, housing rehabilitation, public services, community and economic development, capital improvement projects, public facilities/infrastructure, and code enforcement.

- HOME funding is used for various housing-related programs and activities, typically to address the housing needs of jurisdictions through the preservation or creation of affordable housing opportunities. Eligible uses include tenant-based rental assistance, homebuyer assistance, rehabilitation, and new construction.
- The ESG Program supports outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness or rapidly re-house homeless individuals and families.
- HOPWA funding supports communities in developing affordable housing opportunities and related supportive services for low-income persons living with HIV/AIDS and their families. HOPWA-eligible activities include direct housing, support services, information and referral, resource identification, and technical assistance.

To qualify for funding, HUD requires that entitlement jurisdictions complete a Consolidated Plan every five years. The Consolidated Plan includes an analysis of the jurisdiction's market, affordable housing, and community development conditions. The Consolidated Plan provides five-year strategies and goals based on that analysis and through an extensive public participation process. Jurisdictions must also submit an Annual Action Plan to identify the yearly strategies and programs it will fund to help meet the goals covered in the Five-Year Consolidated Plan. The annual results are captured in the Consolidated Annual Performance Evaluation Report (CAPER).

Five-Year Goals

The Consolidated Plan contains five-year goals based on analysis and public input. The four goals in the City's 2020-2025 Consolidated Plan are identified below, and form the basis of the priority needs and strategies identified:

1. Increase and preserve affordable housing opportunities
2. Respond to homelessness and its impacts on the community
3. Promote fair housing
4. Strengthen and stabilize communities.

Five-Year Methodology

San José joined six other cities in Santa Clara County, as well as the County itself, in a regional consortium to develop the 2020-2025 Consolidated Plan in a more comprehensive yet streamlined process. This process included a regional analysis to identify shared housing and community development needs throughout the County as well as specific needs within San José. Public input was received through several regional community meetings as well as a needs survey administered countywide, and a collaborative working group composed of staff from various jurisdictions. This process provided a regional context that each city used to help inform the individual Consolidated Plans and Annual Action Plans of the participating cities.

Additionally, the City's 2020-2025 Consolidated Plan includes a quantitative Needs Assessment and Market Analysis. This data serves to inform the HUD-required Strategic Plan (found later in this document), which identifies priority needs and sets the five-year goals of the City to help guide the entitlement funding strategy. The majority of data utilized throughout the Needs Assessment and Market Analysis is provided by HUD for the purpose of preparing the Consolidated Plan. HUD periodically receives custom tabulations of data from the U.S. Census Bureau that are largely not available through standard Census products. Known as the "CHAS" data (Comprehensive Housing Affordability Strategy), it demonstrates the extent of housing problems and housing needs, particularly for low-income households. The CHAS data is used by local governments to plan for investing HUD funds, and may also be used by HUD to distribute grant funds.[1]

When CHAS data is not available or appropriate, other data sources are used, including 2010 U.S. Census data and the American Community Survey (ACS) 2019 five-year estimates (ACS 2015-19). While ACS one-year estimates are also available and provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and are therefore considered more reliable and precise, although they may not be as current.[2]

Federal Program Requirements

Federal funds provided under the CDBG, HOME, HOPWA, and ESG programs primarily address the housing and community development needs of low-and moderate-income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for smaller or larger families.[3] HUD uses three income levels to define LMI households, subject to certain adjustments for areas with unusually high or low incomes:

- I. Extremely low-income: Households earning 30 percent or less than the AMI
- II. Very low-income: Households earning 50 percent or less than the AMI
- III. Low-income: Households earning 80 percent or less than the AMI.

2. Summary of Objectives and Outcomes Identified in the Plan

Background

With a population of just over 1 million, San José ranks as the tenth-largest city in the nation, the third largest in California, and the largest in the San Francisco Bay Area region. San José is considered the capital of Silicon Valley, where many high-tech companies are located. The surge in high-paying jobs to the area, combined with high construction costs and a housing market that is not keeping pace with job growth, produces primarily high-cost housing. Thus, it is critical for the City to increase and maintain

affordable housing opportunities for residents who do not have the skills to qualify for these new jobs or who work in sectors that critically support “driving industry” high-wage sectors.

The San José Metro Area has one of the most expensive rentals and homeownership markets in the Country. Market rents are significantly out of reach for many San José workers including teachers, construction workers, and retail salespersons. Effective rents have increased 13% over the past five years and only 20% of homes that are for-sale are affordable to a family earning the median income.¹

The production of affordable housing in California has not kept pace with need. In the past 10 years, California dissolved its redevelopment agencies and lost the ability to generate tax increment financing and capture it for affordable housing. Inadequate federal entitlement funding, federal tax reforms impacting the Low-Income Housing Tax Credit program, and increasingly competitive tax credit and tax-exempt bond allocations through the State have all stifled much-needed affordable housing production. Recent difficulties securing awards for Bay Area affordable housing developments have added to undersupply.

However, the State legislature has been very active over the past few years in trying to help speed the production of housing. AB 1505 (2018) allowed San José to fully implement its Inclusionary Housing Ordinance for rental and ownership developments. SB 9 (2021), allowing ministerial approvals of duplexes from single family lots if certain conditions are met, and SB 10 (2021), allowing cities to do streamlined upzoning close to transit, could both result in increased low-density housing production. SB 2, the State’s permanent source for affordable housing from real estate transfer taxes, is generating an average of more than \$5 million annually for the City as a formula jurisdiction. SB 3, also known as Proposition 1, was approved by the voters in 2018 and authorized \$4 billion for affordable housing and Veterans’ loan programs.

On June 12, 2018, the City Council directed staff to implement a Housing Crisis Workplan. The plan is centered around Mayor Liccardo’s goal to build 15,000 market-rate apartments and 10,000 affordable apartments by 2023. The plan also calls for a series of policies and programs to help achieve production goals while minimizing residential displacement. By focusing on housing production, the City Council also identified the need for additional local financial resources to support affordable housing development.

Locally, the City and County have been committing substantial funds to help deeply-affordable housing to progress. Santa Clara County’s 2016 Measure A authorized \$950 million for affordable housing. As of February 2022, the County had committed \$588 million to build and renovate 4,441 affordable units, including many for unhoused residents. Measure E, the City’s General Fund real property transfer tax approved in March 2020, has generated \$50 million in its first year and is nearing \$90 million in its second year. The City is estimating Measure E will raise \$65 million annually in funding for affordable

¹ Costar Effective Rents Q4 2016 – Q4 2021; National Association of Home Builders [Housing Affordability Index](#) Q4 2021

housing and homelessness. In addition, the City receives approximately \$18 million each year in recycled funds repaid by existing loans in its Low- and Moderate-Income Housing Asset Fund, \$5 million in in-lieu fee payments from its Inclusionary Housing Ordinance, and \$5 million from the Affordable Housing Impact Fee program on new market-rate residential developments. The City also passed a Commercial Linkage Fee in 2020 and expects to receive \$14 million annually from this new source in future years.

In 2018, the City issued a \$100 million Notice of Funding Availability (NOFA) and selected 11 proposed developments that will add 1,144 new affordable apartments at varying affordability levels including permanent supportive housing for the homeless. The City issued another limited scope NOFA in early 2021, and a \$150 million NOFA in December 2021. Nineteen developments submitted by fifteen developers requested a total of \$241 million in funding for 2,275 new affordable homes. Staff plans to recommend that City Council commit funding to qualifying projects in the City's managed pipeline as they progress through their predevelopment work and meet the City's readiness requirements. With the funding increases, strategies, and policy changes taking place under State law and the City's Housing Crisis Workplan, it is very likely the City will see a boost in affordable housing production for the next several years. If developments qualifying for funding under the December 2021 \$150 million NOFA all proceed, the City would have 9,931 units in its production pipeline. This number would put the City at 99% of the City Council's five-year, 10,000-affordable unit production goal under the Housing Crisis Workplan.

In addition to subsidizing affordable homes, San José is currently implementing its Inclusionary Housing Ordinance adopted on January 12, 2010. Application of the Ordinance was initially prevented due to a legal challenge that was ultimately concluded in spring 2016, making the Ordinance effective on projects submitted on and after July 1, 2016. Initially, the provisions of the Ordinance that apply to rental developments were suspended until the court decision in *Palmer v. City of Los Angeles* was superseded. On September 29, 2017, the Governor signed Assembly Bill 1505, amending the State Planning Act to supersede the court decision in *Palmer v. City of Los Angeles*, and authorize rental inclusionary restrictions, thus allowing the Ordinance requirements to apply to rental residential developments effective January 1, 2018.

On February 23, 2021, the City Council approved amendments to the Inclusionary Housing Ordinance to allow greater flexibility and encourage the production of affordable housing. The Ordinance provides several ways that a developer may meet the affordable unit requirement. This includes the preferred method of providing 15% of on-site units as restricted affordable housing distributed throughout either rental or for-sale projects. The Ordinance amendments increased the range of affordability levels for rental housing in creating two options for compliance of unit creation – for households from Extremely Low-Income up to Moderate-Income levels. The Ordinance also allows several other options, including off-site production of units (a 20% obligation), payment of in-lieu fees, dedication of land, credits and transfers, acquisition and rehabilitation of existing homes, and mixed compliance options.

Each of the programs and projects detailed in this Action Plan is aligned with the four goals of the Consolidated Plan and contributes to the five-year outcomes and objectives for the City. In FY 2022-23, the City's federally funded programs will result in the following outcomes:

Affordable Housing Goals

- At least 50 new rental apartments, affordable to low-income households, will be developed with HOME funding.
- At least 90 low-income people living with HIV/AIDS will receive rental assistance, making their housing affordable. Households receiving rental assistance also receive housing placement assistance, medical and housing case management, and self-sufficiency services as needed.

Respond to Homelessness and Its Impacts on the Community

- At least 310 outreach contacts will be made through ESG and CDBG-funded homeless outreach and engagement programs. These contacts include street-based case management services and participation in the CoC's coordinated assessment.
- At least 30 households will be provided with homeless prevention assistance through the ESG-funded program.
- All homeless services are provided with the goal of moving individuals from living on the streets into permanent housing.

Strengthening Neighborhoods

- At least 300 seniors will be served with meals/nutrition, transportation, and/or shared housing services.
- At least 250 neighborhood residents will receive services to meet basic needs, develop leadership skills, and/or increase self-sufficiency.
- Provide enhanced code enforcement services to 775 households in CDBG low-income focus areas, including inspections of multifamily apartments to increase the livability and habitability of rental apartments.
- Improve nonprofit facilities with funding for rehabilitation and buildout of tenant improvements to enable nonprofits to better serve low-income and other vulnerable populations in San José.
- At least 300 low-income residents will receive tenant/landlord counseling and legal services, increasing housing and neighborhood stability.

- At least 220 residents will be served through outreach and education on fair housing issues; fair housing testing; and/or legal assistance.

3. Evaluation of past performance

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG, HOME, HOPWA, and ESG entitlement grant programs. The City's Annual Action Plans and CAPERs have provided many details about the goals, projects and programs completed by the City.

The City recognizes that the evaluation of past performance is critical to ensure the City and its subrecipients are implementing activities effectively and that those activities align with the City's overall strategies and goals. The City evaluates the performance of subrecipients providing public services on a quarterly basis. Subrecipients are required to submit quarterly progress reports, which include participant data, outputs/activities as well as data on outcome measures specific to each project. Prior to the start of the project, outcome measures are developed collaboratively by the subrecipient and the City, ensuring that they are aligned with the City's overall goals and strategies. Homeless project outcomes are also aligned with CoC performance measures. The City utilizes the quarterly reports to review progress towards annual goals and works with subrecipients to adjust annual goals as needed.

In addition to the quarterly review of progress reports, the City conducts an annual risk assessment for all subrecipients. Monitoring site-visits are scheduled based on the level of risk. All subrecipients are monitored at least once every two years to ensure compliance with program-specific and crosscutting federal regulations. Subrecipient monitoring provides another opportunity to review progress towards overall goals and strategies and to ensure that the programs implemented by subrecipients are compliant with both federal regulations and City requirements.

The City's CAPER is presented to the City's appointed Housing and Community Development Commission and to the City Council for review and approval each year. The Housing Department presents successes and challenges during the year and highlights specific outcomes and achievements. This review process also provides an opportunity for the public to provide feedback on the City's performance.

