

FY2025 MTW Report

Housing Authorities of the County of Santa Clara & the City of San Jose

SUBMITTED: SEPTEMBER 30, 2025



Moving to Work FY2025 Annual Report

SANTA CLARA COUNTY HOUSING AUTHORITY (SCCHA)

(Housing Authorities of the County of Santa Clara & The City of San José)

SCCHA's mission is to provide and inspire affordable housing solutions to enable low-income people in Santa Clara County to achieve financial stability and self-reliance.

Serving residents throughout Santa Clara County, the heart of Silicon Valley and part of the greater San Francisco Bay Area, our clients include families with children, seniors, veterans, the disabled and the formerly homeless. The vast majority of our client households are extremely low-income (30% of area median income or less) with half of our assisted households occupied by seniors. **SCCHA currently assists over 20,000 households.**

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Table of Contents

- I. Introduction and Agency Goals 3
 - Spotlight Story: Diem – A Journey of Strength, Education, and Purpose.....4
- II. General SCCHA Operating Information 7
- III. Proposed MTW Activities: HUD Approval Requested 13
- IV. Approved MTW Activities: HUD Approval Previously Granted..... 14
 - A. Implemented Activities 14
 - B. Activities Not Yet Implemented..... 35
 - C. Activities On Hold 38
 - D. Closed Out Activities..... 39
- V. MTW Sources and Uses of Funds 43
- VI. Administrative 44
- Appendix One: FY2023 Certification of Compliance with Statutory Requirements 45
- Appendix Two: Approved MTW Activities for the FY2025 Reporting Period 46
- Appendix Three: FY2023 Independent Auditor’s Report (OMB-A-133) for SCCHA..... 50
- Appendix Four: Actual Existing Project-Based Vouchers..... 51

I. Introduction and Agency Goals

Purpose of this Report

The Santa Clara County Board of Supervisors established the Housing Authority of the County of Santa Clara, now Santa Clara County Housing Authority (SCCHA), in 1967. SCCHA has an agreement with the City of San José to administer and manage the Housing Authority of the City of San José (HACSJ)'s Housing Choice Voucher program. SCCHA is an independent local government agency whose mission is to provide and inspire affordable housing solutions to enable low-income people in Santa Clara County to achieve financial stability and self-reliance.

The Housing Authority for Santa Clara County and the Housing Authority of the City of San José (HACSJ) entered a 10-year agreement (extended until the conclusion of Fiscal Year 2038) with the Department of Housing and Urban Development (HUD) to become a Moving to Work (MTW) agency at the beginning of 2008. This MTW Annual Report, submitted by SCCHA on behalf of both agencies, demonstrates the status of SCCHA's seventeenth full year as an MTW agency during fiscal year (FY) 2025 (July 1, 2024 through June 30, 2025).

What is MTW?

The MTW program, established by Congress in 1996, is a federal demonstration program that links federal goals with locally designed actions. Through the MTW program, select housing authorities are encouraged to propose and implement innovative changes to the way housing programs are administered to meet three broad federal goals:

1. Decrease administrative costs and increase cost effectiveness in housing program operations;
2. Promote participants' economic self-sufficiency; and
3. Expand housing choices for low-income households.

SCCHA works to meet these statutory objectives while assisting at least as many households and as diverse households (in terms of income level and family size) as before receiving MTW designation.

SCCHA's Vision and Goals

On the surface, an MTW designation allows for flexibility around HUD regulations. What is challenging to capture in a report is the spirit in how the designation provides SCCHA the opportunity to be intentional and forward-thinking in serving its community. SCCHA follows four guiding principles that inform its policies and practices: authentic culture change, strengthen partnerships, relevance and innovation, and portfolio growth - all centered around the families and individuals that it serves.

To understand SCCHA's work, it is important to contextualize this moment in our community. According to the Silicon Valley Index Report, wealth inequality in Silicon Valley is more pronounced than in the U.S. overall or globally. The top 1% of households hold 48 times more total wealth than the bottom 50%. About 23% of Silicon Valley residents live below the poverty threshold, with higher rates amongst people of color and marginalized communities.

The housing and homelessness crisis in Silicon Valley has been driven by the lack of supply and vast income and economic disparities in one of the wealthiest areas in the country. The Housing Authority's

mission is to provide and inspire affordable housing solutions to enable low-income people and families in Santa Clara County to achieve financial stability and self-reliance.

In FY2025, the Housing Authority team worked tirelessly to connect residents to housing, increase affordable housing opportunities, and enact equitable housing policies that combat discrimination and address the root causes of disparities. Today we serve over 4,000 more residents than we did just four years ago by increasing the efficiency and effectiveness of our programs, and by adding new programs and funding to our portfolio. Of the Housing Authority's budget, 93% goes to housing people. We partner with over 6,000 landlords in Santa Clara County and provide approximately \$40 million in total monthly housing assistance.

This work was only possible with our partners, including local elected officials, nonprofit organizations, and key stakeholders. As part of the Santa Clara County Continuum of Care (CoC), the Housing Authority remains committed to the CoC's mission of ending and preventing homelessness in Santa Clara County.

At Santa Clara County Housing Authority, we believe that housing is a human right. Looking to the future, affordable, mixed-income, and supportive housing ensures housing access, supports economic mobility, revitalizes neighborhoods, enhances workforce proximity, and prevents displacement. We are excited to share this year's work with you and look forward to many more years of success with this community.

D. PARTICIPANT IMPACT STORY (OPTIONAL)

THE KATHY ESPINOZA-HOWARD SCHOLARSHIP — A STORY OF SUPPORT, VISION, AND TRANSFORMATION SANTA CLARA COUNTY HOUSING AUTHORITY | MTW REPORT 2025

The Kathy Espinoza Howard Scholarship, rooted in a legacy of empowering self-sufficiency, exemplifies Santa Clara County Housing Authority's commitment to supporting students in their educational journeys. Established originally in 1994 by the Housing Authority's non-profit P.R.I.D.E. (Program Responsible in Daring Excellence), the scholarship has evolved through the years, first as the STRIVE Scholarship funded by MTW funds and private donations, and, since 2023, proudly carrying the name of board member Kathy Espinoza-Howard in honor of her dedicated service and advocacy for families.

Over the last decade, 780 awards have been granted to eligible students residing in Section 8 rental properties, public housing, or tax credit properties affiliated with the Housing Authority, helping cover tuition, textbooks, and transportation costs. The scholarship's enduring transformative impact is best illustrated through the journey of recipients like Diem.

SPOTLIGHT STORY: DIEM — A JOURNEY OF STRENGTH, EDUCATION, AND PURPOSE

When Diem became a single parent with her 8-month-old son, she held on tightly to the dream of building a better life. The road ahead was anything but easy. With no family nearby and facing immense personal challenges, she had every reason to give up. But Diem chose a different path, one of courage, perseverance, and purpose.

After enduring domestic violence and periods of housing instability, Diem found herself navigating a divorce, an outcome that weighed heavily on her. Her greatest fear in that moment wasn't just about starting over as a single. It was also the deep sense of shame she feared her divorce would bring to her parents. For a long time, that shame was a burden she carried quietly.



Diem proudly showing off pictures of her Chuckee Cheese adventures with her son

my son.”

But through the support of compassionate counselors and life coaches she met during her time in emergency shelters, Diem began to reframe her story from failure to one of survival and strength. With time, she made peace with the past and chose to prioritize her son’s well-being and her own healing. “I learned to let go of the shame,” she shares, “and to focus on what kind of future I wanted for me and

To support her young son, Diem worked tirelessly, juggling multiple minimum wage jobs in restaurants and manufacturing, often seven days a week. She placed her child in daycare and made daily sacrifices to ensure his well-being. Still, she knew she wanted more for herself and for her son.

In 2012, she took her first brave step toward that future: enrolling in ESL classes. Her goal was simple but powerful, to be able to read letters without stress and to set a strong example for her son. Four years later, she began studying Early Childhood Development at Mission College, fueled by the memory of the daycare providers who cared for her child when she couldn't be there. She dreamed of being that same warm and trustworthy face for other children and families.



Diem preparing phở for lunch in her kitchen

She graduated in May 2025 with her Associate Degree in Early Childhood Education, a tremendous achievement that represented not only academic success, but also personal healing and transformation. It was a milestone made possible through her unwavering hard work and the strong support systems that stood by her throughout her journey.

One of those supports was the Kathy Espinoza Howard Scholarship, which she received twice. More than just financial aid, the scholarship was a powerful message from the Santa Clara County Housing Authority and its community, that they believed in her and her potential. “The scholarship felt like a hug from the community,” she says. “It told me, ‘We see you, and we want you to succeed.’”

The stability provided by the Section 8 voucher program also played a critical role. With secure housing, she was able to focus on school, care for her son, and continue healing. "If I didn't have the voucher, I would have never had the chance to go to school," she shares. "It gave me space to breathe and dream."

In June 2026, Diem began working as an assistant substitute teacher for GoKids, where she continues to build her career. Her son, now 19, is in college studying to become a registered nurse, another testament to the legacy of her strength and the example she's set.

Diem continues her education today, taking computer and Excel classes at Mission College. She still meets weekly with a counselor and lives by a mindset that has carried her through every obstacle: "I have to try my best to help myself before the gods help me."

She hopes her story will inspire others facing similar challenges. "I want people to know that even when life is hard, you can grow. You can move forward. And you're not alone."



Diem smiles proudly with her degree in Early Childhood Education

II. General SCCHA Operating Information

A. HOUSING STOCK INFORMATION

i. Actual New Project Based Vouchers

Tenant-based vouchers that the MTW PHA project-based for the first time during the Plan Year. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (AHAP) was in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

PROPERTY NAME	NUMBER OF VOUCHERS NEWLY PROJECT-BASED		STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
	Planned*	Actual			
961 Meridian	38	38	Committed	No	New construction. 38 family units will be supported with MTW PBVs. 35 PBVs for veterans via HUD-VASH.
Distel Circle	27	27	Committed	No	New construction. 88 total units. 27 MTW PBVs are set aside for large families and chronically homeless families
Lupina (formerly 797 Almaden)	35	35	Committed	No	New construction. 98 total units, 10 family units and 25 units for chronically homeless families will be supported by PBVs.
Hawthorn	48	48	Committed	No	New construction. 103 total units. 26 PBVs for low-income families and 22 PBVs for chronically homeless families.
Magnolias	23	0	Planned	No	New construction project consisting of 66 total units. 16 MTW PBV units are set aside for chronically homeless families and 7 units are for veterans supported by HUD-VASH PBVs.
Mil on Main	55	0	Planned	No	New construction project consisting of 219 total units. 55 MTW PBVs are for large families
Mountain View Lot 12	25	0	Planned	No	New construction project consisting of 120 total units. 25 MTW PBV units are for large families.
EAH Blossom Hill	6	0	Planned	No	New construction. 84 total units. 6 PBVs for low-income families.
Rincon de los Esteros	120	0	Planned	No	Existing project acquired by the Housing Authority. 120 PBVs for low-income families.
525 N. Capitol	0	40	Committed	No	New construction. 160 total units. 40 PBVs for low-income families and 25 units for HUD-VASH veterans.
Kooser Apartments	0	30	Committed	No	New construction. 191 total units. 30 PBVs for chronically homeless families.
Montecito	0	39	Committed	No	New construction. 85 total units. 39 PBVs for low-income families.
	377	257	Planned/Actual Total Vouchers Newly Project-Based		

* Figures in the "Planned" column should match the corresponding Annual MTW Plan.

** Select "Status at the End of Plan Year" from: Committed, Leased/Issued

Please describe differences between the Planned and Actual Number of Vouchers Newly Project-Based:

The FY2025 MTW Plan identified 377 PBVs anticipated to be in AHAP in the fiscal year. Two projects were disencumbered – Mil on Main (55) and EAH Blossom Hill (6). An additional five projects that were planned did not reach AHAP for various reasons, including not receiving tax credits. Three projects were not anticipated at the time the FY2025 Plan was drafted but were able to reach AHAP by the end of the fiscal year– 525 N. Capitol, Kooser Apartments, and Montecito.

ii. Actual Existing Project Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP was in place by the beginning of the Plan Year. Indicate whether the unit is included in RAD.

Table is moved to Appendix 4

Please describe differences between the Planned and Actual Existing Number of Vouchers Project-Based:

iii. Actual Other Changes to MTW Housing Stock in the Plan Year

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

ACTUAL OTHER CHANGES TO MTW HOUSING STOCK IN THE PLAN YEAR
No changes

iv. General Description of All Actual Capital Expenditures During the Plan Year

Narrative general description of all actual capital expenditures of MTW funds during the Plan Year.

GENERAL DESCRIPTION OF ALL ACTUAL CAPITAL EXPENDITURES DURING THE PLAN YEAR
Construction was completed at Alvarado Park Senior Housing in early FY 2025 and at Bellarmino Place Family Housing in FY 2024
The first phase of the East Santa Clara site (ESC), Hawthorn Senior Housing, is using MTW funds during construction in FY 2025. We expect to use additional MTW dollars for pre-development and construction at the second phase, Trillium, which is expected to begin construction in FY 2026.
Construction will also begin in FY 2025 for the rehabilitation of The Willows and Buena Vista Mobile Home Park.
MTW funds are planned to be used for feasibility and pre-development work on the North First Street Master Plan, Orchard Gardens, Jardines Paloma Blanca, Girasol, Sage, Elderberry, 10 Kirk, 8 th and Alexander, and VTA Hostetter.
SCCHA spent \$72 Million in MTW funds on development and rehabilitation at the following properties: The Willows, Jardines Paloma Blanca, Girasol Apartments, Pavilion Inn, and East Santa Clara, which will be the home to 4 affordable housing developments - Hawthorn Apartments, Trillium Apartments, Sage Apartments, and Elderberry Apartments.

B. LEASING INFORMATION

i. Actual Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA actually served at the end of the Plan Year.

NUMBER OF HOUSEHOLDS SERVED THROUGH:	NUMBER OF UNIT MONTHS OCCUPIED/LEASED*		NUMBER OF HOUSEHOLDS SERVED**	
	Planned^^	Actual	Planned^^	Actual
MTW Public Housing Units Leased	48	48	4	4
Housing Choice Vouchers (HCV) Utilized***	219,588	226,692	18,299	18,891
Local, Non-Traditional: Tenant-Based	4,320	2,232	360	186
Local, Non-Traditional: Property-Based	11,304	11,304	942	1,014
Local, Non-Traditional: Homeownership	0	0	0	0
Planned/Actual Totals	235,260	240,276	19,605	20,095

* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA planned to have leased/occupied in each category throughout the full Plan Year (as shown in the Annual MTW Plan).

** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year (as shown in the Annual MTW Plan).

*** "Housing Choice Vouchers (HCV) Utilized" includes all SPVs within the MTW PHA's portfolio.

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

Please describe any differences between the planned and actual households served:

The number of Actual Households Served has increased from the number planned. The Housing Authority pulled from the waitlist in the interest of housing more low-income families. More families than anticipated successfully leased up. The Planned number of Local, Non-Traditional: Tenant Based was higher than the actual as the planned number took into account a higher rate of turnover than actually occurred.

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	NUMBER OF UNIT MONTHS OCCUPIED/LEASED*		NUMBER OF HOUSEHOLDS TO BE SERVED*	
		Planned^^	Actual	Planned^^	Actual
Tenant-Based	Interim Housing/ Activity 2020-2	4,320	2,232	360	186
Property-Based	Create Affordable Housing Preservation Fund for Affiliate-Owned Properties / Activity 2012-4	11,304	11,304	942	1,014
Homeownership	N/A	0	0	0	0
Planned/Actual Totals		15,624	13,536	1,302	1200

* The sum of the figures provided should match the totals provided for each Local, Non-Traditional category in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

HOUSEHOLDS RECEIVING LOCAL, NON-TRADITIONAL SERVICES ONLY	AVERAGE NUMBER OF HOUSEHOLDS PER MONTH	TOTAL NUMBER OF HOUSEHOLDS IN THE PLAN YEAR
N/A	0	0

ii. Discussion of Any Actual Issues/Solutions Related to Leasing

Discussion of any actual issues and solutions utilized in the MTW housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS
MTW Public Housing	SCCHA did not have any issues related to the leasing of these units.
MTW Housing Choice Voucher	Voucher utilization is at almost 100% , however, voucher holders face barriers in leasing up as Santa Clara County continues to be one of the nation’s most expensive rental markets. To support voucher holders searching for units, SCCHA has continued landlord outreach and used existing landlord incentives to attract and retain landlords in the HCV program. SCCHA continues its efforts to expand the availability of affordable housing in the area by awarding PBVs and through use of both the affordable housing development and the affordable housing preservations funds.
Local, Non-Traditional	SCCHA did not have any issues related to the leasing of these units.

C. WAITING LIST INFORMATION

i. Actual Waiting List Information

Snapshot information on the actual status of MTW waiting lists at the end of the Plan Year. The “Description” column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	WAS THE WAITING LIST OPENED DURING THE PLAN YEAR
Federal MTW Public Housing Units	Site Based	636	Closed	No
Federal MTW Housing Choice Voucher Program	Program Specific	43,860*	Open	Yes
Project-Based Local, Non-Traditional MTW Housing Assistance Program	Site Based	3,150	Partially open	Yes

* SCCHA’s Interest List opened in December 2020. Small waiting lists are created by randomly drawing active applicants from its interest lists, as vouchers are available or PBV projects come online.

Please describe any duplication of applicants across waiting lists:

SCCHA has 7 properties where households are assisted through Project-Based, Local, Non-Traditional MTW Housing Assistance Programs. Buena Vista Mobile Home Park does not have a waitlist. The number of people on the waitlists for the rest of the projects are as follows: 163 at Bendorf, 322 at Blossom River, 152 at Clarendon, 1081 at Ford Road, 460 at Helzer Court, 138 at Morrone, 95 at Pinmore, 80 at DeRose, 132 at El Parador, 130 at San Pedro Gardens. There may be duplication of names on multiple wait lists.

ii. Actual Changes to Waiting List in the Plan Year

Please describe any actual changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF ACTUAL CHANGES TO WAITING LIST
Federal MTW Public Housing Units	None
Federal MTW Housing Choice Voucher Program	None
Project-Based Local, Non-Traditional MTW Housing Assistance Program	The waiting lists at Blossom River, Pinmore Garden Apartments, and Ford Road were opened during the plan year.

D. INFORMATION ON STATUTORY OBJECTIVES AND REQUIREMENTS

i. 75% of Families Assisted Are Very Low Income

HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW PHA are very low income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA should provide data for the actual families housed upon admission during the PHA’s Plan Year reported in the “Local, Non-Traditional: Tenant-Based”; “Local, Non-Traditional: Property-Based”; and “Local, Non-Traditional: Homeownership” categories. Do not include households reported in the “Local, Non-Traditional Services Only” category.

SCCHA has meet the statutory requirement of 75% of households admitted as very low income. In FY25 94% of admissions were very low income.

INCOME LEVEL	NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN THE PLAN YEAR
80%-50% Area Median Income	5
49%-30% Area Median Income	84
Below 30% Area Median Income	0
Total Local, Non-Traditional Households Admitted	89

ii. Maintain Comparable Mix

HUD will verify compliance with the statutory requirement that MTW PHAs continue to serve a comparable mix of families by family size by first assessing a baseline mix of family sizes served by the MTW PHA prior to entry into the MTW demonstration (or the closest date with available data) and compare that to the current mix of family sizes served during the Plan Year.

BASELINE MIX OF FAMILY SIZES SERVED (upon entry to MTW)					
FAMILY SIZE	OCCUPIED PUBLIC HOUSING UNITS	UTILIZED HCVs	NON-MTW ADJUSTMENTS*	BASELINE MIX NUMBER	BASELINE MIX PERCENTAGE
1 Person	418	5,109	N/A	5,527	33%
2 Person	107	3,767	N/A	3,874	23%
3 Person	12	2,919	N/A	2,931	18%
4 Person	13	2,152	N/A	2,165	13%
5 Person	3	1,181	N/A	1,184	7%
6+ Person	2	914	N/A	916	6%
TOTAL	555	16,042	N/A	16,597	100%

* “Non-MTW Adjustments” are defined as factors that are outside the control of the MTW PHA. An example of an acceptable “Non-MTW Adjustment” would include demographic changes in the community’s overall population. If the MTW PHA includes “Non-MTW Adjustments,” a thorough justification, including information substantiating the numbers given, should be included below.

Please describe the justification for any “Non-MTW Adjustments” given above:

N/A

MIX OF FAMILY SIZES SERVED (in Plan Year)

FAMILY SIZE	BASELINE MIX PERCENTAGE**	NUMBER OF HOUSEHOLDS SERVED IN PLAN YEAR^	PERCENTAGE OF HOUSEHOLDS SERVED IN PLAN YEAR^^	PERCENTAGE CHANGE FROM BASELINE YEAR TO CURRENT PLAN YEAR
1 Person	33%	8,848	47%	14%
2 Person	23%	4,766	25%	2%
3 Person	18%	2,401	13%	-5%
4 Person	13%	1,303	7%	-6%
5 Person	7%	916	5%	-2%
6+ Person	6%	657	3%	-3%
TOTAL	100%	18,891	100%	

** The “Baseline Mix Percentage” figures given in the “Mix of Family Sizes Served (in Plan Year)” table should match those in the column of the same name in the “Baseline Mix of Family Sizes Served (upon entry to MTW)” table.

^ The “Total” in the “Number of Households Served in Plan Year” column should match the “Actual Total” box in the “Actual Number of Households Served in the Plan Year” table in Section II.B.i of this Annual MTW Report.

^^ The percentages in this column should be calculated by dividing the number in the prior column for each family size by the “Total” number of households served in the Plan Year. These percentages will reflect adjustment to the mix of families served that are due to the decisions of the MTW PHA. Justification of percentages in the current Plan Year that vary by more than 5% from the Baseline Year must be provided below.

Please describe the justification for any variances of more than 5% between the Plan Year and Baseline Year:

In FY2025 219 vouchers were issued to residents of newly built PBV projects. 118 of the 219 PBV units were studios and one-bedroom Permanent Supportive Housing units, which are often single-person households. Over 80% of SCCHA’s PBV portfolio is 1-bedroom or smaller units. The community has prioritized Permanent Supportive housing and the percentage of single person households has, therefore, increased since our 2008 Baseline numbers.

iii. Number of Households Transitioned to Self-Sufficiency in the Plan Year

Number of households, across MTW activities, that were transitioned to the MTW PHA’s local definition of self-sufficiency during the Plan Year.

MTW ACTIVITY NAME/NUMBER	NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY*	MTW PHA LOCAL DEFINITION OF SELF SUFFICIENCY
Reduced Frequency of Tenant Reexaminations/2009-1	165	Households who leave assistance voluntarily, or after 180 days of zero Housing Assistance Payments
	165	(Households Duplicated Across MTW Activities)
		Total Households Transitioned to Self Sufficiency

* Figures should match the outcome reported for all activities where the goal of increased self-sufficiency is used in Section IV of this Annual MTW Report.

III. Proposed MTW Activities: HUD Approval Requested

All proposed MTW activities that were granted approval by HUD are reported in Section IV as 'Approved Activities'.

IV. Approved MTW Activities: HUD Approval Previously Granted

To date, SCCHA has received HUD approval for sixty (60) activities. Of these, sixteen (16) have been closed out. The first four numbers of each activity signify the fiscal year in which each activity was approved. Except where indicated in the activity status explanation, SCCHA does not anticipate any changes or modifications to the activities during the Plan Year.

A. Implemented Activities

PARTNERSHIPS

Addressing homelessness in Santa Clara County requires coordinated, strategic action across stakeholders. These activities leverage the partnerships with the County of Santa Clara, City of San Jose, and other local service providers to provide local programs designed to meet the needs of the most vulnerable populations. The Chronically Homeless Direct Referral (CHDR) and Special Needs Direct Referral (SNDR) programs streamline the path to permanent housing for individuals and families by directly connecting high-need populations with project-based vouchers and supportive services. In addition, SCCHA supports local interim housing programs that provide temporary housing for individuals awaiting their permanent housing unit, offering critical stability during the transition and enabling early engagement with service providers.

These programs have helped many of the most vulnerable in the community move off the streets and into housing. One formerly homeless client, Luis, lived unsheltered at Los Gatos Creek for four years; within a little over a month after connecting with an outreach worker, he moved into Pedro Street Interim Housing. As a result, he has been able to see a primary doctor to manage his diabetes and remain safely housed before his permanent home in a new senior development is ready. "I love getting up in the morning, having a cup of coffee, reading the paper...you can't read the paper on the side of a mountain."