4. Summary of Citizen Participation Process and consultation process

Prior to the publication of the Draft FY 2022-23 Annual Action Plan, the City conducted two public hearings on the community's funding priorities, needs, and goals at the online Housing and Community Development Commission meeting on March 10, 2022, and at the online City Council meeting on March 22, 2022. The public notice containing information about the two hearings was published in *The Mercury*

News on February 19, 2022. Staff also sent email announcements to over 2,600 organizations and individuals concerned about affordable housing and community development issues, including staff contact information for questions in Spanish, Vietnamese, and Chinese. The announcement of these two public hearings was also placed on the Housing Department's website at www.sjhousing.org, and was made into a news blast that automatically gets sent to media outlets. This outreach surpasses what is required by the City's Citizen Participation Plan for annual funding priorities.

For the Draft FY 2022-23 Annual Action Plan, a Public Notice was published in English, Spanish, Vietnamese, Chinese, and Tagalog in five newspapers: *The Mercury News* (3/17/22), *El Observador* (3/18/22), *Vietnam Daily News* (3/18/22), *World Journal* (3/18/22), and *Asian Journal* (3/18/22). Consistent with the City's Citizen Participation Plan, the public notice was posted 14 days prior to public review. The Draft Annual Action Plan was made available for public review and comment on April 1, 2022, allowing more than 30 days for public review and comment prior to its final adoption by the City Council on May 3, 2022. Staff also sent email announcements to over 2,600 organizations and individuals concerned about affordable housing and community development issues, including staff contact information for questions in Spanish, Vietnamese, and Chinese. The announcement of these two public hearings was also placed on the Housing Department's website at www.sjhousing.org, and was made into a news blast that automatically gets sent to media outlets.

The public hearings on the Draft FY 2022-23 Annual Action Plan are as follows:

1. April 14, 2022 – First public hearing on the Draft FY 2022-23 Annual Action Plan was held in conjunction with the online Housing and Community Development Commission's meeting. Public comment is in Attachment 1.
2. April 26, 2022 – Second public hearing for the Draft FY 2022-23 Annual Action Plan was held in conjunction with the online San José City Council meeting on April 26, 2022. Public comment is in Attachment 1.
3. May 3, 2022 – Third and final public hearing for the Draft FY 2022-23 Annual Action Plan was held in conjunction with the online San José City Council on May 3, 2022. Public comment is in Attachment 1.

5. Summary of public comments

All public comments are included in Attachment 1.

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

The City accepted all comments.

7. Summary

See the above discussion.

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

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

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SAN JOSÉ	Department of Housing
HOPWA Administrator	SAN JOSÉ	Department of Housing
HOME Administrator	SAN JOSÉ	Department of Housing
ESG Administrator	SAN JOSÉ	Department of Housing

Table 1 – Responsible Agencies

Narrative (optional)

The City of San José (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City’s Housing Department is responsible for the administration of HUD Entitlements including, but not limited to, the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Shelters Grant program (ESG), and the Housing Opportunities for People with AIDS (HOPWA) funding. By federal law, each jurisdiction is required to submit to HUD a five-year Consolidated Plan and Annual Action Plans listing priorities and strategies for the use of federal funds.

The Consolidated Plan is a guide for how the City will use its federal funds to meet the housing and community development needs of its populations. For the 2020-2025 Consolidated Plan process, the City worked collaboratively with the County of Santa Clara (County) and other entitlement jurisdictions in the County to identify and prioritize community and housing-related needs across the region, and strategies to meet those needs. This process is an acknowledgement that housing and community development needs are often regional in nature, and builds on the regional efforts that the City of San José and partners have undertaken thus far. At the same time, an understanding of the regional context helps cities make more informed and effective decisions about local policies and programs.

Consolidated Plan Public Contact Information

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

1. Introduction

The Fiscal Year (FY) 2022-23 Annual Action Plan has been prepared by the City of San José Housing Department staff. The City, along with the County and all regional partners, have focused all efforts on the effects of COVID-19 and the impacts of the Coronavirus across the City. With much of the City's focus shifting to pandemic recovery during the 2021 program year, the City and its regional partners had limited capacity to coordinate and plan around non-COVID-19 related activities. While the City and County did not coordinate on the annual strategic plan, the City and County have been coordinating very closely throughout the pandemic in planning and implementing the response and recovery efforts to the pandemic.

While coordination was limited for the 2022 Annual Action Plan, the City is implementing programs and projects consistent with the 2019 and 2020 plans that were heavily coordinated and received significant outreach. These programs and projects are all in alignment with the goals and objectives identified in the 2020-2025 Consolidated Plan.

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

The City of San José contracts with the Santa Clara County Housing Authority to administer the Housing Choice Voucher program – there are no public housing units in San José. However, community and stakeholder meetings discussed how to enhance coordination and develop new approaches between housing providers and legal advocates, private and governmental health agencies, mental health service providers, and other stakeholders that use the funding for eligible activities, projects, and programs.

Additionally, comprehensive outreach was conducted to enhance coordination and discuss new approaches to working with public and assisted housing providers, legal advocates, private and governmental health agencies, mental health service providers, and other stakeholders that utilize funding for eligible activities, projects, and programs.

The Entitlement Jurisdictions conducted a Regional Needs Survey to solicit input from residents and workers in the region. The Regional Needs Survey, translated in multiple languages, polled respondents about the level of need in their respective neighborhoods for various types of improvements that could be addressed by entitlement funds. A total of 1,472 survey responses were obtained from September 19, 2014 to November 15, 2014, including 1,078 surveys collected electronically and 394 collected via print surveys.

1. During the development of the Consolidated Plan, the City of San José participated in three regional public forums to identify regional housing and community development needs and priorities for the next five years. The public forums were conducted as part of a collaborative regional approach to help the participating jurisdictions make both qualitative and data-driven, place-based investment decisions for federal funds. Seventy-six (76) people attended the regional forums, including community members, service providers, nonprofit representatives, and interested stakeholders. These public forums were also intended to identify regional housing issues and that could potentially benefit from a regional, coordinated approach to addressing those issues. In addition to the regional forums, the City of San José conducted public outreach independent of the regional collaborative to solicit public input on local issues, needs, and priorities.
2. Print newspaper display ads were posted in the *El Observador* (Spanish), *Vietnam Daily News* (Vietnamese), *Philippine News* (Tagalog), *World Journal* (Chinese), and *San José Mercury News* (English).

Action Plan Development

City leadership meets with the Santa Clara County Housing Authority and the County's Office of Supportive Housing on a regular basis to discuss collective priorities around housing and homelessness and progress toward the agency's strategic plans.

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 is considered by HUD to be a "Major City CoC", and is one of 48 CoCs that cover the 50 largest cities in the U.S. 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 ex-officio members from the County of Santa Clara, City of San José, and Destination: Homes well as agencies representing homeless services and housing developers in our community. Destination: Home is a public-private partnership committed to collective impact strategies to end chronic homelessness and leads the development of community-wide strategy related to the CoC's work.

The County's Office of Supportive Housing serves as the Collaborative Applicant for the CoC and is responsible for implementing by-laws and protocols that govern the operations of the CoC. The Office of Supportive Housing is also responsible for ensuring that the CoC meets the requirements outlined under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).

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

Allocating Funds, Setting Performance Standards, and Evaluating Outcomes

The City utilizes Emergency Solutions Grant Program (ESG) funds to support programs aimed at ending homelessness. The City will release a Request for Proposals in early 2018 prioritizing outreach and engagement, diversion case management, and homeless prevention services. Grantees will be selected to administer the ESG program and implement the programs in July 2018.

San José, as the County recipient of ESG funds, will continue to coordinate with its public and private partners to ensure that the local Continuum of Care (CoC) meets all HEARTH requirements with respect to ESG funds, including:

- Coordinate with the County to assess and analyze the service needs under ESG and avoid duplication.
- Evaluating the outcomes of projects funded under ESG and reporting them to HUD.
- Operating and participating in a coordinated assessment system that provides an initial, comprehensive assessment of the needs of individuals and families for housing and services, including a policy on how its system will address the needs of survivors of domestic violence seeking shelter or services from non-victim service providers.
- Establishing and consistently following standards for providing CoC assistance, including policies and procedures for:
 - o Evaluating individuals' and families' eligibility for assistance
 - o Determining and prioritizing which eligible individuals and families will receive transitional housing assistance
 - o Determining and prioritizing which eligible individuals and families will receive rapid re-housing assistance
 - o Determining what percentage or amount of rent each program participant must pay while receiving rapid re-housing assistance
 - o Determining and prioritizing which eligible individuals and families will receive permanent supportive housing assistance.
 - o Planning for the allocation of ESG funds and reporting on and evaluating the performance of ESG recipients and sub-recipients.

Operating and Administrating Homeless Management Information System (HMIS)

The HMIS SCC project was administered by Community Technology Alliance (CTA) from 2004 to 2015. In July 2015, the administration of Santa Clara County CoC's HMIS transitioned to the County's Office of Supportive Services utilizing Clarity Human Services software. The project meets and exceeds HUD's requirements for the implementation and compliance of Homeless Management Information System Standards. The County's HMIS has a rich array of service provider participation and is utilized to capture information and report on special programming.

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	Agency/Group/Organization	Destination: Home
	Agency/Group/Organization Type	Services - Housing Services - Children Services - Homeless Nonprofit agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan.
2	Agency/Group/Organization	San José Downtown Association
	Agency/Group/Organization Type	Business Leaders Nonprofit agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan

3	Agency/Group/Organization	Cisco Foundation
	Agency/Group/Organization Type	Services - Housing Non-profit agency
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the ConPlan
4	Agency/Group/Organization	LinkedIn
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan
5	Agency/Group/Organization	HomeFirst (formerly EHC)
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services - Narrowing the Digital Divide Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan
6	Agency/Group/Organization	GILROY
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan
7	Agency/Group/Organization	Mountain View
	Agency/Group/Organization Type	Services-Elderly Persons Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan
8	Agency/Group/Organization	CommUniverCity San José
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Education Services-Employment Services - Narrowing the Digital Divide Nonprofit Association
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Strategic Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
9	Agency/Group/Organization	REBUILDING TOGETHER SILICON VALLEY
	Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan

10	Agency/Group/Organization	The Health Trust
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Child Welfare Agency Other government - County Regional organization Nonprofit
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
11	Agency/Group/Organization	Kaiser Permanente
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Lead-based Paint Strategy Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan

12	Agency/Group/Organization	East Side Union High School District
	Agency/Group/Organization Type	Services-Education Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan
13	Agency/Group/Organization	Spectrum Equity
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan
14	Agency/Group/Organization	County of Santa Clara Office of Supportive Housing
	Agency/Group/Organization Type	Housing Agency - Managing Flood Prone Areas Regional organization Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Strategic Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan.
15	Agency/Group/Organization	Youth and Families Work Group
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan.
16	Agency/Group/Organization	David and Lucille Packard Foundation
	Agency/Group/Organization Type	Resilience and Hazard Mitigation Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan.
17	Agency/Group/Organization	Domestic Violence Advocacy Foundation
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan.
18	Agency/Group/Organization	South Bay Human Trafficking Coalition
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan.

19	Agency/Group/Organization	Loaves and Fishes of San José
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Nonprofit agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan.
20	Agency/Group/Organization	CHARITIES HOUSING DEVELOPMENT
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan.
21	Agency/Group/Organization	HEART OF THE VALLEY
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan.

22	Agency/Group/Organization	LifeMoves
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan.
23	Agency/Group/Organization	Monterey Corridor Business Association
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Con Plan.

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

All agency types were consulted during the FY 2020-25 consolidated plan and/or 2020-21 annual action plan process. The 2022-23 Annual Action Plan goals and objectives are consistent with the previous plans and the feedback received by the various service agencies serving the City and County.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	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 respond to homelessness and its impacts on the community
City of San José Housing Element (2014-2023)	City of San José	The Housing Element is the State-required component of the City's General Plan and provides a policy guide and implementation work plan to help the City meet its future regional housing needs. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing opportunities.
Community Plan to End Homelessness in Santa Clara	Destination Home Community	The Community Plan to End Homelessness in the County is a five-year plan to guide governmental actors, nonprofits, and other community members as they make decisions about funding, programs, priorities, and needs. This effort aligns with the Strategic Plan's goal to support activities to respond to homelessness and its impacts on the community.
City of San José Envision 2040 General Plan	City of San José	The Envision 2040 General Plan provides the City seeks to create a sustainable, equitable, and economically strong city that invests in infrastructure, jobs, and housing opportunities. These goals align with the Strategic Plan's goal to invest in programs and infrastructure that strengthen neighborhoods and to increase and preserve affordable housing opportunities.
Home Not Found	Economic Roundtable, Destination: Home, Santa Clara County	This report identifies the characteristics of the most vulnerable, distressed, and costly homeless residents of Santa Clara County to guide strategies for stabilizing their lives through housing and supportive services, improving their wellbeing and reducing public costs for their care.
VTA Joint Development Policy	Valley Transportation Authority (VTA)	This policy details how the VTA will develop underutilized land surrounding transit stops in Santa Clara County. The policy includes a goal of making 20-30% of this new housing as affordable. This policy aligns with Federal Consolidated Plan goals #1 and #4.
Vision Zero	City of San José	The goal of Vision Zero San José is to create a community culture that prioritizes traffic safety and eliminates traffic deaths. Street lighting and senior citizen safety are focus areas in this Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Food for Everyone	The Health Trust, City of San José	This is a thorough assessment of healthy food access among low-income seniors and homeless individuals in San José. This report provides data to drive informed decision-making while maximizing resources. It calls for the formation of a Food Access Implementation Task Force.
Santa Clara County Seniors Agenda	Santa Clara County	The report explores current and future needs of baby boomers and seniors in the County. Housing Services are an integral part of the Age-Friendly Initiative supported by the City. Its main housing priorities are to provide affordable and accessible housing, funding for affordable home-safety modifications, and to require new urban development to consider the safety and access needs of seniors.
Age Friendly City	City of San José, Parks Recreation & Neighborhood Services	Housing Services are an integral part of the Age-Friendly Initiative supported by the City. Its main housing priorities are to provide affordable and accessible housing, funding for affordable home-safety
Citywide Residential Anti-Displacement Plan	City of San José Housing	The Anti-Displacement Plan focuses on affordable housing production and preservation strategies, as well as tenant protections, which can be and are supported by the four federal funding sources.

Table 3 – Other local / regional / federal planning efforts

On August 25, 2020, after extensive coordination with City, County, Destination: Home, and other stakeholders, the City Council endorsed an updated five-year Community Plan to end Homelessness which spans from 2020-2025. While consistent with many of the goals and strategies of the previous plan, the 2020-25 Plan identified 14 strategies that fall under three focus areas:

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

In addition to the City’s endorsement, the updated Community Plan is endorsed by the County COC and most regional partners.

The City's Director of Housing is the standing member (ex-officio) of the CoC Board and the Executive Committee. The City is also represented on the CoC by staff of the Housing Department's Homelessness Response Team. Members of the CoC meet on a monthly or quarterly basis in various work groups to ensure successful implementation components of the Plan's action steps. The entire CoC meets semi-annually.

Staff participates in the Coordinated Assessment Work Group and Performance Measures Work Group, both of which develop and implement new systems in Santa Clara County. The Coordinated Assessment Work Group implemented a community-wide intake process, using a standard triage assessment tool (the VI-SPDAT), to match people experiencing homelessness to existing community resources that are the best fit for their situation. Since 2011, we have used this type of process for people who are chronically homeless. Since 2015, we expanded to use coordinated assessment for all permanent housing programs for people who are homeless in Santa Clara County, including permanent supportive housing and rapid rehousing. Transitional housing programs launched began using coordinated assessment in early 2018. The vision is to ultimately implement coordinated assessment for shelter programs as well, but that will be a later phase due to the various challenges of such fluid programs. The Performance Measures Work Group has implemented the outcomes in which the community shall share to measure performance. Permanent housing programs, rapid rehousing, emergency and transitional housing measures have all been finalized.

AP-12 Participation – 91.105, 91.200(c)

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

The following is an overview of the efforts made to enhance and broaden citizen participation.

Overall Community Needs identified during the FY 2022-23 Action Plan Outreach Process

During the outreach process for the Action Plan, the community identified some of the same needs as during the 5-year Consolidated Planning process, as well as some of the same needs as identified in previous years. The following table provides a summary of the needs identified during the FY 2022-23 Action Plan meetings.

Type of Activity	Need Noted
Public services	Employment training and support services for homeless youth Senior services Senior meals Homeless services
Community development investments	Acquisition and rehabilitation of services spaces for low-income residents Planting street trees Place-based infrastructure that encourages wellness
Affordable housing	Housing for homeless youth Homeless housing Homeownership programs Rental affordable housing

Action Plan Public Comment Period

Prior to the publication of the Draft FY 2022-23 Annual Action Plan, the City conducted two public hearings on the community’s funding priorities, needs, and goals at the online Housing and Community Development Commission meeting on March 10, 2022, and at the online City Council meeting on March 22, 2022. The public notice containing information about the two hearings was published in *The Mercury News* on

February 19, 2022. Staff also sent email announcements to over 2,600 organizations and individuals concerned about affordable housing and community development issues, including staff contact information for questions in Spanish, Vietnamese, and Chinese. The announcement of these two public hearings was also placed on the Housing Department's website at www.sjhousing.org, and was made into a news blast that automatically gets sent to media outlets. This outreach surpasses what is required by the City's Citizen Participation Plan for annual funding priorities.

For the Draft FY 2022-23 Annual Action Plan, a Public Notice was published in English, Spanish, Vietnamese, Chinese, and Tagalog in five newspapers: *The Mercury News* (3/17/22), *El Observador* (3/18/22), *Vietnam Daily News* (3/18/22), *World Journal* (3/18/22), and *Asian Journal* (3/18/22). Consistent with the City's Citizen Participation Plan, the public notice was posted 14 days prior to public review. The Draft Annual Action Plan was made available for public review and comment on April 1, 2022, allowing more than 30 days for public review and comment prior to its final adoption by the City Council on May 3, 2022. Staff also sent email announcements to over 2,600 organizations and individuals concerned about affordable housing and community development issues, including staff contact information for questions in Spanish, Vietnamese, and Chinese. The announcement of these public hearings was also placed on the Housing Department's website at www.sjhousing.org, and was made into a news blast that automatically gets sent to media outlets.

The three public hearings on the Draft FY 2022-23 Annual Action Plan are as follows:

1. April 14, 2022 – First public hearing on the Draft FY 2022-23 Annual Action Plan will be held in conjunction with the online Housing and Community Development Commission's meeting. Public comment is in Attachment 1.
2. April 26, 2022 – Second public hearing for the Draft FY 2022-23 Annual Action Plan will be held in conjunction with the online San José City Council meeting on April 26, 2022. Public comment is in Attachment 1.
3. May 3, 2022 – Third and final public hearing for the Draft FY 2022-23 Annual Action Plan will be held in conjunction with the online San José City Council on May 3, 2022. Public comment is in Attachment 1.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Virtual Meetings	Non-targeted/broad community outreach to all members of the public and targeted outreach to service providers, beneficiaries, and affordable housing developers	<p>The City Housing Department conducted five public hearings on the funding priorities and Annual Action Plan. See dates and meeting information above.</p> <p>Announcements were posted to the City of San José website, the Housing Department’s website, and social media to promote the meetings.</p>	See public comments in Attachment 1	All comments accepted	
2	Website	<p>Non-targeted/broad community</p> <p>Broad outreach to Santa Clara County stakeholders with computer and internet access</p>	Meeting announcements were posted to the City of San José website and its social media accounts to promote public hearings. The website also carried a short news blast that automatically got sent to media outlets. Draft documents were made available on the website per the City’s Citizen Participation Plan.	See public comments in Attachment 1	Not Applicable	<p>www.sjhousing.org</p> <p>www.sanJoseca.gov/housingconplan</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Newspaper Ads	<p>Non-English Speaking populations: Spanish, Vietnamese, Chinese, Filipino</p> <p>Non-targeted/broad community</p> <p>Multi-lingual advertisements printed in the following media outlets:</p>	<p>A Public Notice of upcoming public hearings was published in five local newspapers of wide circulation, and translated for foreign-language newspapers:</p> <ul style="list-style-type: none"> • <i>The Mercury News</i> (English) • <i>El Observador</i> (Spanish) • <i>Vietnam Daily News</i> (Vietnamese) • <i>World Journal</i> (Chinese) • <i>Asian Journal</i> (Tagalog) 	See public comments in Attachment 1	Not Applicable	
4	E-blasts	Mass emails to new and established distribution	Over 2,600 entities, organizations, agencies, and persons have been engaged through e-blast outreach efforts to inform them of opportunities to obtain draft documents, attend public hearings, and ways to give public input. Staff contacts were listed to answer questions in English, Spanish, Vietnamese and Chinese.	See public comments in Attachment 1	All comments were accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of San José's FY 2022-23 Action Plan covers the time period from July 1, 2022, to June 30, 2023 (HUD Program Year 2022). The City FY 2022-23 entitlement amount is \$14,428,658. The City will continue to leverage additional resources to successfully provide support and services to the populations in need.

The FY 2022-23 allocation amount for each of the federal housing and community development programs is broken down as follows:

- Community Development Block Grant (CDBG) - \$8,890,526
- HOME Investment Partnerships Program (HOME) - \$3,221,675
- Housing Opportunities for Persons with AIDS (HOPWA) - \$1,553,405
- Emergency Services Grant (ESG) - \$763,052

In addition to the FY 2022-23 allocation for CDBG and HOME, total program resources for the two programs will be higher than the allocation amount due to estimated program income (e.g., repayments of federally funded loans) and prior year balance. The prior year's CDBG balance consists of unused balances from the previous year's projects. The "Prior Year Balance" of HOME funds consists of previous year's funds that were left uncommitted, funds committed to the Tenant-Based Rental Assistance (TBRA) program that were unspent (which will be rolled over into the new program year), program income, and CHDO funds set-aside but not committed to a specific project. The prior year's balance in

the HOPWA program consists of unused funds from the previous year's projects.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan: \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	8,890,526	400,000	3,659,707	12,950,233	17,781,052	CDBG funds nonprofit agencies and other city departments to implement services that benefit low- and moderate-income persons and neighborhoods or address community and economic development needs.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,221,675	750,000	8,562,391	12,534,066	6,443,350	HOME is designed exclusively to create affordable housing for low-income households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan: \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short-term or transitional housing facilities STRMU Supportive services TBRA	1,553,405	0	3,391	1,556,796	3,106,810	HOPWA is exclusively dedicated to the housing needs of people living with HIV/AIDS.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	763,052	0	3,018,000	3,781,052	1,526,104	ESG is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help them quickly regain stability in permanent housing.

Table 5 - Expected Resources – Priority Table

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

County and Local Housing & Community Development Sources:

There are a variety of county-wide & local resources that support housing & community development progs. Some of these programs offer assistance to local affordable housing developers and community organizations while others provide assistance directly to individuals. These resources are discussed below:

- Low- and Moderate-Income Housing Asset Fund: Repayments from the Housing Department's \$675M loan portfolio, originally funded by former redevelopment affordable housing funds, are

reused to finance a variety of affordable housing programs for lower-income households. The City receives approximately \$18 million each year in recycled funds repaid by existing loans in its Low- and Moderate-Income Housing Asset Fund.