MTW Activities

- 2009-5: Exploring New Opportunities for the Chronically Homeless
- 2017-2: Special Needs Population Direct Referral Program
- 2020-2: Interim Housing

2009-5

Exploring New Housing Opportunities for the Chronically Homeless

Approved: FY2009

Implemented: FY2009

Amended: N/A

Description/Impact/Update

The Chronically Homeless Direct Referral (CHDR) program is a partnership between SCCHA, Santa Clara County, and local service providers to serve the chronically homeless population. Following a housing-first model, chronically homeless families are directly referred from the County's Office of Supportive Housing into project-based units and connected with supportive services focused on housing stability, well-being and community reintegration. This direct referral model enables SCCHA and its partners to assist homeless families more quickly than through the standard voucher waiting list system.

Tenant-based vouchers were initially used to assist CHDR families, however PBVs were found to be more effective for this population. As such, any remaining tenant-based CHDR vouchers are reabsorbed into the MTW program upon turnover. CHDR PBVs continue to be used for CHDR referrals upon turnover.

In FY2025, 214 households were leased up in PBV units through the CHDR program. As of FY2025 end, SCCHA has a total of 1,288 CHDR PBV units in 30 projects, with an additional 420 CHDR PBV units across 17 projects in the construction pipeline.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Applied to Special Purpose Vouchers?	No

2017-2 Special Needs Population Direct Referral Program Approved: FY2017
Implemented: FY2019
Amended: N/A

Description/Impact/Update

The Special Needs Direct Referral (SNDR) program is a locally designed program that serves people with special needs, including disabled individuals at risk of institutionalization and transition aged youth (youth transitioning out of foster care who are at risk of becoming homeless). Following a housing-first model, special needs populations are referred directly from the County’s Office of Supportive Housing into project-based units and connected with supportive services focused on housing stability and well-being. This direct referral model enables SCCHA and its partners to assist special needs populations more quickly than through the standard voucher waiting list system.

In FY2025, 62 households were leased up in PBV units through the SNDR program. As of FY2025 end, SCCHA has a total of 245 SNDR PBV units in 12 projects, with an additional 74 SNDR PBV units across 4 projects in the construction pipeline.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Applied to Special Purpose Vouchers?	No

2020-2 Interim Housing Approved: FY2020
Implemented: FY2021
Amended: FY2024

Description/Impact/Update

Under this local rental subsidy program, SCCHA partners with Santa Clara County and the City of San Jose to provide interim (short-term) housing to individuals and families who are approved for a Permanent Supportive Housing (PSH) unit to which SCCHA has attached a PBV but is not yet ready for occupancy. Affordable housing projects can often face construction delays, which mean that clients who are approved for a PSH unit are not able to move in right away. With interim housing, highly vulnerable clients can move off the streets while they wait for their permanent home, providing them with stability and allowing case managers to begin engaging with them.

In FY2021, SCCHA entered into an agreement for services with the County for Pedro Street Interim Housing. In FY2022, SCCHA and the County changed the time of applicant move-in to Pedro Street from after SCCHA approval to upon referral from the Continuum of Care, which allowed applicants to move into interim housing earlier and be stably housed while they go through the eligibility process for permanent housing.

In FY2024, this activity was expanded to include funding for scattered site interim housing where the families housed are not necessarily voucher holders and to include other partners as potential interim housing partners. SCCHA ensures compliance with HQS and other requirements set forth in PIH Notice 2011-45 for local, non-traditional activities.

During FY2025, the interim housing site served 186 clients, of which 80 moved to permanent housing with Section 8 assistance.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Applied to Special Purpose Vouchers?	Applies to all special purpose vouchers

INITIAL AND CONTINUED ELIGIBILITY

These activities allow SCCHA to establish customized policies around initial and continued eligibility in order to streamline processes and increase program cost effectiveness. Such policies include reducing the frequency of reexaminations, simplifying the verification and calculation of tenant income and rent contribution, and waiving certain waiting list requirements.

These policies help simplify program requirements and reduce administrative burdens for staff as well as program participants. One HCV program participant states, “Section 8 housing helped me put a roof over my family and allowed my children to go to college. Now that I am older and my eyes are not as clear, I appreciate not having to do the income certification so often. I am grateful for the support of the program and staff.”

MTW Activities

- 2009-1: Reduced Frequency of Tenant Reexaminations
- 2009-2: Expediting Initial Eligibility Income Verification Process
- 2009-13: Combined Waiting Lists for the County of Santa Clara and the City of San Jose
- 2010-2: Excluding Asset Income for Families with Assets Under \$50,000
- 2014-4: Increased Tenant Contribution – Up to 35% of Gross Income
- 2021-2: Simplify Minimum Rent Hardship Exemption
- 2022-3: Mainstream Turnover Voucher Issuance Flexibility

2009-1	Approved: FY2009
Reduced Frequency of Tenant Reexaminations	Implemented: FY2009
	Amended: FY2015, FY2020, FY2021, FY2025

Description/Impact/Update

This activity allows SCCHA to reduce the frequency of reexaminations of family income and composition from annually to once every three years for households with only fixed income sources and once every two years for all other households.

Changes to the activity since initial implementation:

- FY2016: Amended to include SCCHA’s four remaining public housing units under the activity.
- FY2020: Technical amendment that reduced the reexamination frequency to 4 years for households with only fixed income sources and 3 years for all other households.

- FY2021: Amended to extend the technical amendment from FY2020 until end of FY2023. After this period, SCCHA reverted back to the original two-/three-year reexamination cycle.
- FY2025: Amended to waive certain interim reexamination requirements expected from the implementation of the Housing Opportunity Through Modernization Act (HOTMA). SCCHA will continue to use its current policies for when an interim reexamination must be performed due to a change in the family’s annual income between regular reexaminations.

Reducing the frequency of reexaminations eases the administrative burden on both staff and families. The activity also encourages families to increase their income and retain savings from income increases for longer periods between reexaminations, since SCCHA does not complete interim reexaminations for increases in income. SCCHA will still process an interim reexamination if the family’s income decreases between regular reexaminations.

In FY2025, 7,371 biennial and triennial reexaminations were completed, which is a 52% reduction compared to 15,319 reexaminations in the year prior to the implementation of this activity.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to all special purpose vouchers

2009-2 Approved: FY2009
Expediting Initial Eligibility Income Verification Process Implemented: FY2009
Amended: N/A

Description/Impact/Update

This activity allows SCCHA to extend the timeframe in which application documents are valid from 60 days to 120 days before voucher issuance. With this activity, applicants do not need to repeatedly provide updated income and asset documentation when the previously provided information reaches 60 days old. This activity was initially proposed so SCCHA could transfer residents affected by the public housing disposition (between 2007 and 2011) to the Project-Based Voucher program with no lapses in assistance, but this activity has also saved time during other instances of increased new admissions where there might be delays between determining initial eligibility and voucher issuance – such as when construction delays on new PBV projects extend the time between when applicants are approved eligible and when the units are ready for occupancy.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to all special purpose vouchers

2009-13 Approved: FY2009
Combined Waiting Lists for the County of Santa Clara and the City of San Jose Implemented: FY2009
Amended: N/A

Description/Impact/Update

In 1976, SCCHA signed an agreement to administer housing assistance programs on behalf of both the City of San José and the County of Santa Clara. In accordance with this agreement, SCCHA is allowed to operate under one Annual Plan, one Administrative Plan, and one MTW plan for both housing authorities.

In 2009, this activity was implemented to allow SCCHA to operate using one waiting list for both housing authorities. This activity applies to a joint waiting list of the Housing Choice Voucher (HCV) and the Project-Based Voucher (PBV) Programs. Combining the waiting lists for both housing authorities reduces the cost and time of administering separate waiting lists, and applicants only need to sign up on one list to be considered for rental assistance throughout Santa Clara County.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to all special purpose vouchers

2010-2 Approved: FY2010
Excluding Asset Income for Families with Assets Under \$50,000 Implemented: FY2010
Amended: N/A

Description/Impact/Update

With this activity, SCCHA does not calculate or include income received from family assets when total family assets are less than \$50,000. The administrative cost to verify and calculate income from assets is high relative to the low number of households that have enough assets to significantly affect their total income. This activity reduces administrative costs and may encourage families to build more savings.

As of FY2025 end, 13,902 families had assets under \$50,000 and their income from assets excluded.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to all special purpose vouchers

2014-4 Approved: FY2014
Increased Tenant Contribution – Up to 35% of Gross Income Implemented: FY2014
Amended: FY2015, FY2024

Description/Impact/Update

This activity simplifies the calculation of Total Tenant Payment (TTP) by eliminating all standard allowances and deductions from income and setting the TTP equal to between 30% to 35% of gross monthly income or \$50 (minimum rent). This activity also eliminates utility allowances from the tenant rent calculation. SCCHA amended this activity in FY2015 to include its four public housing units, and amended it again in FY2024 to expand the TTP range to between 28% and 35% of the family’s gross monthly income.

At initial implementation, SCCHA increased the TTP to 35% as a cost-saving measure in response to reduced funds due to federal sequestration. In September 2014, the TTP was reduced to 32%, and then reduced again to 30% in June 2022.

The simplified TTP calculation significantly reduces administrative costs to verify and calculate income adjustments and utility allowances in the rent calculation. The ability to adjust the TTP percentage also gives SCCHA flexibility to adjust program costs in response to changes in funding or economic conditions.

Among all MTW households as of the fiscal year end, the average HAP per household was \$2,126 and the average tenant rent portion was \$664.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to all special purpose vouchers except VASH

2021-2 Approved: FY2021
Simplify Minimum Rent Hardship Exemption Implemented: FY2022
Amended: N/A

Description/Impact/Update

This activity replaces HUD’s minimum rent hardship exemption requirements with a simplified policy that better addresses the needs of SCCHA’s participants. SCCHA’s policy does not differentiate between a temporary and long-term hardship and does not require staff to track and receive payments from participants after the hardship waiver is lifted. Minimum rent is suspended beginning the first of the month following the hardship request and continues until the family submits new sources of income. If SCCHA determines there is no longer a financial hardship, the minimum rent is reinstated on the first of the month following the determination.

This activity streamlines the processes for tracking hardship exemptions, which reduces administrative burdens on staff and families. The elimination of repayment requirements also provides more relief to families going through and recovering from financial hardship.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to all special purpose vouchers

2022-3 Approved: FY2022
Mainstream Turnover Voucher Issuance Flexibility Implemented: FY2022
Amended: N/A

Description/Impact/Update

This activity waives the PIH Notice 2020-01 requirements to issue turnover Mainstream vouchers to waitlist applicants and allows SCCHA to issue turnover vouchers to applicants that have been directly referred by SCCHA’s partner agency. The 2017, 2018, and 2019 Mainstream Voucher Program Notice of Funding Opportunities encourage PHAs to partner with local Continuum of Care agencies for direct referrals and to create a preference for homeless or at-risk of homelessness Mainstream-eligible applicants. In cases where eligible direct referral applicants who meet the preference for homelessness, at-risk of homelessness, institutionalized, or at-risk of institutionalization are unavailable, SCCHA plans to continue to utilize the waitlist to fill turnover Mainstream vouchers.

Using a direct referral model to obtain applicants reduces the administrative resources spent screening applicants from the waiting list, improves lease-up rates, and better addresses the need to rapidly house those who are currently or at-risk of homelessness or institutionalization by allowing them to bypass the waitlist.

In FY2025, 51 individuals/families were housed through Mainstream vouchers via direct referral.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to Mainstream vouchers

LEASING

The Leasing section encompasses a comprehensive set of activities designed to improve, streamline, and expand the leasing process for Section 8 participants and property owners. These initiatives include adjustments to subsidy and payment standards, such as phasing in changes to align unit size with household needs, streamlined approval processes for reasonable accommodations, simplified forms for lease-ups, and ongoing landlord incentive programs. Activities like waiving annual rent reasonableness re-determinations for certain units, enhanced rent reasonableness protocols, and new efforts to explore housing opportunities for the chronically homeless further help remove administrative barriers and boost the efficiency of the Housing Choice Voucher program.

By aligning with core MTW statutory objectives these leasing efforts support both families and landlords throughout the voucher process. They provide Section 8 residents with faster access to stable, affordable housing, streamline rent calculations and paperwork, and encourage landlords to participate by making the process more predictable and rewarding. This approach helps ensure continued partnership and long-term tenancies. As longtime landlord Thuy Le shares, “It’s peace of mind that I will get paid on time. I am lucky to have the same tenant for nine years. He pays his portion, and the Housing Authority pays the rest.” This experience illustrates the win-win impact of these activities, providing peace of mind for property owners and security for tenants while expanding affordable housing opportunities throughout Santa Clara County.

MTW Activities

- 2009-14: Payment Standard Changes Between Regular Reexaminations
- 2011-1: Streamlined Approval Process for Exception Payment Standard for Reasonable Accommodation – HCV
- 2017-1: Phasing in the Subsidy Standard Change
- 2017-3: Landlord Initiatives
- 2019-3: Waiving the Requirement that a PHA Re-Determine Rent Reasonableness for Manufactured Home Spaces Annually
- 2019-4: Streamlining the Lease-Up Process
- 2020-4: Rent to Owners & Rent Reasonableness
- 2022-5: Utility Arrears Assistance
- 2024-4: Streamline Offer of New Lease Process
- 2025-1: Small Area Fair Market Rents

2009-14	Approved: FY2009
Payment Standard Changes Between Regular Reexaminations	Implemented: FY2010
	Amended: FY2014

Description/Impact/Update

This activity allows SCCHA to effectuate an immediate change in voucher size and its corresponding payment standard when changes in family composition or SCCHA’s subsidy size policy occur between regular reexaminations. If the application of the new payment standard results in a decrease in the tenant’s rent portion, the interim reexamination effective date will be the first of the month following the change. If the application of the new payment results in an increase in the tenant’s rent portion, the interim reexamination effective date will be the first of the month following a 30-day notice to the tenant and owner. This activity continues to result in Housing Assistance Payment (HAP) cost savings by enabling the new payment standards to take effect at the time of an interim reexamination rather than at the next regular reexamination.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to all special purpose vouchers

2011-1 Streamlined Approval Process for Exception Payment Standard for Reasonable Accommodation -- HCV Approved: FY2011
Implemented: FY2011
Amended: N/A

Description/Impact/Update

This activity allows SCCHA to approve any requests for an exception payment standard above 110 percent (not to exceed 120 percent) of the published Fair Market Rent (FMR) as a reasonable accommodation for persons with disabilities.

In FY2025, one family benefited from this activity.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to all special purpose vouchers

2017-1 Phasing in the Subsidy Standard Change Approved: FY2017
Implemented: FY2017
Amended: N/A

Description/Impact/Update

This activity allows SCCHA to change the agency’s subsidy standard policy to two persons per bedroom. Under this activity, if a household’s voucher size changes due to the subsidy size change, the new voucher size does not take effect for households in a unit under a Housing Assistance Payment contract until (1) the family moves; or (2) the rental market vacancy rate remains five percent or higher for at least six months, whichever occurs first.

SCCHA continues to realize the ongoing benefit of reduced costs and an increase in the number of households served.

Actual Non-Significant Changes	None
Actual Significant Changes	None

Special Purpose Vouchers	Applies to all special purpose vouchers
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2017-3 Approved: FY2017
Landlord Initiatives Implemented: FY2017
 Amended: FY2018, FY2019, FY2024

Description/Impact/Update

This activity originally authorized SCCHA to administer loyalty bonus payments to Section 8 landlords who re-rent their unit to SCCHA program participants. Implemented in March 2017, SCCHA re-proposed the activity in FY2018 to streamline the process of administering the vacancy payments originally based on 80 percent of the previous contract rent for up to 30 days. Approved by HUD, loyalty bonus payments are now set within the range of \$500 and \$1,500 – an amount that was determined to be reasonable after evaluating the program-wide contract rent average. Moderate Rehabilitation and Project-Based Voucher vacancy payments remain at 80 percent of the previous contract rent.

Re-proposed again in FY2019, Activity 2017-3 expanded the initiatives SCCHA offers landlords to increase and maintain rental units available for Section 8 families. Offering a one-time bonus payment for new landlords between \$500 and \$2,500—based on a program-wide contract rent average, bonus payments provide new owners with an incentive to participate in the HCV program.

An update to the activity in FY2024 expanded the initiatives to include a landlord assurance fund which reimburses property owners for certain HCV tenant-caused physical damage costs, beyond normal wear and tear that exceed the security deposit amount, up to \$2,500.

The activity allows SCCHA to continue to grow its partnerships with landlords and increase the number of rental units on the program.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to all special purpose vouchers

2019-3 Approved: FY2019
Waiving the Requirement That a PHA Redetermine Rent Reasonableness Implemented: FY2019
For Manufactured Home Spaces Annually Amended: N/A

Description/Impact/Update

This activity allows SCCHA to eliminate the HUD requirement that a PHA annually re-determine that the current rent to owner is a reasonable rent for rent charged for a manufactured home space. SCCHA continues to perform a full rent reasonableness review at the time of a new contract, owner requested rent changes, tenant request, or when deemed necessary by SCCHA staff.

SCCHA continues to use this activity for manufactured home space rentals in the HCV program.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	None

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2019-4 Streamlining the Lease Up Process	Approved: FY2019 Implemented: FY2019 Amended: N/A
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Description/Impact/Update

This activity was designed to alleviate the delays associated with the processing and completion of the Request for Tenancy Approval (RFTA) packet, tenancy addendum, and lease. HUD approved a waiver of 24 CFR §982.162 and §982.308 as necessary to change the requirement of using Form HUD-52517 and to simplify and streamline what constitutes an approvable lease.

SCCHA created a new RFTA form that consolidated certain sections which required owners to input duplicative information. Additionally, SCCHA created a “Mandatory Lease Information” form which acts as an addendum to the owner’s lease agreement. The goal of this form is to save staff time by providing the information HUD requires to be in the owner’s lease on a single page that the tenant and owner will sign and submit along with the lease. This will save staff time because they will no longer need to sift through the entire lease to find the HUD required elements and simultaneously achieve faster approval of the HAP contract for owners.

SCCHA utilizes this activity on an ongoing basis and will continue to utilize the activity.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to all special purpose vouchers

2020-4 Rent to Owners & Rent Reasonableness	Approved: FY2020 Implemented: FY2020 Amended: N/A
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Description/Impact/Update

HUD regulations require that during an assisted tenancy, the rent paid to owner not exceed the reasonable rent as determined by the Public Housing Authority (in comparison with comparable units in the current rental market). Occasionally, upon an owner’s request for a rent adjustment of a specific amount (which can be done annually), the reasonable rent for the unit according to rental comparisons of similar units will not only **not** support the increased rent amount the owner is requesting but will be lower than the current approved rent for the unit. In these situations, HUD regulations require that SCCHA reduce the approved contract rent to reflect the current reasonable rent.

This activity waives the requirement to reduce the approved contract rent in these circumstances. Instead, SCCHA only reduces the approved contract rent in those cases (identified through owner-initiated rent increases) where the HUD-issued Fair Market Rents (FMRs) for the applicable bedroom size have dropped by 10% or more since the unit’s last rent reasonableness review.

SCCHA utilizes this activity on an ongoing basis and will continue to utilize the activity.

Actual Non-Significant Changes	None
Actual Significant Changes	None

Special Purpose Vouchers	Applies to all special purpose vouchers
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2022-5 Utility Arrears Assistance	Approved: FY2022 Implemented: FY2023 Amended: N/A
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Description/Impact/Update

This activity authorizes the use of housing assistance payments to provide one-time utility arrears assistance to HCV participants with past-due utility bills, with the goal to help participants avoid utility disconnection due to nonpayment and allow them to retain their housing assistance in their current unit. SCCHA has set aside \$500,000 to provide utility arrears assistance under this activity.

This activity helps prevent evictions and Section 8 terminations due to nonpayment of utilities and agency time spent processing subsequent moves.

SCCHA utilizes this activity on an ongoing basis and will continue to utilize the activity. In FY2025, 112 households benefited from this activity.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to special purpose vouchers except VASH

2024-4 Streamline Offer of New Lease Process	Approved: FY2024 Implemented: FY2024 Amended: N/A
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Description/Impact/Update

This activity streamlines its Offer of New Lease process by waiving the requirement to execute a new HAP contract due to changes in lease requirements governing utility or appliance responsibilities or the term of the lease. Staff will continue to update files and communicate changes to all parties involved. This waiver will alleviate staff time and costs associated with the completion of a HAP contract, tenancy addendum, and lease.

SCCHA implemented the activity for Offer of New Lease requests submitted after HUD approval of the FY2024 Plan and will continue to utilize this activity.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to special purpose vouchers except VASH

2025-1 Small Area Fair Market Rents	Approved: FY2025 Implemented: FY2025 Amended: N/A
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Description/Impact/Update

SCCHA’s proposed MTW activity, “Small Area Fair Market Rents (SAFMRs),” aims to set Housing Choice Voucher (HCV) payment standards using rent data for individual zip codes instead of the broader metropolitan area. This approach is designed to make voucher amounts more reflective of local market conditions, increasing voucher value in expensive neighborhoods and potentially decreasing it in lower-cost areas. While this transition could expand affordable housing access countywide, it may also result in subsidy reductions for households in ZIP codes with lower SAFMRs, which disproportionately affects Hispanic and Asian families residing in those communities.

To mitigate possible displacement and adverse impacts, SCCHA seeks flexibility to set payment standards above the federally required SAFMR cap in select zip codes. Factors such as local rent disparities, the number of families negatively affected, racial and ethnic impacts, and alignment with anti-displacement strategies will be considered. This modified SAFMR policy supports the statutory goal of increasing housing choice by helping households access a wider range of neighborhoods while continuing to preserve affordability for existing residents. SCCHA will monitor outcomes, including voucher success rates and tenant rent burdens, to ensure the policy meets its objectives

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies all special purpose vouchers

ECONOMIC MOBILITY

The Economic Mobility section highlights activities designed to empower Section 8 residents and voucher holders by supporting their financial independence and long-term success. Core initiatives include the Family Self-Sufficiency Program, which streamlines participation requirements to help more families build savings and achieve educational or employment goals, and the Strive Scholarship, which awards flexible funding to help residents overcome barriers to education and career advancement. By reducing administrative hurdles and providing direct resources for tuition, fees, and other costs, these programs create pathways for individuals and families to improve their prospects and reach self-sufficiency.

These efforts align with MTW statutory objectives by promoting opportunities for upward mobility and greater economic security among participants. The impact of these programs is reflected in the voices of residents. As Sylvia, a voucher holder and Strive Scholarship recipient, explains: “The strive for scholarship is an opportunity designed to support students like myself who are working hard to improve their lives through education and perseverance. By allowing for the strive scholarship, we open doors for individuals who faced obstacles but continue to push forward. This scholarship not only provides financial support but also sends a powerful message of encouragement and hope. It recognizes effort, commitment, and the desire to grow. Supporting this scholarship means investing in people who are determined to change their future for the better.”

Another anonymous recipient reflected on how housing stability and educational opportunity changed their family’s trajectory: “Before receiving Section 8, I was homeless with my children. It was an overwhelming and heartbreaking time, not knowing where we would sleep or how I could give them the stability they deserved. Section 8 has completely changed that for us. Having safe and stable housing has lifted a huge weight off my shoulders and given me the chance to focus on my education and future. I am now working toward a career in social work so I can give back and help others who are going through what I once went through. Most

importantly, my children finally have a secure place to call home, and that sense of stability gives us all hope and the ability to dream about a brighter future.”

These initiatives are example of SCCHA’s commitment to investing in residents’ aspirations, removing barriers, and fostering hope. These programs not only support immediate needs but also lay the foundation for lasting economic growth and opportunity.

MTW Activities

- 2019-2: Family Self-Sufficiency Program- Waive Contract of Participation Requirements
- 2023-02 Strive Scholarship

2019-2	Approved: FY2019
Family Self-Sufficiency Program – Waive Contract of Participation Requirements	Implemented: FY2019
	Amended: N/A

Description/Impact

This activity modifies certain aspects of the Family Self Sufficiency (FSS) program in order to reduce the administrative burdens on both the participant families and SCCHA, while broadening the pool of families who could benefit from the FSS program’s escrow savings account. First, the activity eliminates the requirement in the FSS Contract of Participation (CoP) (HUD Form 52560) that enrolling families must have been subject to an income reexamination within 120 days of the enrollment, and instead uses the family income as determined at the last regular reexamination, which may be up to two years prior to enrollment for families which are not on fixed incomes. Second, the activity allows the employment of any adult member of the enrolled family – rather than just the Head of Household – to count towards the family’s FSS goals. As long as at least one adult family member completes the Individual Training and Services Plan, the family will be considered a “successful FSS completion” and will receive the escrow payout.