- The Inclusionary Housing Ordinance, Chapter 5.08 of the San José Municipal Code, was adopted on January 12, 2010. The Inclusionary Housing Ordinance requires that, in market-rate developments of 10 or more units, 15% of the units be made affordable on-site to income-eligible buyers or renters, although many alternative ways that a developer may meet the affordable unit requirement exist. Although the Ordinance was operative on January 1, 2013, its implementation was delayed by court challenges. The provisions of the Inclusionary Housing Ordinance that applies to rental developments were suspended until the court decision in *Palmer v. City of Los Angeles* was superseded with the passage of Assembly Bill 1505, effective January 1, 2018. The City receives approximately \$5 million per year in Inclusionary In-Lieu funds.
- Affordable Housing Impact Fee Program: In November 2014, the City established the Affordable Housing Impact Fee Program on new market-rate rental housing developments, as rental developments were not subject to Inclusionary requirements given the Palmer decision prior to 1505. Rental development projects submitted after June 30, 2018 are covered under the Inclusionary Housing Ordinance. The City receives approximately \$5 million per year in AHIF funds for projects submitted prior to that date.
- Commercial Linkage Fee: The City also passed a Commercial Linkage Fee in 2020, which helps to offset the impact of jobs driven by new commercial development on the need for affordable housing. The City expects to receive \$14 million annually from this new source in future years.
- City of San José Housing Trust Fund: The Housing Trust Fund provides ongoing funding for housing and support programs that seek to address homelessness, in part by creating a vehicle eligible to compete for outside funding sources. In FY 2022-23, it is anticipated that at least \$4M in HTF will be used to respond to the impacts of homelessness in the community; COVID-19 response; City staffing & non-personnel costs; Destination: Home administrative and programmatic costs; direct supportive services such as essential services, case management, employment placement, and housing support; & matching funds for federal, state & regional grants.

When put together, these funds are considerably more than the City receives from in formula funds from the federal government, so there is sufficient leverage. Between early 2019 and February 2021, the City Council committed \$86 million in loans to eight affordable housing developments that will create 697 units of affordable housing. These developments were awarded under the City's \$100 million Notice of Funding Availability (NOFA) from late 2018. In 2021, a limited NOFA was released funding 222 units. Subsequently, on December 20, 2021, the Housing Department released a NOFA for \$150 million in additional funding. Nineteen developments submitted by fifteen developers requested a total of \$241 million in funding for 2,275 new affordable homes. Staff plans to recommend that City Council commit funding to qualifying projects in the City's managed pipeline as they progress through their predevelopment work and meet the City's readiness requirements.

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

The City will continue to explore opportunities to develop affordable housing on public lands and on surplus lands, such as with the Santa Clara Valley Transportation Authority (VTA), which owns land in transit-rich locations. In 2017, the VTA advanced plans to develop three VTA-owned sites in San José. In 2022-23, the City will continue to work with VTA on planning for affordable units at their station areas and facilitating their development. The Housing Department currently owns six sites purchased from other city departments for the purpose of developing affordable housing, and is in the process of selecting developers for the sites from an RFP issued in December 2021. The City also continues to review opportunities to purchase surplus land from other public agencies to meet its housing and community development goals.

In 2019 the City completed the first Bridge Housing Community (BHC) at Mabury Rd to provide 40 interim housing units for homeless individuals. This BHC was constructed on land leased to the City-owned by VTA. In 2020, the City completed two additional interim housing communities on land leased to the City by Caltrans. The City will continue to explore these types of partnerships throughout this Fiscal year.

- City of San José General Fund: The City's General Fund will be providing funding of approximately \$2 million for ongoing Rapid Rehousing programs for homeless people.
- Measure A – Affordable Housing Bond Fund: In November 2016, the voters of Santa Clara County passed Measure A, a \$950 million affordable housing bond measure. Measure A funds the development of permanent affordable housing for the County's most vulnerable populations, including homeless, veterans, disabled, seniors, foster youth, and others. The funds support affordable housing built throughout the County, and the funds are leveraged to attract matching funds from private, State, and federal sources. The spending plan of the bond allocates \$700 million for Extremely Low-Income housing (below 30 percent of area median income), including Permanent Supportive Housing and Rapid Rehousing; \$100 million for Very Low-Income housing (31 to 50 percent of the area median income); up to \$100 million for housing assistance for Moderate-Income households; and up to \$50 million for Moderate-Income residents who are first-time homebuyers. County Measure A funds are layered with commitments from the City's funds to fund affordable housing developments. As of February 2022, the County of Santa Clara has committed \$588 million to build and renovate 4,441 affordable units in 41 affordable housing developments across eight cities. Measure A funding is close to depletion, with a remaining balance for multifamily housing of \$85 million and the need to create housing in communities throughout the County.
- The Housing Trust Silicon Valley (HTSV): This nonprofit organization combines private and public funds to support affordable housing activities in the County, including assistance to developers and homebuyers.

Discussion

Housing Authority: Acting on behalf of the CSJ Housing Authority, the City contracts with the SCC Housing Authority (SCCHA) to administer & manage the Section 8 Voucher prog & public housing programs within SJ. The SCCHA receives federal funding to run the progs below:

- o Section 8 Housing Choice Voucher Program: rental assistance to low-income households.
- o Family Self-Sufficiency Prog: employment assistance program for Section 8 participants.
- o Veterans Affairs Supportive Housing (VASH): housing assistance for homeless veterans.
- o The Family Unification Program: voucher assistance for families who have been separated due to a lack of adequate housing.
- o Non-Elderly Disabled (NED) Vouchers: voucher prog to allow non-elderly disabled people to transition out of caregiving institutions.
- o Mod Rehabilitation Prog: project-based rental assistance for low-income families.

In January 2008, HUD designated the SCCHA as a “Moving to Work” (MTW) agency through June 30, 2018. The MTW agreement was extended through 2028 in April of 2016. The goal of the MTW program is to increase cost-effectiveness, promote self-sufficiency, and expand housing options for low-income families. The MTW designation provides more flexibility in the use of funding sources and will support the creation of more efficient programs. The City will continue to partner with the SCCHA to identify MTW activities that may benefit low-income families of the community, especially homeless households.

The SCCHA further plays a direct role in developing affordable housing units. Acting as a nonprofit housing developer, the Housing Authority applies for funds from the City and a variety of state, federal, & private sources for its various development projects.

The City also partners with the Housing Authority through project-based vouchers. Through the July 2016 joint NOFA/RFP, the City teamed with the Santa Clara County Housing Authority & the County of Santa Clara to identify developments that would be eligible for both PBVs and capital awards. PBVs are critical to development feasibility for deeply affordable rental housing, as they augment tenant-paid rents. The higher rents predictably increase rental properties’ cash flow, therefore increasing the size of permanent commercial loans that can be underwritten and, in turn, decreasing the need for public gap subsidy funding. This joint issuance of the NOFA/RFP was the first of its kind in the South Bay.

Annual Goals and Objectives

AP-21 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Prevent and Address Homelessness	2020	2024	Homeless Outreach for homeless individuals		Homelessness	CDBG: \$399,983 ESG: \$3,763,052	Public service activities other than Low/Moderate Income Housing Benefit: 310 Persons Assisted Homelessness Prevention: 30 Persons Assisted
2	Create and Preserve Affordable Housing	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing	CDBG: \$2,750,000 HOME: \$12,211,899 HOPWA: \$1,553,504	Rental units constructed: 50 Household Housing Units Rental units rehabilitated: 30 Household Housing Units Homeowner Housing Rehabilitated: 210 Household Housing Units Tenant-based rental assistance / Rapid Rehousing: 90 Households Assisted Housing for People with HIV/AIDS added: 0 Household Housing Units Housing Code Enforcement/Foreclosed Property Care: 260 Household Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Promote Fair Housing	2020	2024	Non-Housing Community Development Promote Fair Housing		Fair Housing	CDBG: \$200,000 HOME: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 220 Persons Assisted
4	Strengthen and Stabilize Communities	2020	2024	Affordable Housing Homeless Non- Homeless Special Needs Non-Housing Community Development		Strengthen and Stabilize Communities	CDBG: \$6,648,549	Public service activities other than Low/Moderate Income Housing Benefit: 793 Persons Assisted Jobs created/retained: 40 Jobs

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Prevent and Address Homelessness
	Goal Description	Respond to Homelessness and Its Impacts on the Community:
2	Goal Name	Create and Preserve Affordable Housing
	Goal Description	Increase & Preserve Affordable Housing Opportunities:

3	Goal Name	Promote Fair Housing
	Goal Description	<p>Promote Fair Housing Choice:</p> <ol style="list-style-type: none"> 4. Education, compliance, and legal assistance with City’s Apartment Rent Ordinance, Tenant Protection Ordinance, and Housing Equality Payment Ordinance 5. Fair housing education and legal assistance
4	Goal Name	Strengthen and Stabilize Communities
	Goal Description	<p>Increase the independence, health, and safety of San José residents to improve their quality of life.</p> <ol style="list-style-type: none"> 6. Public Services activities are other than low-mod income housing benefits. 7. Public Facility or Infrastructure activities other than low-moderate income housing 8. Job training, and Employment development

Projects

AP-35 Projects – 91.220(d)

Introduction

The Consolidated Plan goals below represent high priority needs for the City of San José (City) and serve as the basis for the strategic actions the City will use to meet these needs. The goals, listed in no particular order, are:

1. Increase and preserve affordable housing opportunities.
2. Respond to homelessness and its impacts on the community.
3. Strengthen and stabilize communities.
4. Promote fair housing choice.

Projects

#	Project Name
1	CDBG - Public Services
2	CDBG - Homeless Services to Unhoused Population
3	CDBG - Legal Services
4	Fair Housing (PS 15%)
5	CDBG - Enhanced Code Enforcement
6	CDBG - Minor Home Repair Program
7	CDBG - Street and Infrastructure Enhancement.
8	CDBG - Acquisition and Public facilities Improvement
9	HOME - New Rental Housing Development (M-22-MC-06-0215)
10	HOME - Tenant-based Rental Assist. (TBRA) (M-22-MC-06-0215)
11	HOPWA- The Health Trust (THT) (CAH-22-F004)
12	HOPWA - San Benito County (SBC) (CAH-22-F004)
13	ESG22 - City of San José (E-22-MC-06-0021)
14	Fair Housing (CDBG & HOME Admin)
15	CDBG CSJ Administration/Legal & NEPA Review (B-22-MC-06-0021)
16	HOME CSJ Administration & Monitoring/ (M-22-MC-06-0215)
17	HOPWA CSJ Administration & Monitoring (CAH-22-F004)

Table 7 - Project Information

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

The City’s Annual Action plan was developed based on the goals and strategies of the City’s 5-year

Consolidated Plan. The results of the programs and projects undertaken in this second year of the 2020-2025 Consolidated Plan are also significantly influenced by the impacts of the pandemic over the past year and a half. Early in the 2019 Program Year, the City was forced to pivot resources and prioritize the needs of the community as it pertained to COVID-19 and its health and economic impacts on the community. As documented in San José's various FY 2019-20, FY 2020-2021, and FY 2021-2022 Action Plan Amendments, a significant amount of these two allocations were redirected to support COVID-19 activities. Additionally, the City received nearly \$50 million in CDBG and ESG from HUD, pursuant to the Coronavirus Aid, Relief, and Economic Security ("CARES") Act. While the City continues to administer programs and services responding to the pandemic, it will begin to redirect efforts to the previously established goals and priorities. The 2022-23 AAP goals and priorities are consistent with those established in the 2019-20 AAP. The 2019-20 AAP was the last annual strategic plan that the City conducted significant outreach and obtain considerable citizen participation.

While the goals and priorities are being carried over from the previous years, undoubtedly the effects of the COVID-19 and its impact on current and future goals and priorities will linger for several years. While difficult to fully predict residual effects, it's likely that programs and services within the plan will need to make adjustments to better serve the needs of the community through the recovery efforts. Additionally, service providers will likely encounter new challenges transitioning from the pandemic to post pandemic environments. Whether retaining their workforce, reestablishing workspace and workspace protocols, or redesigning programs and services to fit emerging community needs, these challenges will impact agencies abilities to consistently deliver services that address the unserved needs of the community. The City will continue to work with the agencies to adjust programs and services to address the most critical needs.

The Consolidated Plan is the basis for the City's strategy in allocating its federal resources in four primary programs: CDBG, HOME, ESG, and HOPWA funds.

The following priorities were identified during the outreach process for the Consolidated Plan:

9. Need to Increase Services for the Homeless and Improve Facilities Serving the Homeless Population

Emergency and transitional housing, comprehensive services at homeless encampments (e.g., basic shelter facilities, health care referrals), and rental assistance programs for the homeless were frequently identified by participants as critical needs.

Additionally, while the City has several rental subsidy programs for homeless individuals, there are challenges finding suitable rental housing at or below fair market rent values for individuals in these programs. The City has identified the need for project-based rental housing for homeless individuals.