Update

In accordance with FSS Final rule, the first portion of this activity that eliminates the requirement in the FSS Contract of Participation (CoP) (HUD Form 52560) that enrolling families must have been subject to an income reexamination within 120 days of the enrollment is moot. This activity description will be updated to remove that portion of the activity in the future.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to special purpose vouchers except VASH

2023-2	Approved: FY2023
Strive Scholarship	Implemented: FY2023
	Amended: N/A

Description/Impact/Update

The Strive Scholarship also known as the Kathy Espinoza-Howard Scholarship is an important part of SCCHA’s Section 8 Program. The annual scholarships are awarded as unrestricted funds which can be used to offset the cost of tuition, fees, books, high-speed internet, transportation, groceries, or any other student-identified need. SCCHA allocates up to \$75,000 per year, which is divided among eligible applicants. The Housing Authority will supplement with non-MTW funds for awardees who are residents of an affiliate property or those who would otherwise not be eligible for an MTW award.

Eligibility requirements are: recipient of housing assistance through a subsidy program or a resident in an affiliate property, GPA of 2.5 and above, full-time enrollment in a course of study, received no more than three previous awards, a written recommendation, and a description of educational and professional goals.

Housing Authority staff review the applications and conducts the scoring evaluation in preparation for the awards and annual award celebration. In FY2025, this activity served 137 students.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to all special purpose vouchers

DEVELOPMENT & PRESERVATION

The activities below are designed to support the agency’s production and preservation of affordable housing for low-income families in Santa Clara County. SCCHA leverages MTW funding flexibility to finance acquisition, pre-development, construction, and rehabilitation activities that grow the supply of affordable units and keep properties affordable long-term. The ability to waive certain requirements around inspections and rent reasonableness for agency-owned units also streamlines leasing and conversion activities so units can be occupied or stabilized more quickly, and flexibilities to issue vouchers to Buena Vista Mobile Home Park residents provides choice and stability to those families who might be impacted by renovation or redevelopment activities. Overall, these activities increase SCCHA’s capacity to build much-needed affordable housing and ensure residents live in well-maintained properties that improve their quality of life and strengthen communities.

The impact of a stable place to call home is transformative for many families. For Irma, a single mother of five children and longtime resident of one of SCCHA’s properties, The Willows, “it has been a blessing living here.” During her 20-plus years living at The Willows, Irma has been able to raise her children in the Willow Glen neighborhood with access to transit, shopping and good schools, with her children attending K-12 schools, City College and San Jose State all by walking and using transit. One of her daughters was able to attend UC Santa Cruz and is now pursuing a law degree. Irma now lives with her son and two granddaughters at The Willows; the continued affordability at the property provides her granddaughters with the same stable home, and her hope is that they will have the same educational opportunities that her children did.

MTW Activities

- 2011-2: Simplify Requirements Regarding Third-Party Inspections and Rent Services
- 2012-3: Create Affordable Housing Acquisition and Development Fund
- 2012-4: Create Affordable Housing Preservation Fund for SCCHA- and Affiliate-Owned Properties
- 2024-5: Buena Vista Mobile Home Park

2011-2	Approved: FY2011
Simplify Requirements Regarding Third-Party Inspections and Rent Services	Implemented: FY2011
	Amended: FY2021

Description/Impact/Update

This activity waives the HUD requirement that a designated independent agency conduct Housing Quality Standards (HQS) inspections and rent reasonableness determinations for SCCHA-owned units. It also waives

the requirement for the independent agency to submit copies of each HQS inspection report and rent reasonableness determination to the HUD field office.

This activity was amended in FY2021 to further eliminate the remaining required tasks associated with this HUD requirement. SCCHA conducts the following tasks in-house: establishing contract rents, establishing the term of initial and any renewal HAP contract, determining rent reasonableness, assisting the family in negotiating rent with the owner, and inspections for SCCHA-owned units.

This activity significantly streamlines the leasing process for SCCHA-owned units and reduces administrative costs.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to all special purpose vouchers

2012-3 Approved: FY2012
Create Affordable Housing Acquisition and Development Fund Implemented: FY2012
Amended: N/A

Description/Impact/Update

This activity allows SCCHA to use MTW funds to pursue opportunities to build new affordable housing through the acquisition of existing land and/or funding the development of units for new construction or rehabilitation.

Construction completed in FY 2025 at Alvarado Park Senior Housing (89 units), and is ongoing at Hawthorn Senior Housing (103 units), the first phase of the East Santa Clara Site (ESC). We expect to use MTW funds to start construction to support Trillium (66 units), a senior project and the second phase of the East Santa Clara development.

Subsequent (ESC) phases, including Sage and Trillium, will be using MTW funds for planning and pre-development work as well. MTW funds will also be used for feasibility and pre-development work at various projects that include Orchard Gardens, 8th and Alexander, the North 1st Street Master Plan, 1510 North 1st Street, 10 Kirk and VTA Hostetter.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	None

2012-4 Approved: FY2012
**Create Affordable Housing Preservation Fund for SCCHA- and Affiliate-
Owned Properties** Implemented: FY2012
Amended: N/A

Description/Impact/Update

This activity allows SCCHA to use MTW funds to assist in its preservation activities and to support the asset management staff overseeing the affordable units. The preservation activities include using MTW funds for expenses incurred in rehabilitating the units to extend their useful life and affordability, or to acquire the

property or limited partner’s interest at the end of the tax credit period to maintain the asset’s affordability into the future or pay off existing loans to leverage additional financing.

SCCHA continues to use this activity to preserve the long-term stability and viability of existing SCCHA owned and affiliate owned housing. SCCHA plans to start construction on the rehabilitation of the Willows, a 47-unit property in San Jose, and conduct early feasibility and pre-development work at Jardines, Paloma Blanca, Girasol Housing, and Las Golondrinas Apartments. The Buena Vista Mobile Home Park will also be using funds in FY2025 to construct various utility upgrades.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	None

2024-5 Buena Vista Mobile Home Park Approved: FY2024
Implemented: FY2024
Amended: N/A

Description/Impact/Update

SCCHA and local partners purchased Buena Vista Mobile Home Park and improved the infrastructure and quality of life for the residents to preserve affordable housing and prevent imminent displacement of residents living in one of the highest cost cities in the county. This activity provides Housing Choice Vouchers to residents who are permanently relocated, creates a direct referral program that allows residents who currently reside at the park to receive a project-based voucher upon move-in to their new permanent unit onsite, and provides project-based housing assistance to mobile home units. These flexibilities allow SCCHA to provide stability for residents during the redevelopment process.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	None

PROJECT-BASED VOUCHER (PBV) PROGRAM

Project-based vouchers create value by preserving affordable housing for the long-term. The impact on families and the community is housing stability in quality, affordable units. Santa Clara County has used PBVs to house individuals whose needs are more imminent than a traditional waitlist can accommodate. Since 2016 1,946 families have moved into new apartments in 39 new buildings, with PBV assistance. The pipeline continues to be robust with another 28 projects either under construction or nearing the start of construction, for a total of 992 new units to be completed in the next few years. The Housing Authority’s financial contribution over the 20 year HAP Contracts is over \$3 billion.

MTW Activities

- 2009-8: 30-Day Referral Process for Project-Based Vouchers
- 2009-9: Utilization of Low-Income Housing Tax Credit (LIHTC) Tenant Income Certification (TIC) for Income and Asset Verification

- 2009-11: Project-Based 100% of Units in Family Projects
- 2010-4: Allocating Project-Based Vouchers to SCCHA-Owned Projects Without Competition
- 2012-2: Minimum Two-year Occupancy in Project-Based Unit
- 2015-2: Project-Based Voucher Inspection Self- Certification
- 2015-3: Modify Elderly Definition for PBV
- 2016-2: Streamlining of PBV Selection Requirements
- 2020-1: Increase Percentage of Project based Vouchers (PBV)
- 2020-3: Over Housed/Under Housed Project Based Voucher (PBV) Households
- 2021-1: Impose Limits on PBV to HCV Conversion

2009-8 Approved: FY2009
30-Day Referral Process for Project-Based Vouchers Implemented: FY2010
Amended: N/A

Description/Impact/Update

This activity allows owners to directly refer applicants for a PBV unit after 30 days of unsuccessful attempts to fill the unit using referrals from the SCCHA waiting list. This reduces the vacancy time for owners and the resultant loss in money, thus ensuring the continuation of the PBV contract and the affordability of the units for low-income households. It also reduces the necessary outreach to fill a vacant PBV unit from the SCCHA waiting list, which increases program cost effectiveness.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	None

2009-9 Approved: FY2009
Utilization of Low-Income Housing Tax Credit (LIHTC) Tenant Income Certification (TIC) for Income and Asset Verification Implemented: FY2010
Amended: N/A

Description/Impact/Update

This activity allows SCCHA to use the Tenant Income Certification (TIC) form required under the LIHTC program as verification of the family’s income and assets, thereby streamlining the verification process for applicants of PBV units at tax credit properties.

In FY2025, SCCHA completed 430 initial certifications for PBV units utilizing the TIC, reducing the time spent to gather income and asset verification and calculate income for those households.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to VASH and Mainstream PBVs

2009-11 Approved: FY2009
Project-Based 100% of Units in Family Projects Implemented: FY2010
Amended: N/A

Description/Impact/Update

This activity allows SCCHA to project-base more than 25% of the units in a project without requiring participation in supportive services. Although participation is not mandatory, services must be provided, and families must be made aware of and encouraged to participate in these services. This activity increases housing choices for low-income families by making the units more attractive to families who do not want or need supportive services. This activity also reduces administrative burden by removing the required compliance monitoring for families living in the “excepted” units (units above the 25% cap).

In FY2025, SCCHA exceeded the 25% per project cap at 5 PBV projects: 3001 El Camino Real (42 PBVs where 10 units exceed the 25% cap), Gateway Tower (65 PBVs where 10 units exceed the 25% cap), Trillium Apartments (36 PBVs where 20 units exceed the 25% cap), Terra Bella (23 PBVs where 3 units exceed the 25% cap), VTA Capitol (71 PBVs where 20 units exceed the 25% cap). To date, SCCHA has project-based 589 units at 26 different properties using this activity.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	None

2010-4 Approved: FY2010
Allocating Project-Based Vouchers to SCCHA-Owned Projects Without Implemented: FY2023
Competition Amended: N/A

Description/Impact/Update

This activity, implemented in FY2010, allows SCCHA to select SCCHA-owned housing sites for project-based assistance without a competitive process, saving staff time through labor hours and increased costs associated with the competitive process. With the closing of Activity 2009-10 (Selection of SCCHA-owned public housing projects for PBV without competition) in FY2015, SCCHA will utilize this activity as needed in the future.

This activity eliminates the lengthy three-month competitive project-basing process for SCCHA-owned properties, saving staff time, labor costs, and administrative costs. SCCHA can accelerate its production and/or preservation of affordable housing, thereby increasing housing options for low-income families.

In FY2025, SCCHA used this activity to project-base 36 out of 65 units at Trillium Apartments.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	None

2012-2 Approved: FY2012
Minimum Two- Year Occupancy in Project-Based Unit Implemented: FY2015
Amended: N/A

Description/Impact/Update

This activity requires a Project-Based Voucher (PBV) family to remain in the PBV program for two full years before becoming eligible to request continued assistance with a tenant-based voucher when moving. This requirement has contributed to the occupancy stability in the PBV program and to a modest decrease in the number of PBV

vacancies (in comparison to the total of PBV units) and associated turnover costs, including vacancy payments. The activity does not apply to families: (1) with an approved reasonable accommodation that requires them to move, (2) who experience a change in family composition that affects unit size, (3) who present other compelling reasons to move out, or (4) who request a move under the Violence Against Women Act (VAWA).

SCCHA has created its own PBV Statement of Family Responsibility and PBV Tenancy Addendum forms to replace the HUD forms. SCCHA versions remain the same as the HUD versions except for the stipulation on the two-year PBV residency requirement.

This activity addresses the statutory objective of achieving greater cost effectiveness in federal expenditures by reducing Agency costs and staff time spent on processing turnover in PBV units.