Several nonprofit facilities serving the homeless population are in need of rehabilitation and the City has provided CDBG funds in recent years to three agencies serving homeless individuals or families. Nonprofits have identified additional needs to improve other client-facing

facilities. Nonprofits' needs also include accessing funds to build out tenant improvements for initial occupancy of community-serving commercial space.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG - Public Services
	Target Area	No Target Areas have been defined for the Annual Action Plan.
	Goals Supported	Strengthen and Stabilize Communities
	Needs Addressed	Strengthen and Stabilize Communities
	Funding	CDBG: \$ 518,481
	Description	<p>This Plan will fund community-based organizations to provide services to low-income people as follows:</p> <p>1) Meals on Wheels for Senior (05A-Senior Services/LMC/PB: Yes) (Goal:375). Project provides daily home-delivered hot meals, personal connections, wellness checks, and resources for San José seniors who are low-income, homebound and cannot access services outside of their homes.</p> <p>2) Senior Access and Health Support (05A-Senior Services/LMC/PB: Yes) (Goal:82). POSSO will provide door-to-door transportation services for seniors and prepares hot meal and delivery to home-bound seniors.</p> <p>3) Community Leadership Program (05Z-Other public services/LMC (Goal:60)- Project provides community leadership development training to develop leadership skills among residents of lower income communities, including assisting the neighborhood residents to apply for grants and implement community-action projects. and supports the expansion of the grassroots leadership base in the 25 neighborhoods in San José’s Council District 3.</p> <p>4) Homegrown Talent (05Z-Other public services/LMC (Goal:190). Project provide safety net to address food, housing, financial, immigration and health needs of participants, leadership development and viable economic opportunities that tap into the local assets of the community.</p>
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	300 seniors assisted 220 other persons assisted
	Location Description	Citywide
	Planned Activities	<u>Senior Services projects:</u> 1. Meals on Wheels – The Health Trust 2. Senior Nutrition and Wellness - POSSO <u>Neighborhood Engagement projects:</u> 3. Home Grown Talent - SOMOS Mayfair 4. Community Leadership Program – SJSU Research Foundation
	Goal Outcome Indicator	Public service activities other than Low/Moderate Income Housing Benefit/ Persons Assisted
2	Project Name	CDBG - Homeless Services and Unhoused Population
	Target Area	No Target Areas have been defined for the Annual Action Plan.
	Goals Supported	Prevent and Address Homelessness Strengthen and Stabilize Communities
	Needs Addressed	Homelessness Strengthen and Stabilize Communities
	Funding	CDBG: \$ 399,983
	Description	The City is utilizing CDBG to fund HOMEFIRST to provide outreach and supportive services to homeless individuals. The City is utilizing CDBG to fund Life Moves to provide emergency hotel/motel vouchers to homeless individuals and families to prevent the spread of COVID-19. The City will utilize CDBG funds to support Emergency Homeless Shelter Operation and creation to prevent the spread of COVID-19. (03T/LMC/Presumed Benefit: Yes)
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	30 persons assisted and 310 outreached

	Location Description	Citywide
	Planned Activities	HomeFirst _Citywide Outreach for Unsheltered Populations
	Goal Outcome Indicator	Homelessness Prevention/ Person Assisted
3	Project Name	CDBG - Legal Services for LI Tenants & Landlords
	Target Area	No Target Areas have been defined for the Annual Action Plan.
	Goals Supported	Strengthen and Stabilize Communities
	Needs Addressed	Strengthen and Stabilize Communities
	Funding	CDBG: \$ 475,115
	Description	The Legal services activity for Low-Income Tenants is to increase housing stability by providing landlord/tenant counseling, education, referrals, and legal assistance to tenants facing unlawful evictions or other landlords/tenant issues. The project budget is \$500K, and the HUD matrix code is 05C-Legal Services. (05C-Legal Services/LMC/Presumed Benefit: No)
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	300 persons assisted (PS)
	Location Description	Citywide
	Planned Activities	Law Foundation
Goal Outcome Indicator	Public service activities other than Low/Moderate Income Housing Benefit/ Persons Assisted	
4	Project Name	Fair Housing (PS 15%)
	Target Area	No Target Areas have been defined for the Annual Action Plan.
	Goals Supported	Promote Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$0

	Description	<p>The City will program some of its CDBG Administrative funds, as well as some public service funds, and HOME Administrative Funds to support an agency(s) that will provide Fair Housing services. Services may include outreach and education on fair housing issues; conducting fair housing testing; enforcing fair housing laws through litigation; and providing technical assistance to the Housing Department on how to monitor City-financed developments for fair housing compliance. The City will contract with a consortium of four agencies to provide these services, with the Law Foundation of Silicon Valley serving as the consortium lead.</p> <p>The following are the HUD Matrix Codes to be applied for this Fair Housing project: 1. \$100K under CDBG program 20& General Administrative Cap (21D Fair Housing), and 2. \$200K under the HOME program.</p>
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	220 low-income persons assisted
	Location Description	Citywide
	Planned Activities	Law Foundation - Fair Housing activities
	Goal Outcome Indicator	Public service activities other than Low/Moderate Income Housing Benefit/ Persons Assisted
5	Project Name	CDBG - Enhanced Code Enforcement
	Target Area	No Target Areas have been defined for the Annual Action Plan
	Goals Supported	Strengthen and Stabilize Communities
	Needs Addressed	Strengthen and Stabilize Communities
	Funding	CDBG: \$1,100,000
	Description	Enhanced Code Enforcement activities will be conducted in low-income, residential neighborhoods that meet the City's definition of Deteriorated/Deteriorating Areas. Code Enforcement's focus will be primarily on the inspections of multifamily units. (15-Code Enforcement/LMA/Housing Units)
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	270 housing units (Households Assisted)
	Location Description	Low-income areas
	Planned Activities	Planning, building, and Code Enforcements Department
	Goal Outcome Indicator	Housing Code Enforcement/Foreclosed Property Care/ Household Housing Unit
6	Project Name	CDBG - Minor Home Repair Program
	Target Area	No Target Areas have been defined for the Annual Action Plan.
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$ 1,650,000
	Description	This program will repair housing units to address immediate health and safety needs for extremely low-income homeowners in San José. The focus of repairs will address emergency and critical repair needs, as well as accessibility and mobility need within the home. The program also includes funding for limited rehabilitation to address more substantial safety issues in the home to ensure a safe, affordable, decent living environment for the occupants. (14A Rehabilitation: Single-Unit Residential/LMH/Housing units)
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	245 low-income households
	Location Description	Citywide
	Planned Activities	1. Rebuilding Together Silicon Valley 2. Habitat for Humanity
	Goal Outcome Indicator	Homeowner Housing Rehabilitated/ Housing Unit

7	Project Name	CDBG - City's Street and Infrastructure Enhancement Projects
	Target Area	No Target Areas have been defined for the Annual Action Plan.
	Annual Goals Supported	Strengthen and Stabilize Communities
	Priority Needs Addressed	Strengthen and Stabilize Communities
	Funding	CDBG: \$ 3,948,549
	Description	<p>Among other community development projects to strengthen and stabilize San José's communities, the project areas identified to meet the CDBG low-/moderate-income area benefit require the project areas to have 51% of residents who are low- to moderate-income by census tracts data.</p> <p>Funds will be allocated to public facility, street, and infrastructure improvements that will be identified after they meet the CDBG program eligibility requirements.</p> <p>(03T Street improvements, and 03Z Other Public Facilities/LMA/People.</p>
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Low-income neighborhoods
	Planned Activities	Public Works, Transportation, and others city department. nonprofit agencies
	Goal Outcome Indicator	<p>1. Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit – Persons Assisted</p> <p>2. Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit – Households Assisted</p>
8	Project Name	CDBG - CBO Acquisition, Rehabilitation, and Public Facilities Projects
	Target Area	No Target Areas have been defined for the Annual Action Plan.
	Goals Supported	Strengthen and Stabilize Communities
	Needs Addressed	Community-serving facilities and services spaces

	Funding	CDBG: \$ 3,000,000
	Description	To strengthen and stabilize San José's communities, these funds will be used to acquire properties and fund rehabilitation of public community facilities. CDBG funds are to be used to improve nonprofit properties by enhancing the property to accommodate more low-income participants and increase access to services that will benefit these low-income residents. These benefits will also be extended to those identified to meet the CDBG low-income area qualification, requiring the project area to serve more than 51% of low/moderate-income census tracts. These CDBG funds are reserved for any new future potential acquisition, rehabilitation, and public facilities improvement projects in Fiscal Year 2022-23 that meet CDBG eligibility requirements. (HUD Matrix code: 03A-03Z-LMC/11-Public Facilities/People).
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	TBD
	Goal Outcome Indicator	1. Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit – Persons Assisted 2. Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit – Households Assisted
9	Project Name	HOME - New Rental Housing Development
	Target Area	No Target Areas have been defined for the Annual Action Plan
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$ 12,211,899

	Description	Consistent with the City's goal to assist in the creation and preservation of affordable housing for low-income households, the City has the option to use HOME funds for the new construction of Rental Housing Development and/or Rehabilitation of existing multifamily units. HUD requires that at least 15 percent of each year's funding sources for new construction, while at the same time providing flexibility in the use of funds for an overall gap-financing program. (New Construction Rental Units)
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	50 low-and moderate-income households
	Location Description	TBD
	Planned Activities	TBD
	Goal Outcome Indicator	Number of HOME-funded units receiving funding commitments Number of HOME-funded units completing construction
10	Project Name	HOME - TBRA (M-22-MC-06-0215)
	Target Area	No Target Areas have been defined for the Annual Action Plan
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Homelessness Affordable Housing
	Funding	HOME: \$0
	Description	Consistent with the City's goal to assist in creating and preserving affordable housing for low-income households, the City will use HOME funds to provide tenant-based rental subsidies targeting employable homeless individuals and families. The City will contract with three (3) agencies to provide intensive case management services (funded with City General Funds) for TBRA clients. The program's goal is to transition participants out of homelessness and improve their long-term self-sufficiency.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	100 Homeless individuals/ families
	Location Description	Citywide
	Planned Activities	The Health Trust
	Goal Outcome Indicator	
11	Project Name	HOPWA - The Health Trust (THT) _CAH21F004
	Target Area	No Target Areas have been defined for the Annual Action Plan.
	Goals Supported	Create and Preserve Affordable Housing Strengthen and Stabilize Communities
	Needs Addressed	Homelessness Affordable Housing Strengthen and Stabilize Communities
	Funding	HOPWA: \$1,436,803
	Description	The program will provide rent subsidies, permanent housing placement assistance, and supportive services to help low-income residents living with HIV/AIDS secure and maintain housing. Housing placement assistance includes working with a placement specialist and receiving security deposit assistance. Supportive services include medical and housing case management and self-sufficiency services. In addition, the project allocates 7% for the project sponsor to administer the HOPWA project.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	85 low-income individuals living with HIV/AIDS
	Location Description	Citywide

	Planned Activities	The HealthTrust will provide: <ul style="list-style-type: none"> • Supportive Services • Tenant-Based Rental Assistance (TBRA) • Permanent Supportive Housing • Project Sponsor Administration
	Goal Outcome Indicator	1.Tenant-based rental assistance / Rapid Rehousing/ Households Assisted 2.Public service activities other than Low/Moderate Income Housing Benefit/ Persons Assisted 3. Public service activities other than Low/Moderate Income Housing Benefit/ Households Assisted
12	Project Name	HOPWA-San Benito County (SBC - CAH21F004)
	Target Area	No Target Areas have been defined for the Annual Action Plan.
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Homelessness Affordable Housing Strengthen and Stabilize Communities
	Funding	HOPWA: \$73,391
	Description	The City HOPWA entitlement grant to San Benito County will provide housing placement assistance, rental subsidies, and nutritional and dental assistance to low-income clients living with HIV/AIDS. In addition, the project allocates 7% for the project sponsor to administer the HOPWA project.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	5 low-income individuals living with HIV/AIDS
	Location Description	Citywide