In FY2024, 30 eligible PBV families moved and received continued housing assistance through tenant-based vouchers.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	None

2015-2 Approved: FY2015
Project Based Voucher Inspection Self-Certification Implemented: FY2015
Amended: N/A

Description/Impact/Update

This activity was implemented in FY2015 and waives the regulatory requirement to perform a reinspection for Housing Quality Standard deficiencies. Through this activity, SCCHA allows Project Based Voucher owners and tenants to self-certify the correction of reported non-life-threatening HQS deficiencies within the 30-day deadline instead of having a staff member or a subcontracted inspector conduct a re-check inspection. SCCHA continues to conduct re- inspections for life threatening deficiencies which must be repaired within 24 hours.

By waiving the regulatory requirement for only non-life-threatening deficiencies, expenditures are reduced by eliminating the scheduling and conducting of a re- inspection to determine, if necessary, repairs were made. SCCHA has revised its Administrative Plan to reflect the change in policy due to the approval of this activity.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	Applies to VASH and Mainstream PBVs

2015-3 Approved: FY2015
Modify Elderly Definition for PBV Implemented: FY2015
Amended: N/A

Description/Impact/Update

HUD currently defines elderly to be persons aged 62 years or older and elderly families to those whose head, spouse or co-head are 62 years of age or older. SCCHA modified the age, for the Project Based Voucher (PBV) program, at which a person or family is considered elderly from persons aged 62 or older to persons aged 55 or older to align with the definition used by a number of affordable housing developments in the area. Therefore,

PBV sites which define elderly as 55 years of age and older are considered an elderly property. This change in the definition allows SCCHA to refer a larger pool of applicants (any family with Head of Household or Spouse aged 55 and older) from its PBV waiting list to fill vacancies in these units and will allow the Agency to project-base 100% of the units in a project with aged 55 or older limitations (project is not subject to the 25% PBV per project cap).

In FY2025, SCCHA project-based 46 units at Alvarado Senior Apartments for seniors aged 55 and over. Since implementation this activity has allowed 1,019 seniors to move into permanent affordable units earlier than they would have been able to under the traditional rules.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	None

2016-2 Streamlining of PBV Competitive Selection Requirements Approved: FY2016
Implemented: FY2016
Amended: N/A

Description/Impact/Update

This activity expands the definition of a competitive selection process to include any form of open public solicitation or invitation process conducted by a federal, state, or local government, where a proposal is selected subject to funding availability. The activity also waives HUD’s requirements that the Housing Authority must select proposals within three years of the earlier selection date and allows SCCHA to accept proposals within fifteen years of the selection date. Moreover, the activity allows the earlier selection process to consider that the project would require rental assistance, including PBV assistance. SCCHA has revised its Administrative Plan to reflect the change in policy as a result of the approval of this activity.

This activity addresses the statutory objective of achieving greater cost effectiveness in federal expenditures by reducing Agency costs and staff time spent on selecting proposals for PBV assistance. The elimination of certain requirements in selecting proposals for PBV assistance promotes strategic collaborations with other local governments and agencies to leverage scarce resources for affordable housing and in particular permanent supportive housing and housing for special needs populations. This activity hastens the production of much needed housing, leverages Federal resources with local funding to serve the most vulnerable in our community, as well as reduces any unnecessary delay in issuing a Request for Proposal (RFP) or making a selection for PBV housing assistance.

In FY2025, SCCHA used this activity to project-base six (6) projects via a streamlined competitive process. SCCHA selected the following projects for conditional awards of PBVs: 3001 El Camino Real, Gateway Tower, Terra Bella, VTA Capitol, VTA Winchester, and VTA Berryessa. Prior to the awards from SCCHA, these projects were subject to a competitive selection process through the County of Santa Clara.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	None

2020-1 Approved: FY2020
Increase PBV Program Cap to 40 Percent of Consolidated ACC Authorized Implemented: FY2020
Units Amended: N/A

Description/Impact/Update

The Housing Opportunity through Modernization Act of 2016 (HOTMA) allows Housing Authorities to project-base up to 20% of the Consolidated Annual Contributions Contract (CACC) authorized units, and an additional 10% for units allocated for 1) those who are homeless, 2) veterans, 3) supportive housing for persons with disabilities or the elderly, or 4) projects located in census tracts where the poverty level is 20% or less.

This activity allows SCCHA to increase the PBV program cap to 40% of the CACC units, without requiring special allocations or target populations for the PBVs above 20% of the CACC. On an annual basis SCCHA will evaluate the voucher turnover rate and the fiscal outlook to decide how many PBVs to allocate.

SCCHA continues to expand the PBV program and is intentionally awarding vouchers with plans to eventually reach the cap of 40% of CACC units allowable under this activity. In FY2025 an additional 309 PBVs were awarded to new construction developments, which brings the PBV program to approximately 22% of CACC units. SCCHA updated PBV award policies to reflect current funding realities and has no current plans to issue an RFP for PBVs.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	None

2020-3 Approved: FY2020
Over housed/ Under-Housed PBV Households Implemented: FY2020
Amended: N/A

Description/Impact/Update

Under HUD regulations, a family receiving PBV assistance must not be over-housed or under housed based on the PHA's subsidy standards, both at the time of move in and any time during the family's occupancy. If a family size change results in the family being over-housed or under housed in the PBV unit, they would be required to move to a right-sized PBV unit or receive a tenant-based voucher and reasonable time to move.

This activity increases housing options for families by waiving this requirement such that if a family is over-housed or under-housed but not in violation of Housing Quality Standards space standards, the family may remain in the wrong-sized unit if the rental market vacancy rate is below 5% until 1) an appropriately sized unit becomes available at the project; or 2) the family requests a tenant-based voucher, whichever occurs first.

SCCHA implemented this activity in FY2020. The rental market vacancy rate remains under 5%, allowing families to remain in place.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	None

2021-1 Impose Limits on PBV to HCV Conversion	Approved: FY2021 Implemented: FY2022 Amended: N/A
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Description/Impact/Update

This activity waives the requirement that PBV tenants who have resided in a PBV unit for the minimum two-year period and have requested to move will receive priority for continued tenant-based assistance over waitlist applicants. The activity limits PBV to HCV conversions to 10% of the number of HCVs that SCCCHA will issue each year. The HCVs available for PBV to HCV conversions will be issued to interested and qualified PBV tenants on a first-come, first-served basis. Any remaining interested, qualified tenants will be deferred to the following calendar year.

62 participants in the PBV program converted their voucher to an HCV. The agency allocated 184 vouchers for the conversions, so the activity did not need to be utilized.

Actual Non-Significant Changes	None
Actual Significant Changes	None
Special Purpose Vouchers	None

B. Activities Not Yet Implemented

Activity	Year Approved	Description	Action Taken During the Fiscal Year
2017-4 Setting Payment Standards Above 110 Percent of HUD Fair Market Rents	FY2017	HUD regulations require that payment standards are set between 90% and 110% of HUD issued Fair Market Rents (FMRs). This activity authorizes SCCCHA’s Board of Commissioners to approve a countywide payment standard of up to 130% of the FMR without prior HUD approval. The flexibility to increase the payment standard will allow our participants to be more competitive in the high-priced Santa Clara County rental market, when needed.	SCCHA continues to monitor the rental conditions in Santa Clara County. The rental conditions that prompted this activity are not currently present. Although vacancy rates are decreasing, they are not to the point where this activity is required. As noted in the implementation plan, SCCCHA may implement this activity when the local housing market experiences another surge in cost.
2019-1 Graduation Bonus	FY2020	Activity 2019-1: Graduation Bonus. Participants whose income has increased to the point where the HAP paid to landlords	SCCHA is conducting research and analysis for program relevancy and will decide whether to implement it in FY2026.

Activity	Year Approved	Description	Action Taken During the Fiscal Year
		<p>on their behalf is less than \$100 will be removed from the Section 8 program after a 60-day notice and will be paid a bonus of \$2,000 per eligible individual. “Eligible individuals” is defined as members of the HCV participant family who have eligible immigration status and does not include live-in aides, foster adults, or foster children. The bonus is contingent on a positive exit from SCCHA’s Section 8 program.</p>	
<p>2022-1 Homeownership and Asset Limitations for Eligibility</p>	<p>FY2022</p>	<p>This activity would, with certain exceptions, make the following households ineligible for Section 8 program participation with SCCHA:</p> <ul style="list-style-type: none"> • Families who own and have a legal right to occupy a home in the Bay Area or neighboring counties; and • Families who have \$100,000 per family member or more in assets. 	<p>Activity was repropose as an amendment to FY25 MTW Plan due to recently released HOTMA provisions on asset limitations. SCCHA plans to implement this activity when the HOTMA provisions go into effect.</p>
<p>2022-2 Waive Full-Time Student Income Exclusion for Families which earn 80% or more of Area Median Income</p>	<p>FY2022</p>	<p>For families which earn 80% or more of AMI, this activity would allow SCCHA to count 100% of the income of program participants who qualify as full-time students.</p>	<p>SCCHA is conducting research and analysis for program relevancy and will decide whether to implement it in FY2026.</p>
<p>2022-4 Modified PBV Contract Rents</p>	<p>FY2022</p>	<p>Allows SCCHA to set contract rents lower than the statutory requirements, using SCCHA’s current underwriting tool to ensure projects are not being over-subsidized.</p>	<p>SCCHA is conducting research and analysis for program relevancy and will decide whether to implement in FY2026.</p>
<p>2024-01 Digital Inclusion</p>	<p>FY2025</p>	<p>One-year local non-traditional pilot program to provide 500 tablets and digital literacy workshops to community members.</p>	<p>SCCHA is conducting research and analysis for program relevancy and will decide whether to implement it in FY2026.</p>

Activity	Year Approved	Description	Action Taken During the Fiscal Year
2024-02 Rental Assistance for Student Parents Obtaining Post-Secondary Education	FY2025	Local non-traditional program that will provide housing, academic and career coaching, and childcare to low-income families while they complete their post-secondary education program.	SCCHA is exploring options for housing sites and service providers. Will implement as soon as they are identified.
2024-03 Short-term Bridge Loan	FY2025	Provide short-term loans to affordable housing partners to support development of new rental housing units.	SCCHA is exploring partner opportunities. Will implement when needed.
2025-2 Income Exclusions	FY2025	Income exclusions for guaranteed basic income pilot programs, student financial assistance, and makes certain partially excluded income sources fully excluded.	SCCHA plans to implement this activity in FY2026.

C. Activities On Hold

Activity	Year Approved/ Implemented /Placed on Hold	Description	Action Taken During the Fiscal Year

D. Closed Out Activities

ACTIVITY	WHY THE ACTIVITY WAS CLOSED	YEAR CLOSED
<p>2009-3 Reduced Frequency of Inspections</p>	<p>Effective July 2014, Public Housing Agencies (PHAs) can inspect units during the term of the Housing Assistance Payment (HAP) contract at least biennially instead of annually. There is no longer a need to waive HUD regulations to conduct biennial inspections.</p>	<p>This activity was closed out in FY2015</p>
<p>2009-4 Timeline to Correct HQS Deficiencies</p>	<p>Handhelds are now utilized by the inspections team at every regularly scheduled inspection. These devices are capable of recording the non-life-threatening deficiency directly into the newly implemented software, which then immediately generates the deficiency notification letter. There is no longer a lag time between the date of the inspection and the date of the letter.</p>	<p>This activity was closed out in FY2012</p>
<p>2009-6 20% Sample Inspections Annually for PBV Units</p>	<p>After the approval of this activity, HUD issued PIH Notice 2008-14, in which HUD stipulates that a PHA may now renew or extend Project-Based Certificate Housing Assistance Payment (HAP) contracts as Project-Based Voucher HAP contracts in accordance with the regulations governing the PBV program at 24 CFR Part 983. This activity was never implemented.</p>	<p>This activity was closed out in FY2009</p>
<p>2009-7 Project-Based Unit Substitution</p>	<p>After the approval of this activity, HUD issued PIH Notice 2008-14, in which HUD stipulates that a PHA may now renew or extend Project-Based Certificate Housing Assistance Payment (HAP) contracts as Project-Based Voucher HAP contracts in accordance with the regulations governing the PBV program at 24 CFR Part 983. Therefore, this activity was never implemented.</p>	<p>This activity was closed out in FY2009</p>
<p>2009-10 Selection of SCCHA-owned Public Housing Projects for PBV without Competition</p>	<p>SCCHA utilizes MTW Activity 2010-4, which allows the Agency to select any of its properties for PBV assistance without a competitive process, including public housing units. Therefore, this activity is no longer necessary.</p>	<p>This activity was closed out in FY2015</p>
<p>2009-12 Adopt Investment Policies</p>	<p>SCCHA’s Board of Commissioners annually adopts investment policies in accordance with the California Government Code (CGC) Sections 5922 and 53601. California law, which SCCHA cannot waive, is consistent with and, in fact, more restrictive than the provisions of federal regulations Section 6 (c) (4) of the 1937 Act and 24 CFR 982.156. Therefore, this activity was never implemented.</p>	<p>This activity was closed out in FY2009</p>

ACTIVITY	WHY THE ACTIVITY WAS CLOSED	YEAR CLOSED
<p>2010-1 Eliminating 100% Excluded Income from the Income Calculation Process</p>	<p>With the publication of PIH Notice 2013-4, issued January 28, 2013, the verification and calculation of 100% excluded income is no longer required. Therefore, SCCHA eliminated this activity in FY2013. This activity saved labor time and costs.</p>	<p>This activity was closed out in FY2013</p>
<p>2012-1 Create Standard Utility Allowance Schedule</p>	<p>Approved and implemented Activity 2014-4, simplifies the rent calculation method also includes the elimination of utility allowances. Because of Activity 2014-4, MTW Activity 2012-1 is no longer necessary and was closed out prior to implementation.</p>	<p>This activity was closed out in FY2013</p>
<p>2012-5 Expand Tenant Services at SCCHA Owned or Affiliate Owned Affordable Housing Properties</p>	<p>This activity, implemented in FY2012, allows SCCHA a broader use of funds authority to expand its provision of programs and services for tenants living in SCCHA-owned or affiliate-owned non-Section 8/9 affordable rental properties. The SCCHA-owned and affiliate owned affordable housing properties continue to pay for tenant services directly from their respective operating budgets. Currently, there is no need to expand tenant services and there is no implementation timeline to re-activate. In the future, tenant services can be done through single funding flexibility and this MTW activity will no longer be needed.</p>	<p>This activity was closed out in FY2023</p>
<p>2014-1a Focus Forward Program (And Amendments)</p>	<p>After additional review of the success of time-limited voucher programs, SCCHA has determined that this pilot program does not meet the needs of the local community. Many of these concerns are specific to Santa Clara County, including a major point that, due to the high cost of living, FFP graduates would still not meet income requirements to remain living in the County without assistance. This activity was never implemented.</p>	<p>This activity was closed out in FY2022</p>
<p>2014-1b Focus Forward Program (And Amendments)</p>	<p>After additional review of the success of time-limited voucher programs, SCCHA has determined that this pilot program does not meet the needs of the local community. Many of these concerns are specific to Santa Clara County, including a major point that, due to the high cost of living, FFP graduates would still not meet income requirements to remain living in the County without assistance. This activity was never implemented.</p>	<p>This activity was closed out in FY2022</p>

ACTIVITY	WHY THE ACTIVITY WAS CLOSED	YEAR CLOSED
<p>2014-2 Eliminate Requirement to Re-Determine Rent Reasonableness when HUD decreased Fair Market</p>	<p>This activity waives the requirement to redetermine rent reasonableness for affected units within 60 days from the contract anniversary date if the FMRs decrease more than 5%. This is stricter than the current HUD regulations, which only require redetermining rent reasonableness if the FMRs decrease more than 10%. Therefore, this activity is no longer necessary and was closed out in FY2022 report.</p>	<p>This activity was closed out in FY2022</p>
<p>2014-3 Freeze on Contract Rent Increases</p>	<p>Implemented in FY2014, this activity imposed a freeze on any owner requested rent increases for one-year effective September 2013 through August 2014. SCCHA lifted the freeze and began accepting owner requested rent increases again as of September 1, 2014. Subsequent freezes on owner requested rent increases are subject to SCCHA’s Board of Commissioners’ approval and are limited to a one-year term. Therefore, SCCHA has placed this activity on hold indefinitely in FY2016 and now sees no future use for this activity.</p>	<p>This activity was closed out in FY2023</p>
<p>2015-1 Using UPCS or Local Inspection Standards to Determine Housing Quality Standards</p>	<p>On June 25, 2014, HUD published in the Federal Register that, effective July 1, 2014, “A PHA may comply with the biennial inspection requirement through reliance upon an inspection conducted for another housing assistance program. If a PHA relies on an alternative inspection to fulfill the biennial inspection requirement for a particular unit, then the PHA must identify the alternative standard in its administrative plan.” Therefore, this activity was closed without implementation because HUD’s directive superseded this activity.</p>	<p>This activity was closed out in FY2015</p>
<p>2016-1 Restriction on Head of Household Changes</p>	<p>This activity was originally intended to be implemented when the Focus Forward Program (Activity 2014-1a/1b) was implemented.</p>	<p>This activity was closed out in FY2022</p>
<p>2018-1 Strengthening Partnerships through Capacity Building</p>	<p>This activity was originally intended to be implemented when the Focus Forward Program (Activity 2014-1a/1b) was implemented. However, SCCHA is closing out the Focus Forward Activity in this report.</p>	<p>This activity was closed out in FY2022</p>
<p>2020-5 Eliminate the 40% of Income Cap at Initial Leasing</p>	<p>In response to the COVID-19 pandemic, SCCHA temporarily increased the tenant rent burden capacity from 40% to 50% to provide more housing options in a volatile rental housing market. This activity was closed out at the request of a community partner as the threshold of over 40% income cap was too burdensome to families.</p>	<p>This activity was closed out in FY2021</p>

ACTIVITY	WHY THE ACTIVITY WAS CLOSED	YEAR CLOSED
<p>2020-6 Reduced Frequency of Periodic Inspections</p>	<p>SCCHA adopted HUD COVID-19 waiver HQS-5 and resumed performance of biennial HQS inspections while giving families the option to delay the inspection due to COVID precautions. This option contradicted the need to reduce the frequency of inspections to every three years as proposed by this activity. Because of HUD COVID-19 Waiver HQS-5, this activity was no longer needed and was closed out prior to implementation.</p>	<p>This activity was closed out in FY2021</p>
<p>2010-5 Assisting Over-Income Families Residing at SCCHA-owned Project-Based Voucher Properties</p>	<p>This activity waived preference requirements for in-place families at disposed public housing sites to allow for continued tax credits and tax-exempt bonds. Since implementation, SCCHA had not needed to use this activity as no families exceeded the income threshold. Due to the HOTMA implementation notice issued February 2, 2024, this activity was no longer needed and closed out.</p>	<p>This activity was closed out in FY2024</p>
<p>2013-1 Elimination of the Earned Income Disallowance (EID) Calculation</p>	<p>PLAN YEAR APPROVED: FY2013 IMPLEMENTED: FY2015 AMENDED: N/A</p> <p>REASON FOR CLOSING OUT ACTIVITY: This activity is no longer needed because EID has been phased out through HOTMA.</p> <p>Final outcomes and Lessons: The elimination of EID simplifies the income calculation process and increases cost effectiveness. Due to HOTMA, these benefits will continue after the closure of this MTW activity.</p>	<p>This activity was closed out in FY2025</p>
<p>Outcome: This activity served its intended purpose</p>		
<p>2010-3 Applying Current Increased Payment Standards at Interim Reexaminations</p>	<p>PLAN YEAR APPROVED: FY2010 IMPLEMENTED: FY2010 AMENDED: N/A</p> <p>REASON FOR CLOSING OUT ACTIVITY: This activity is no longer needed because HOTMA requires that payment standard increases be applied by the family's first regular or interim reexamination.</p> <p>Final outcomes and Lessons: This activity enabled SCCHA to apply increased payment standards more immediately, which reduced tenant rent burdens and simplified payment standard policies. Due to HOTMA, these benefits will continue after the closure of this MTW activity.</p>	<p>This activity was closed out in FY2025</p>
<p>Outcome: This activity served its intended purpose</p>		

V. MTW Sources and Uses of Funds

A. ACTUAL SOURCES AND USES OF MTW FUNDS

i. Actual Sources of MTW Funds in the Plan Year

The MTW PHA shall submit unaudited and audited information in the prescribed Financial Data Schedule (FDS) format through the Financial Assessment System – PHA (FASPHA), or its successor system.

ii. Actual Uses of MTW Funds in the Plan Year

The MTW PHA shall submit unaudited and audited information in the prescribed FDS format through the FASPHA, or its successor system.

iii. Describe Actual Use of MTW Single Fund Flexibility

The MTW PHA shall provide a thorough narrative of actual activities that use only the MTW single fund flexibility. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (IV) of the Annual MTW Report. The MTW PHA shall also provide a thorough description of how it used MTW single fund flexibility to direct funding towards specific housing and/or service programs in a way that responds to local needs (that is, at a higher or lower level than would be possible without MTW single fund flexibility).

ACTUAL USE OF MTW SINGLE FUND FLEXIBILITY

The MTW agreement allows SCCHA to combine public housing operating and capital funds, including development and Replacement Housing Factor (RHF)/Demolition and Disposition Transition Fund (DDTF) funds, provided under Section 9, and tenant-based voucher program funds provided under Section 8 of the 1937 Act into a single, authority-wide funding source.

In FY2025, SCCHA used its MTW Single Fund Flexibility to pay for housing search services for participants who are experiencing challenges in finding a rental unit. The Agency used Single Fund Flexibility to pay for the ongoing maintenance to the newly implemented Applicant and Tenant Portals.

B. LOCAL ASSET MANGEMENT PLAN

i. Did the MTW PHA allocate costs within statute in the Plan Year?

Yes

ii. Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?

No

iii. Did the MTW PHA provide a LAMP in the appendix?

No

iv. If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA did not make any changes in the Plan Year.

N/A

VI. Administrative

A. REVIEWS, AUDITS, AND INSPECTIONS

No reviews, audits or inspections this fiscal year.

B. EVALUATION RESULTS

No program evaluations were completed this fiscal year beyond those required by the MTW agreement.

C. MTW STATUTORY REQUIREMENT CERTIFICATION

See attached certification in Appendix One of this MTW Report.

D. MTW ENERGY PERFORMANCE CONTRACT (EPC) FLEXIBILITY DATA

N/A

Appendix One: FY2023 Certification of Compliance with Statutory Requirements

Certification of Statutory Compliance

On behalf of the Housing Authority of the County of Santa Clara and the Housing Authority of the City of San Jose (the Agency), I certify that the Agency has met the three statutory requirements of the Moving to work (MTW) Program during fiscal year 2025:

- 1) At least 75 percent of the families assisted by the Agency are very-low income families;
- 2) The Agency has, to the best of its ability, continued to assist substantially the same total number of eligible low-income families as would have been served without MTW; and
- 3) The Agency has continued to serve a comparable mix of families (by family size) as would have been served without MTW.