	Planned Activities	San Benito County will be planning the following activities: <ul style="list-style-type: none"> • Housing Placement • Supportive Services • TBRA • Permanent Housing Placement • Project Sponsor Administration
	Goal Outcome Indicator	1.Tenant-based rental assistance / Rapid Rehousing/ Households Assisted 2.Public service activities other than Low/Moderate Income Housing Benefit/ Persons Assisted 3. Public service activities other than Low/Moderate Income Housing Benefit/ Households Assisted
13	Project Name	ESG22 - City of San José (E-21-MC-06-0021)
	Target Area	No Target Areas have been defined for the Annual Action Plan.
	Goals Supported	Prevent and Address Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: \$3,763,052
	Description	The City will utilize ESG funds to support a Homeless Outreach and Engagement program as well as a Homeless Prevention program for homeless and at-risk individuals and families. The ESG funds will also support HMIS. The Homeless Outreach and Engagement Program will focus on utilizing an integrated approach to provide a comprehensive response to addressing chronic homelessness in the City. The Homeless Prevention program will utilize an integrated approach to provide case management services, deposit/rental assistance, and other eligible services as needed to keep individuals and families from experiencing homelessness. ESG funds will be used to support the administration of the ESG program by the City Housing Department. Funds may also be used for the following activities: 1. Administration 2. Emergency Shelter, 3. Outreach, Homeless 4. Prevention, and 5. HMIS ESG Funding Allocations: Outreach: \$428,823 Homeless Prevention: \$3,127,000 HMIS: \$150,000 Administration: \$57,229
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	A total of 300 Homeless Individuals will be served. (Person Assisted) <u>Each year's goal:</u> 30 homeless individuals will be provided with outreach and supportive services. 30 families will be assisted with homeless prevention services. (Households Assisted)
	Location Description	Citywide
	Planned Activities	Homeless Outreach – PATH Homeless Prevention – LifeMoves, HomeFirst HMIS – County of Santa Clara Administration and funds may also be used for shelter and rapid rehousing activities.
	Goal Outcome Indicator	1.Homeless Person Overnight Shelter/ Persons Assisted. 2. Homelessness Prevention/ Person Assisted
14	Project Name	Fair Housing (CDBG & HOME Admin)
	Target Area	No Target Areas have been defined for the Annual Action Plan.
	Goals Supported	Promote Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$200,000 HOME: \$200,000
	Description	The City will continue to program some of its CDBG Administrative funds, as well as some public service funds, and HOME Administrative Funds to support an agency(s) that will provide Fair Housing services. Services may include outreach and education on fair housing issues; conducting fair housing testing; enforcing fair housing laws through litigation; and providing technical assistance to the Housing Department on how to monitor City-financed developments for fair housing compliance. The City will contract with a consortium of four agencies to provide these services, with the Law Foundation of Silicon Valley serving as the consortium lead. The following are the HUD Matrix Codes will be applied for this Fair Housing project: 1. \$200,000 under CDBG program 20% General Administrative Cap (21D Fair Housing), and2. \$200,000 under the HOME program.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	220 low-income persons assisted
	Location Description	Citywide
	Planned Activities	Law Foundation - Fair Housing activities
	Goal Outcome Indicator	Public service activities other than Low/Moderate Income Housing Benefit/ Persons Assisted
15	Project Name	CDBG CSJ Administration/Legal & NEPA Review
	Target Area	No Target Areas have been defined for the Annual Action Plan.
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$ 1,658,105
	Description	<p>A portion of the CDBG grant allocation will be used for reasonable planning and administrative costs associated with the administration of the CDBG funds and other related federal requirements. Administration funds will support oversight activities of the housing department for monitoring, legal services from the City Attorney Office, and environmental reviews from the Planning Department.</p> <p>1) CDBG Administration & Monitoring = \$ 1,613,105 (21A-GA) 2) CAO/Legal Consultation = \$ 20,000 (21A-GA) 3) PCBE/NEPA Review = \$ 25,000 (20 Planning)</p>
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Housing Department will be administered the CDBG Program.
Goal Outcome Indicator	N/A	

16	Project Name	HOME CSJ Administration & Monitoring/ (M-22-MC-06-0215)
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOME: \$122,167
	Description	The City will continue to program some of its CDBG Administrative funds, as well as some public service funds, and HOME Administrative Funds to support an agency(s) that will provide Fair Housing services. Services may include outreach and education on fair housing issues; conducting fair housing testing; enforcing fair housing laws through litigation; and providing technical assistance to the Housing Department on how to monitor City-financed developments for fair housing compliance. The City will contract with a consortium of four agencies to provide these services, with the Law Foundation of Silicon Valley serving as the consortium lead. Last year, 284 families with a total of 592 children under the age of 18 were assisted by this program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Housing Department will administer the HOME Program
Goal Outcome Indicator	Strengthen and Stabilize Communities	
17	Project Name	HOPWA CSJ Administration & Monitoring (CAH-22-F004)
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOPWA: \$43,211
	Description	The city will allocate \$43,211 (approximately 3 percent of the entitlement grant) to administrative costs associated with managing with the HOPWA grant.

Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	N/A
Planned Activities	Housing Department will administer the HOPWA Program.
Goal Outcome Indicator	Strengthen and Stabilize Communities

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

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Consolidated Plan allocates federal entitlement dollars according to low- and moderate-income (LMI) census tracts without target areas. However, in light of current budget limitations, San José recognizes the importance of a coordinated effort to invest in its neighborhoods. In its 2010-15 Consolidated Plan, San José initiated the first iteration of its neighborhood plan through its place-based strategy by focusing leveraged investments in the Santee/McKinley, Mayfair, and Five Wounds/Brookwood Terrace neighborhoods to create clean, safe, and engaged places. In the 2015-2020 Consolidated Plan, the City continued to emphasize the importance of neighborhoods and to refine its approach by seeking to make high-impact, targeted investments in strategic locations and activities that advance the four goals identified. In its 2020-2025 Consolidated Plan, the City emphasized the importance of economic revitalization in neighborhoods and to make targeted investments in strategic locations and activities that advance the four goals identified. The City will continue to prioritize investments in the Place-based neighborhoods which include the three original Place-based Neighborhoods as well as four new targeted neighborhoods.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Although entitlement dollars are limited, the City anticipates expending a significant portion of its federal allocation dollars on the preservation and provision of new affordable housing. A detailed discussion of how HUD entitlements will be used to support affordable housing needs within the City is provided in AP-20, with the number of households to be assisted itemized by goal.

Table 14 – One-Year Goals for Affordable Housing by Support Requirement

One-Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	380
Special Needs	90
Total	570

Table 15 – One-Year Goals for Affordable Housing by Support Type

One-Year Goals for the Number of Households Supported Through:	
Rental Assistance	190
Production of New Units	50
Rehab of Existing Units	330
Acquisition of Existing Units	0
Total	570

AP-60 Public Housing – 91.220(h)

Introduction

SCCHA assists approximately 17,000 households through the federal Section 8. The Section 8 waiting list contains 5,909 households and is estimated to be a six-year wait. SCCHA also develops, controls, and manages more than 2,700 affordable rental housing units throughout the County. SCCHA's programs are targeted toward ELI and VLI households, and more than 80 percent of its client households are extremely low-income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.

In 2008, SCCHA entered into a ten-year agreement with HUD to become an 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. Additionally, SCCHA has used LIHTC financing to transform and rehabilitate 551 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.

Note: Subsidized housing is housing owned and managed by private or nonprofit owners that receive subsidies in exchange for renting to LMI tenants, while public housing is housing owned and managed by the housing authority. Public Housing is defined by HUD as "housing assisted under the provisions of the U.S. Housing Act of 1937 or under a state or local program having the same general purposes as the federal program. Distinguished from privately financed housing, regardless of whether federal subsidies or mortgage insurance are features of such housing development." The Santa Clara County Housing Authority had 555 units of public housing in Santa Clara County including approximately 150 in the City of San José. Funding for the public housing program was not adequately meeting the agency's needs for providing much-needed renovations and capital improvements to the projects and so, with HUD approval, the Housing Authority disposed of all but four of its public housing units. The units are now owned by a Housing Authority affiliate and maintain their affordability through LIHTC and Project-Based Vouchers

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

Not applicable. There are no public housing units located in the City.

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

While most of its public 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.

SCCHA has been a Moving To Work agency since 2008, which allows it greater flexibility to meet its goals. To date, the agency has had 42 activities approved by HUD. The vast majority of its successful initiatives have been aimed at reducing administrative inefficiencies, which in turn opens up more resources for programs aimed at LMI families. The following is excerpted from SCCHA's August 2014 Board of Commissioner's report:

"SCCHA's Family Self Sufficiency (FSS) Program is designed to provide assistance to current SCCHA Section 8 families to achieve self-sufficiency. When a family enrolls in the five-year program, HPD's FSS Coordinator and LIFESteps service provider helps the family develop self-sufficiency goals and a training plan, and coordinates access to job training and other services, including childcare and transportation. Program participants are required to seek and maintain employment or attend school or job training. As participants increase their earned income and pay a larger share of the rent, SCCHA holds the amount of the tenant's rent increases in an escrow account, which is then awarded to participants who successfully complete the program. SCCHA is currently in the initial stages of creating a pilot successor program to FSS under the auspices of its MTW flexibility called Focus Forward."

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

Not applicable.

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

Introduction

The Santa Clara region is home to the fifth-largest population of homeless people on any given night (7,394 individuals) and the third-highest percentage of unsheltered homeless of any Major City CoC in the country (74 percent of homeless people sleep in places unfit for human habitation). The homeless assistance program planning network is administered by the Santa Clara Continuum of Care (CoC) and governed by the CoC Board of Directors. The membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, the Housing Authority of County of Santa Clara, governmental departments, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups. The homeless services system utilized by the CoC is referred to as the Homeless Management Information System (HMIS). The HMIS monitors outcomes and performance measures for all the homeless services agencies funded by the County.

Describe the jurisdiction’s 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 and Survey is a countywide collaborative effort to help assess regional homeless needs. The City participates with the County and other jurisdictions to conduct a biennial countywide homeless count. The data from the census is used to plan, fund, and implement actions for reducing homelessness and circumstances that bring about homelessness. San José financially contributed and led the countywide Homeless Census and Surveys that took place in 2019 and 2022. The City provides funding for a Citywide Homeless Outreach and Engagement program. Activities include street outreach and mobile case management, homeless helpline, and basic needs for the homeless population.

The three main purposes of this program are as follows:

1. To provide a consistent presence on the streets and other outdoor locations throughout San José and the downtown area to build rapport and trust with unsheltered homeless residents with the goal of moving them into and keeping them in permanent housing;
2. To provide street-based case management to the unhoused population, and
3. To provide an avenue to alleviate business and resident concerns about encampments and homeless persons living in their neighborhoods or other areas of San José.

In FY 2022-23, the homeless service agencies will continue to proactively identify areas to provide outreach, as well as to respond to concerns from City staff, residents, businesses, and other persons as

appropriate.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City currently has 1,070 emergency shelter beds and transitional housing beds which serve homeless individuals, families with children, women with children, youth, and victims of domestic violence. The overall number of emergency and transitional beds has decreased over the past year due to a combination of conversions to permanent housing and the lack of resources to fund emergency and transitional beds. In line with its goal of ending homelessness, the City will continue to focus its funding on programs aimed at permanently housing homeless persons.

The City will continue to support emergency and transitional housing options through new one-time funding from the State called the Homeless Emergency Aid Program. This Program will support several crisis intervention efforts, including the addition of emergency shelter beds and safe parking slots. However, the City's focus continues to be on moving people quickly into permanent housing with supportive services as seen in the successful Housing First approach. Efforts include creating mutually beneficial partnerships with property owners and managers to remove the stigma of renting to extremely low income and formerly homeless people, and increasing the number of units of permanent housing available to homeless people linked with supportive wraparound services.

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

The City uses the Coordinated Assessment System to match homeless households to appropriate housing. Other primary goals include working with property owners and managers to educate them on the social benefits of renting to extremely low income and formerly homeless individuals and families. Another main strategy, due to its effectiveness, is increasing the number of units of permanent supportive housing, a housing type available to homeless people that includes a wraparound services component offering services such as case management to assist in keeping them housed. San José currently has 1,013 supportive housing units in the City. One example is Second Street Studios, completed in May 2019 for formerly homeless households, offering 134 units with on-site mental health and medical services, and opportunities for social connection and involvement in community life through on-site gardens, inviting community spaces, and other programming.

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.

The City has historically funded two tenant-based rental assistance (TBRA) programs: one funded by HOME dollars, and another by HOPWA funds. The HOME TBRA Program is matched with local funds to increase capacity in the Rapid Rehousing System. In FY 2022-23, the HOME-funded program will be redesigned to reach a wider audience. Its subsidy and case management services can serve employed or employable homeless populations, including families with children and domestic violence survivors, but non-homeless recipients will also become eligible.

The goal of the City's Rapid Rehousing Program is to help up to 200 households at any given time to locate and secure appropriate rental housing, assist with time-limited subsidies based on the rent of the identified unit and help the participants increase their income so they graduate and pay the rent in full. The Rental Subsidy Administrators verify income eligibility, assist in housing search and placement, perform housing inspections, and coordinate monthly subsidy payments. The Supportive Services Administrators receive referrals from the CoC's coordinated assessment. Once enrolled, the role of the Supportive Services Administrator is to ensure that by the time the participant's subsidy terminates, they are stable, self-sufficient and do not return to homelessness. The HOPWA TBRA Program targets low-income residents living with HIV/AIDS who are homeless or at-risk of homelessness.

On a regional level, leaders from the City, the County, other government agencies such as the Housing Authority of the County of Santa Clara and the Santa Clara Valley Water District, service providers, philanthropy, community institutions, and business organizations created and launched a five-year Community Plan to End Homelessness in Santa Clara County. The Community Plan was developed to enhance the community's work towards ending and preventing homelessness among all homeless persons and families.

Major points of emphasis in the Community Plan to End Homelessness include:

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

In November 2016, the voters of Santa Clara County passed Measure A, a \$950 million affordable housing bond measure. The \$950 million General Obligation Bond dedicated \$700 million for Extremely Low-Income housing (below 30 percent of area median income), including Permanent Supportive

Housing and Rapid Rehousing. Continuing in FY 2022-23, Measure A will fund the development of permanent affordable housing for the County's most vulnerable populations, including homeless, veterans, disabled, seniors, foster youth and others. The affordable housing units will be built throughout the County, and the funds will be leveraged to attract matching funds from private, state and federal sources.

Discussion

In addition to the strategies described above, the City has drafted several policies for ending homelessness in the County:

- 13.** Work with its government, nonprofit, and business partners to allocate additional resources for efforts to end and prevent homelessness. Participate in a leadership role with Destination: Home, a public-private partnership implementing an integrated, coordinated approach to ending homelessness in the County by infusing permanent housing with important services like mental health, physical rehabilitation, and employment training programs. The City will continue to partner with Destination: Home in its regional strategic plan implementation.
- 14.** Work with SCCHA to allocate project-based and tenant-based vouchers to homeless housing projects and individuals.
- 15.** Continue to implement a variety of housing options for homeless households. Crisis response programs and interim housing opportunities are a priority for the City in 2022-23. These include but are not limited to: Located at City-owned facilities including libraries and community centers, the Overnight Warming Locations will provide a safe place for homeless households to sleep, access basic needs services overnight during periods of inclement weather, while working to secure permanent housing. The Homeless Emergency Aid Program will fund expanding this effort on a nightly basis. The Bridge Housing Communities will provide interim housing in the form of free-standing, small, sleeping cabins for homeless individuals and couples with supportive services and linkages to permanent housing. The Motel/Hotel Leasing Program will master-lease rooms from hotel/motel owners and manage the lease with each subtenant to as to provide a quick interim housing alternative for homeless people who have housing subsidies but cannot find a market-rate apartment to rent. The continuation of the Temporary and Incidental Shelter Program allows places of assembly to open their doors to vulnerable populations for overnight shelter. The Safe Parking Program allows persons residing in their vehicles to safely sleep overnight in three City-owned community centers, providing case management and access basic needs services. The City approved a Safe Parking Ordinance in FY 2019-20, allowing places of assembly to operate safe parking programs on private property.
- 16.** Develop and implement a variety of homeless housing options to address the long-term homeless housing needs for the City. Prioritized permanent housing and permanent supportive housing opportunities include but are not limited to: Continue partnering with the County of Santa Clara and the Housing Authority of the County of Santa Clara; the City typically provides development

financing while the County of Santa Clara coordinates supportive services and the Housing Authority funds project-based vouchers. The Transition In Place Program (TIP) provides access to affordable housing should the households in the Rapid Rehousing Program need additional assistance once the time-limited subsidy ceases. The City uses a variety of strategies to gain access to affordable apartments, including paying for rehabilitation costs on existing units and subsidizing the development costs of new construction.

AP-70 HOPWA Goals– 91.220 (I)(3)

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	90
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	90

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The incorporated & unincorporated jurisdictions within the County face barriers to affordable housing that are common throughout the Bay. Governmental barriers may include the following, as identified in the City's State-mandated 2014-2023 Housing Element update:

- Restrictive General Plan land-use policies that limit the feasibility and add to the cost of housing development.
- Zoning regulations, including but not limited to design standards such as parking requirements, height limits, minimum lot sizes, setbacks, widths, & densities, & building and landscape coverage.
- California Building Standards Code, which apply to any application for a structural building permit.
- Development review procedures/processing time can increase the carrying costs of property under consideration for residential development.
- Fees, taxes, & other exactions add to the cost of housing development. These include fees for land use approval and environmental clearance, construction fees, impact/capacity fees that mitigate the costs that new development imposes on community infrastructure, & development taxes to finance capital projects.
- Reduction/depletion/elimination of affordable housing programs at the State & federal levels.
- Lack of regional/interagency coordination to respond to the regional impacts of the lack of affordable housing. This includes cities that are not producing their fair share of housing, requiring other cities to provide homes for the jobs created in under-housed cities.

In addition to potential governmental constraints to affordable housing, it's equally important to recognize and be aware of the non-governmental barriers to affordable housing. These may include but are not limited to the following:

- Land cost and availability.
- Speculation, which further drives up the cost & makes it more difficult for nonprofits and government agencies to compete with private developers for land.
- Increase in cost of construction.
- Cost and availability of financing.
- Structure of the financial system that does not create capital to help meet public purpose

needs.

- Environmental hazards and limitations, such as seismic hazards, water supply, etc.

Market forces/failures that lead to:

- Displacement—efforts to maximize investment returns by replacing lower-value land uses with higher-value ones cause increasing redevelopment pressures. This natural, profit-seeking behavior on the part of individual property owners can result in the steady elimination of existing affordable housing and, as a consequence, displacement of lower-income households.
- Product Uniformity—specialized housing types are designed to match the unique needs of persons comprising a relatively small share of the overall market. As a result, these housing types carry higher investment risks making them more difficult to finance. Product uniformity is the outcome, at least until demographic trends or changing preferences alter supply/demand & the associated risk profile.
- Overcrowding—the inability of lower-income households to afford to house can result in overcrowding as multiple or extended families are forced to live together. This overcrowding increases health & safety concerns and stresses the condition of the housing stock & infrastructure. As well, overcrowding stifles household formation and thus market demand that would otherwise trigger increasing supply.
- Labor/Housing Imbalances—the labor and housing markets operate somewhat differently, and as a result, communities can become imbalanced & inequitable. While both markets seek to maximize profits, the (private) housing market does so by pricing homes according to what the market will bear.

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City is addressing the barriers that hinder affordable housing and residential investment with the key programs and policies below. These programs and policies are aimed at maximizing the City's ability to promote and encourage affordable housing development in San José, and to mitigate barriers to affordable housing:

Implement the amended Inclusionary Housing Ordinance that adds flexibility in the ways that new rental and ownership housing developments can comply, and monitor its effectiveness in producing affordable homes.

Actively seek opportunities to access existing and new local, state, and federal funding resources for housing affordable to low- and moderate-income households. These include State funding sources funded by SB 1 dollars, Federal Opportunity Zones, and sources funded by philanthropy including Chan Zuckerberg, SF Foundation, and the TECH Fund supported by tech companies such as Cisco and LinkedIn.

Monitor and support state and federal legislation and ballot measures to create additional sources of funding for affordable housing creation, rehabilitation, and preservation, including 0-30% AMI units.

Monitor and advocate legislation at the state and federal level for housing, community development, and homeless response funding and tools.

Continue to apply for the State's Affordable Housing and Sustainable Communities Grant Program (AHSC), which provides funding for transit-oriented affordable housing and greenhouse gas-reducing transportation infrastructure. The City regularly submits applications for projects and will continue to use this source to leverage its affordable housing investments.

Allocate resources for the most vulnerable households by:

- Partnering with Santa Clara County and the Housing Authority to build new supportive housing with rental vouchers and wrap around services for the homeless.
- Partnering with service providers to better target and provide needed services to 0-30% AMI households
- Integrating 0-30% AMI units with various types and income levels within developments
- Seeking to appropriately leverage all funds to receive the greatest number of 30% AMI units
- Spending 45% of City subsidy on ELI units, per City Council direction
- Maximizing other, outside, funding resources to deepen affordability.

Implement the City's Urban Village strategy and develop policies, mechanisms, and finance strategies to incorporate affordable housing in Urban Villages and other priority development areas such as near transit stations/corridors. Policy IP 5.12 allows 100% affordable housing developments to proceed

within an Urban Village before an approved Village Plan if it meets certain criteria.

Labor/Housing Imbalances—the labor and housing markets operate somewhat differently, and as a result, communities can become imbalanced and inequitable. While both markets seek to maximize profits, the (private) housing market does so by pricing homes according to what the market will bear. Alternatively, the labor market naturally includes workers across a full range of incomes, while generally seeking to keep costs low. As a result, the cost of market-rate housing will tend to be affordable for only a (higher income) segment of the workforce, even though a broader range of housing types/prices are needed to match the full income spectrum.

Local opposition is another common obstacle as many neighbors have strong reactions to infill, density, and affordable housing developments. Their opposition is based on what are often misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion, and overwhelmed schools. However, to ensure a healthy economy, the region must focus on strategies and investment that provide housing for much of the region’s workforce – for example, sale clerks, secretaries, firefighters, police, teachers, and health service workers – whose incomes significantly limit their housing choices.

Even when developments produce relatively affordable housing, in a constrained housing supply market, higher-income buyers and renter households can outbid lower-income households, and a home’s final sale or rental price may far exceed the projected sales or rental costs. Public subsidies are often needed to guarantee affordable homes for LMI households as the private market often seeks to price housing at or near the top of the market, which a significant portion of the workforce cannot afford.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

Please see activities in AP-20 and AP-35 to address the housing and community development needs in the City. Also, please see AP-75 regarding potential actions to address barriers to meet the City's affordable housing needs.

Actions planned to foster and maintain affordable housing

Please see AP-15 for actual and potential housing resources available, and AP-20 and AP-35 for activities that will be funded to address the housing and community development needs in the City. Also, please see AP-75 regarding potential actions to address barriers to meet the City's affordable housing needs.

Additionally, San José was an active participant in the Bay Area Regional Prosperity Plan, which was led by MTC and the Association of Bay Area Governments, and funded through a \$5 million grant from HUD's Sustainable Communities Development Program. The three-year initiative explored an integrated approach to planning for housing, transportation, and jobs in the region. Three working groups oversaw a sub-grant program that funded more than 50 pilot projects at the local and subregional level in three categories: economic opportunity initiative projects, equity initiative projects and housing the workforce initiative projects. The City had a variety of opportunities to learn about key findings from the RPP learn and explore potential programs and policies to implement to achieve housing, economic development, and transit-oriented development goals in San José.

Actions planned to reduce lead-based paint hazards

The City's Department of Housing continues to provide Lead Based Paint (LBP) testing and assessment services on all dwelling units built prior to 1978, and that receive rehabilitation assistance. Along with the trained and lead-certified Housing Department staff, the City maintains a contract with a private environmental consultant to provide LBP testing and assessment services. The City also requires that:

- Properties that use CDBG or HOME rehabilitation funds conduct testing for LBP and LBP hazard reduction. As discussed in the Market Analysis, there are approximately 199,733 housing units that have a potential LBP hazard. With 38 percent of City households being LMI, there are approximately 75,899 units occupied by a LMI household that have an LBP risk.

Contractors are trained and certified in an effort to decrease the risk of potential use of LBP in new

units. All services provided for LBP hazard reduction are in compliance with Federal regulations 1012 and 1013 of Title X.

Actions planned to reduce the number of poverty-level families

The City, in its continuing effort to reduce poverty, will prioritize funding to agencies that provide direct assistance to the homeless and those in danger of becoming homeless. Additionally, the City has made a commitment to improve the communication and service delivery capabilities of agencies and organizations that provided programs to assist the homeless. This includes a job training program for homeless individuals. The City-supported homeless programs also work with individuals and families to increase their self-sufficiency by providing employment readiness assistance or help with applying for state or federal benefits.

The City also utilizes CDBG funding to support the Home-Grown Talent project in East San José, which provides safety net services and economic development opportunities for low-income residents. The services include referrals and support to meet food, housing, financial, immigration and health needs of participants, as well as viable economic opportunities that tap into the local assets of the community. Economic opportunities include childcare owner/provider training, artist training, and urban agriculture training.

A key component of the City's other efforts to reduce the number of poverty-level families is the City's Work2Future, the local administrative arm of the Workforce Innovation and Opportunity Act of 2013 (WIOA).[1] Work2Future operates one-stop centers that serve the areas of San José, Campbell, Morgan Hill, Los Altos Hills, Gilroy, Los Gatos, Saratoga, Monte Sereno, and the unincorporated areas of the County. The Department of Labor is the main funding stream for the centers. Other sources include state, local, and federal grants and corporate support. Strategically positioned within the Office of Economic Development, Work2Future addresses the workforce and economic development needs of the local area in collaboration with small and large businesses, educational institutions, and community-based organizations.

Since the start of COVID-19, several City Departments have been focused on helping residents and small businesses, the vast majority of which are owned by residents of color, survive and recover from the economic fallout from the pandemic. The Housing Department committed \$2.5 million in CDBG to microenterprise grants through The Opportunity Fund, a local CDFI. The City raised millions in private funds and dedicated public funds to small business grants through the San José Strong initiative during the pandemic. The City is administering \$10,000 storefront grants, is increasing its small businesses staff and resources, established a pilot small business displacement initiative along Alum Rock corridor, and is focusing significant resources to help these businesses further recover.

Actions planned to develop institutional structure

The City is striving to improve intergovernmental and private sector cooperation to synergize efforts and

resources, and develop new revenues for community service needs and the production of affordable housing. Collaborative Efforts Include:

- Regular quarterly meetings between entitlement jurisdictions at the CDBG Coordinators Meeting and Regional Housing Working Group
- Developing joint jurisdiction RFPs and project review committees, to take advantages of cost and operational efficiency as a result of economy of scales. In 2016, the City released a joint NOFA with the County of Santa Clara for the development of low-income housing.
- Coordination on project management for projects funded by multiple jurisdictions.
- The Director of the Housing Department meets with her counterpart in the City of Oakland and the City/County of San Francisco on a regular basis to coordinate policy initiatives and program implementation.

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

The City benefits from a strong jurisdictional network of housing and community development partners, such as the Regional Housing Working Group, the CoC, and the San José Silicon Valley Workforce Investment Network. To improve intergovernmental and private sector cooperation, the City will continue to participate with other local jurisdictions and developers in sharing information and resources.

Program Specific Requirements

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 for entitlement funds.

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	\$400,000
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
Total Program Income:	\$400,000

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.	80.00%

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

- A description of other forms of investment being used beyond those identified in Section 92.205

is as follows:

Not applicable.

- 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:

Currently, the City only uses recapture or resale provisions as it pertains to HOME funds used for development subsidies. However, recapture is also used during times when prior HOME loans for downpayment assistance are recaptured when the homebuyer sells the home. The provisions below describe the guidelines used for both the resale and recapture functions.

Resale Provisions

Definitions

(a) "Affordable Housing Cost" shall mean the cost which does not exceed thirty percent (30%) of eighty percent (80%) of Area Median Income adjusted for family size appropriate to the Home for Low-Income Households whose gross income does not exceed 80% of Area Median Income adjusted for family size appropriate to the Home.

(b) "Area Median Income" shall mean the median family income in the San José Primary Metropolitan Statistical Area, as annually estimated by HUD pursuant to Section 8 of the United States Housing Act of 1937. In the event such income determinations are no longer published by HUD or are not updated for a period of at least twenty-four (24) months, City may use or develop such other reasonable methods as it may choose to determine the Area Median Income. (Health and Safety Code Section 50093)

(c) "City" shall mean the City of San José, a municipal corporation with offices located at 200 East Santa Clara Street, San José, California 95113.

(d) "Eligible Capital Improvements" are described in paragraph 7(b)(i) below.

(e) "Eligible Person or Family" shall mean a person or family which is a Low Income Household and which also meets the City's eligibility requirements regarding family size for the Home.

(f) "Event of Default" shall mean those events described in paragraph 7 below.

(g) "Fair Market Value" shall mean the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obligated to sell, and a buyer, being ready, willing and able to buy but under no particular or urgent necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the Owner-Occupied Housing Unit is reasonably adaptable and available but as though this Restriction did not exist.

(h) "Housing Cost" of a person or family purchasing the Home shall be calculated in accordance with the provisions of California Code of Regulation, Title 25, Section 6910, et seq., as amended from time to time, which as of the date hereof include all of the following associated with the Home:

(i) Principal and interest on a mortgage loan including any rehabilitation loans, and any loan

insurance fees associated therewith.

(ii) Property taxes and assessments.

(iii) Fire and casualty insurance covering the replacement value of property improvements.

(iv) Property maintenance and repair.

(v) A reasonable allowance for utilities (excluding telephone service).

(vi) Any homeowner association fees.

(vii) Mortgage insurance premiums.

The monthly Housing Cost of a purchaser shall be an average of estimated costs for the next twelve (12) months.

(i) "HUD" shall mean the United States Department of Housing and Urban Development.

(j) "Indexed Price" is defined in paragraph 7(b) below.

(k) "Low Income Households" means persons and families whose income is below eighty percent (80%) of Area Median Income, adjusted for family size in accordance with adjustment factors adopted and amended from time to time by HUD. (Health and Safety Code Section 50079.5)

(l) "Maximum Restricted Resale Price" is defined in paragraph 7(a) below.

- 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:

All units receiving HOME Program subsidies are required to comply with an Affordability Period. The period is contingent upon the amount of subsidy per unit received (see table below).

- 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:

Currently, the City is not planning to use HOME funds to refinance existing debt on multifamily housing.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

5. Include written standards for providing ESG assistance (may include as attachment)

All agencies receiving ESG funds comply with the written standards and policies developed by the

CoC. These written standards are contained in the attached documents in Appendix C:

17. CoC Quality Assurance Standards
18. CoC Written Standards for Rapid Rehousing

The City's written standards are an attached document in Appendix C.

6. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

In the past year, the Continuum of Care has continued to conduct coordinated assessments utilizing the VI-SPDAT screening process to identify vulnerability of homeless people screened. The City was actively involved in the planning, development and implementation of the screening process. The City requires all homeless service providers funded with ESG and CDBG funds to utilize the coordinated assessment system.

7. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City selects ESG subrecipients through a formal competitive Request for Proposals (RFP) process. Approximately every 3 years, the City develops an RFP based on the needs identified in the Consolidated Plan and the Annual Action Plan and the needs identified by the Continuum of Care. The City selects and awards funds to subrecipients based on the following factors:

- Project eligibility under the ESG program
- Goals and outcomes
- Project relevance in meeting the need identified
- Organizational capacity and experience
- Budget and fee structure

8. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Action Plan is distributed to the CoC applicant for review. The Board of the CoC applicant is the Destination: Home Board, which includes representation from the homeless community nominated and elected by the Collaborative nonprofit agencies. Services funded with ESG have aligned with CoC and Destination: Home strategic plans. The City solicits comments through the public comment process noted in the Action Plan.

9. Describe performance standards for evaluating ESG.

The CoC has developed performance standards for community-wide use and the City and its ESG recipients participate in the collection of performance data for the CoC and utilize the same standards to evaluate the performance of each individual ESG grantee. The City issued a request for proposals for ESG services prior to the 2018-19 program year. The RFP was combined with CDBG funds allocated for homeless services and funds were awarded to three nonprofit agencies. These grant agreements are multi-year. The City will continue to fund these programs next fiscal year. The grant agreements with all three agencies incorporated the CoC performance standards.

These performance standards include:

- Street Outreach - Change in placements to permanent housing destinations, temporary destinations (ES or TH), and some institutional destinations (e.g. foster care, long-term care facility).
- Homeless Prevention – Number of persons prevented from experiencing homelessness

Additional CDBG Information

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.

Additional HOME Information

Eligible applicants/beneficiaries for programs funded with HOME dollars vary based on program type.

TBRA: Applicants must be a part of the targeted population defined in the Annual Action Plan: Homeless. “Homelessness” is defined using HUD’s definition. Each household/individual must have an income of less than or equal to 60% AMI. Income is determined using the Part 5 income determination.

TBRA applicants are taken from HMIS and paired with appropriate case management. Case management is funded from the City’s general fund.

Additional HOPWA Information

HOPWA project sponsors are chosen through a competitive Request for Proposals process. Proposals are rated on factors such as program design, organizational capacity and experience, performance measurement, and budget.

Appendix 1

Public Comments

Annual Action Plan Priorities

Housing and Community Development Commission

The Housing and Community Development Commission (Commission) heard this item at its virtual meeting on March 10, 2022 at 5:45pm. At its meeting, the Commission passed the following motion:

Vice Chair Jasinsky made the motion to shift \$100,000 from Fair Housing Public Services to Senior Services (Meal and Support Programs), with a second by Commissioner Moore.

In addition to discussion of this motion, the following input on funding priorities was given by the public and Commissioners at this meeting. These comments were shared with the City Council for its March 22, 2022 meeting.

[Note that no staff response is typically allowed to public comments.]

Public Comments

Speaker	Comments	Staff Response
Poncho Guevara, Executive Director of Sacred Heart Community Services	Requested the City reallocate some Place-based Street and Infrastructure Enhancements CDI funding to Acquisition / Rehabilitation projects, noted that Sacred Heart had a pending proposal to fund acquisition/rehabilitation projects to grow the agency's capacity to serve the community, and urged the City to consider Sacred Heart's proposal.	None allowed; however, staff is considering Sacred Heart's proposal
Pilar Furlong, Chief Community Resources Officer for Bill Wilson Center	Thanked the City for facilitating funding that kept so many people housed during the pandemic, which was a tremendous amount of work for which families were very grateful. As partner in that work, Bill Wilson Center exceeded goals for use of their federal funds. She expressed support for maintaining current funding priorities, applauded the City for recognizing that homeless youth need employment training and support services tailored to their individual situations to remain housed, and thanked the City for serving homeless youth and families.	None allowed; staff noted the comment
Misrayn Mendoza	Thanked the City for a lot of hard work, and requested that staff please change the word "homeless" to "unhoused."	None allowed; staff noted the comment

Commissioner Comments

Commissioner	Comments	Staff Response
Vice Chair Jasinsky	Commented and made a motion to shift \$100,000 in funds from fair housing to senior services and meals programs. Given inflation, Social Security will not be able to keep up with costs for seniors on fixed incomes, and we need to ensure seniors have what they need. (The motion passed, 5-2, with 2 abstentions.)	Staff noted the comment
Commissioner Moore	Spoke in favor of allocating funding towards homeownership opportunities to balance the emphasis on building rental units and realize benefits of homeownership.	Staff noted the comment
Commissioner Tran	Supported increased senior services expenditures, per Vice Chair Jasinsky’s comments.	Staff noted the comment
Commissioner Shoor	Asked for clarification whether HOME development funding was part of the City’s recent \$150 million NOFA, noted that inflation also was increasing construction costs, and asked for more information on nonprofit projects.	Staff noted the comment and confirmed that HOME funding was included in the NOFA.
Commissioner Dawson	Clarified that increasing senior services funding requires decreasing another identified public service to stay within the cap, identified herself as a senior, stated support for Sacred Heart Community Services, and spoke in favor of community investments such as street trees as an indication of the City’s respect to all San José neighborhoods including those in D3, D5 and D7.	Staff noted the comment
Commissioner Partida	Spoke in favor of place-based street infrastructure and aspects of the built environment that help the well-being of people, identified herself as a health educator, noted the importance of street trees in encouraging people to walk more, and spoke in favor of funding street trees.	Staff noted the comment