Preston Prince
Executive Director



Date

Appendix Two: Approved MTW Activities for the FY2025 Reporting Period

Approved MTW Activities for the FY2025 Reporting Period

Activity # (Plan year proposed + Activity #)	Activity	MTW Statutory Objectives		
		Reduce cost and achieve greater cost effectiveness in federal expenditures	Provide incentives to families ... leading toward economic self-sufficiency	Increase housing choices for low-income families
IMPLEMENTED IN FY2009				
2009-1	Reduced Frequency of Tenant Reexaminations	X		
2009-2	Simplification and Expediting of the Income Verification Process	X		
2009-5	Exploring New Housing Opportunities for the Chronically Homeless			X
2009-13	Combined Waiting Lists for the County of Santa Clara and the City of San José	X		X
IMPLEMENTED IN FY2010				
2009-8	Streamlining the Project-Based Voucher Referral Process			X
2009-9	Utilization of Low-Income Housing Tax Credit (LIHTC) Tenant Income Certification (TIC) for Income and Asset Verification	X		
2009-11	Project-Base 100% of Units in Family Projects	X		X
2009-14	Payment Standard Changes Between Regular Reexaminations	X		
2010-2	Excluding Asset Income from Income Calculations for Families with Assets Under \$50,000	X		
2010-3	Applying Current Increased Payment Standards at Interim Reexaminations	X		X
IMPLEMENTED IN FY2011				
2010-4	Allocating Project-Based Vouchers to SCCHA-owned Projects Without Competition	X		

Activity # (Plan year proposed + Activity #)	Activity	MTW Statutory Objectives		
		Reduce cost and achieve greater cost effectiveness in federal expenditures	Provide incentives to families ... leading toward economic self-sufficiency	Increase housing choices for low-income families
2011-1	Streamlined approval process for exception payment standard for reasonable accommodation			X
2011-2	Simplify requirements regarding third-party inspections and rent services	X		
IMPLEMENTED IN FY2012				
2012-3	Affordable Housing Acquisition Development Fund			X
2012-4	Affordable Housing Preservation Fund for HACSC- and Affiliate-Owned Properties			X
IMPLEMENTED IN FY2014				
2014-4	Increased Tenant Contribution – Up to 35% of Gross Income	X		
IMPLEMENTED IN FY2015				
2012-2	Two-Year Occupancy in Project-Based Voucher Unit Before Eligible to Receive Voucher	X		
2013-1	Elimination of the Earned Income Disallowance (EID) Calculation	X		
2015-2	Project Based Voucher Inspection Self-Certification	X		
2015-3	Modified Elderly Definition for PBV			X
IMPLEMENTED IN FY2016				
2016-2	Streamlining of PBV Competitive Selection Requirements	X		
IMPLEMENTED IN FY2017				
2017-1	Phasing in a Subsidy Standard Change			X
2017-3	Landlord Initiative			X
IMPLEMENTED IN FY2019				
2017-2	Special Needs Population Direct Referral Program			X

Activity # (Plan year proposed + Activity #)	Activity	MTW Statutory Objectives		
		Reduce cost and achieve greater cost effectiveness in federal expenditures	Provide incentives to families ... leading toward economic self-sufficiency	Increase housing choices for low-income families
2019-2	Family Self-Sufficiency Program (FSS) – Waive Contract of Participation Requirements		X	
2019-3	Waiving the Requirement That a PHA Re-Determine Rent Reasonableness for Manufactured Homes Annually	X		
2019-4	Streamlining the Lease-up Process	X		X
IMPLEMENTED IN FY2020				
2020-1	Increase PBV Program Cap to 40 Percent of Consolidated ACC Authorized Units			X
2020-3	Over- Housed/ Under-Housed PBV Households			X
2020-4	Rent to Owners and Rent Reasonableness			X
2020-5	Eliminate the 40% Income Cap at Initial Leasing			X
IMPLEMENTED IN FY2021				
2020-2	Interim Housing	X		
IMPLEMENTED IN FY2022				
2021-1	Impose Limits on Project Based Voucher to Housing Choice Voucher Conversion	X		
2021-2	Simplify Minimum Rent Hardship Exemption	X		
2022-3	Mainstream Program Turnover Voucher Issuance Flexibility			X
IMPLEMENTED IN FY2023				
2022-5	Utility Assistance Arrears		X	
2023-2	Strive Scholarship Fund		X	
IMPLEMENTED IN FY2025				
2024-5	Buena Vista Mobile Home Park			X
2024-4	Offer of New Lease			
NOT YET IMPLEMENTED				
2017-4	Setting Payment Standards Above 110 Percent of HUD Fair Market Rents			X

Activity # (Plan year proposed + Activity #)	Activity	MTW Statutory Objectives		
		Reduce cost and achieve greater cost effectiveness in federal expenditures	Provide incentives to families ... leading toward economic self-sufficiency	Increase housing choices for low-income families
2019-1	Graduation Bonus		X	
2022-1	Homeownership and Asset Limitations for Eligibility			X
2022-2	Waive Full-Time Student Income Exclusion for Families Earning 80% Or More Of Area Median Income	X	X	
2022-4	Modified PBV Contract Rents	X		
2024-1	Digital Inclusion		X	
2024-2	Rental Assistance for Student Parents Obtaining Post-Secondary Education		X	X
2024-3	Short Term Bridge Loan			X
2025-2	Income Exclusion	X	X	
ACTIVITIES ON HOLD				

Note: Closed out activities are not shown. These were approved as activities 2009-3, 2009-4, 2009-6, 2009-7, 2009-10, 2009-12, 2010-1, 2010-3, 2010-5, 2012-1, 2012-5, 2013-1, 2014-1, 2014-2, 2014-3, 2015-1, 2016-1, 2018-1, 2020-5 and 2020-6.

Appendix Three: FY2023 Independent Auditor's Report (OMB-A-133) for SCCHA

Santa Clara County Housing Authority

Single Audit Reports

For the Year Ended June 30, 2024



**SANTA CLARA COUNTY
HOUSING AUTHORITY**
Table of Contents
For the Year Ended June 30, 2024

	<u>Page</u>
Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	1
Independent Auditor’s Report on Compliance for the Major Federal Program; Report on Internal Control Over Compliance; and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance	3
Schedule of Expenditures of Federal Awards.....	7
Notes to the Schedule of Expenditures of Federal Awards.....	8
Schedule of Findings and Questioned Costs.....	9
Summary Schedule of Prior Audit Findings	10

**Independent Auditor’s Report on Internal Control Over Financial Reporting
and on Compliance and Other Matters Based on an Audit of Financial
Statements Performed in Accordance With *Government Auditing Standards***

Members of the Board of Commissioners of the
Santa Clara County Housing Authority
San Jose, California

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the business-type activities and the aggregate discretely presented component units of the Santa Clara County Housing Authority, California (Authority), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority’s basic financial statements, and have issued our report thereon dated March 12, 2025. Our report includes a reference to other auditors who audited the financial statements of the Authority’s blended component units and discretely presented component units, as described in our report on the Authority’s financial statements. This report does not include the results of the other auditors’ testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors. The financial statements of the blended component units, except for AE Associates, Ltd., HACSC/Choices Family Associates, San Pedro Garden Associates, Ltd., and S.P.G. Housing Inc., and the financial statements of the discretely presented component units, except for Bendorf Drive, LP, Clarendon Street LP, Fairground Luxury Family Apartments, LP, Girasol Acquisition LP, Huff Avenue, LLC, and Jardines Paloma Blanca Acquisition LP, were not audited in accordance with *Government Auditing Standards*.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Macias Gini & O'Connell LLP

Walnut Creek, California
March 12, 2025

**Independent Auditor’s Report on Compliance for the Major Federal Program;
Report on Internal Control Over Compliance; and Report on
Schedule of Expenditures of Federal Awards Required by the Uniform Guidance**

Members of the Board of Commissioners of the
Santa Clara County Housing Authority
San Jose, California

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

We have audited Santa Clara County Housing Authority, California’s (Authority) compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority’s major federal program for the year ended June 30, 2024. The Authority’s major federal program is identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the major federal program for the year ended June 30, 2024.

Basis for Opinion on the Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor’s Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority’s compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority’s federal programs.

Auditor’s Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority’s compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS,

Government Auditing Standards, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the business-type activities and the aggregate discretely presented component units of the Authority as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements. We issued our report thereon dated March 12, 2025, which contained unmodified opinions on those financial statements. Our report also includes a reference to other auditors. Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

Macias Gini & O'Connell LLP

Walnut Creek, California

March 12, 2025

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**SANTA CLARA COUNTY
HOUSING AUTHORITY**
Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2024

Grantor/Program Title	Grantor Identifying Number	Assistance Listings Number	Expenditures
U.S. Department of Housing and Urban Development:			
<i>Direct:</i>			
Section 8 Project Based Cluster:			
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	n/a	14.856	\$ 1,717,712
Housing Voucher Cluster:			
Section 8 Housing Choice Vouchers	n/a	14.871	30,285,772
COVID-19 - Emergency Housing Vouchers	n/a	14.871	26,521,153
Subtotal Section 8 Housing Choice Vouchers			<u>56,806,925</u>
Mainstream Vouchers	n/a	14.879	<u>8,198,280</u>
Subtotal Housing Voucher Cluster			<u>65,005,205</u>
Family Self Sufficiency	n/a	14.896	564,330
Moving To Work Demonstration Program	n/a	14.881	<u>521,068,223</u>
Total expenditures of federal awards			<u><u>\$ 588,355,470</u></u>

See accompanying notes to the schedule of expenditures of federal awards.

**SANTA CLARA COUNTY
HOUSING AUTHORITY**

Notes to the Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2024

NOTE 1 – GENERAL

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal grant activity of the Santa Clara County Housing Authority, California (the Authority). The Authority's reporting entity is defined in Note 1 of the Authority's basic financial statements. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position or cash flows of the Authority.

NOTE 2 – BASIS OF ACCOUNTING

Amounts reported on the Schedule represent expenditures incurred for the Authority's federal programs, and are reported on the accrual basis of accounting and include capitalized expenditures. Such expenditures are recognized following the cost principles contained in 2 CFR 200, Subpart E (Cost Principles), wherein certain types of expenditures are not allowable or are limited as to reimbursement. The Authority did not elect to use the 10% de minimis cost rate as covered in 2 CFR 200.414 Indirect (F&A) costs.

NOTE 3 - RELATIONSHIP TO FEDERAL FINANCIAL REPORTS

Amounts reported in the Schedule agree to or can be reconciled with the amounts reported in the related federal financial reports.

NOTE 4 - RELATIONSHIP TO BASIC FINANCIAL STATEMENTS

Amounts reported in the Schedule agree to or can be reconciled with the amounts reported in the Authority's basic financial statements.

**SANTA CLARA COUNTY
HOUSING AUTHORITY**
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2024

Section I – Summary of Auditor’s Results

Financial Statements

Type of auditor’s report issued:	Unmodified
Internal control over financial reporting:	
◆ Material weakness(es) identified?	No
◆ Significant deficiency(cies) identified that are not considered to be material weaknesses?	None reported
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal control over major programs:	
◆ Material weakness(es) identified?	No
◆ Significant deficiency(cies) identified that are not considered to be material weaknesses?	None reported
Type of auditor’s report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	No
Identification of major programs?	14.881 - Moving To Work Demonstration Program
Dollar threshold used to distinguish between type A and type B programs:	\$3,000,000
Auditee qualified as a low-risk auditee?	Yes

Section II - Financial Statement Findings

None reported.

Section III - Federal Award Findings and Questioned Costs

None reported.

SANTA CLARA COUNTY
HOUSING AUTHORITY
Summary Schedule of Prior Audit Findings
For the Year Ended June 30, 2024

No prior audit findings were reported.

Appendix Four: Actual Existing Project-Based Vouchers

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS		STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
	Planned*	Actual			
2275 Ellena Dr	1	1	Leased/Issued	No	Family project consisting of 4 units (4 2-bedroom). One PBV unit.
2287 Pasetta Dr	1	1	Leased/Issued	No	Family project consisting of 4 units (4 2-bedroom). One PBV unit.
Algarve	36	36	Committed	No	91 affordable units, 46 supported by PBVs - 36 for chronically homeless individuals and families, and 10 for HUD-VASH
Alum Rock	26	26	Leased/Issued	No	New construction family project consisting of 60 total units. 26 family units will be supported with MTW PBVs.
Alvarado	40	41	Committed	No	New construction. 90 total units. 23 PBVs for low-income seniors and 18 PBVs for chronically homeless seniors
Agrihood Senior Apartments	54	54	Committed	No	New construction senior project consisting of 165 total units. 109 of the units will be affordable and of those, 54 will be supported with PBVs for seniors.
Anne Way Residence	4	4	Leased/Issued	No	Senior project consisting of 5 SRO units. PBV units are for persons aged 60 years and over.
Auzerais	64	64	Committed	No	New construction. 128 total units. 64 PBVs for chronically homeless families.
Bellarmino	53	53	Leased/Issued	No	New construction family project consisting of 116 total units. 29 family units and 24 permanent supportive housing units supported with PBVs.
Blossom Hill Residence	5	5	Leased/Issued	No	Senior project consisting of 5 SRO units. PBV units are for persons aged 60 years and over.
Blossom Hill Senior (Charities)	49	49	Committed	No	New construction. 147 total units. 49 PBVs for seniors with special needs.
Calabazas	80	80	Leased/Issued	No	New construction. 136 total units. 80 PBVs for homeless families and those with special needs.
Carroll Inn	20	20	Leased/Issued	No	Family project consisting of 121 Studio units. PBV units are for disabled persons.
Casa De Novo	27	27	Leased/Issued	No	Family project. 56 total units. 27 PBVs for chronically homeless families.
Casa Feliz Studios	6	6	Leased/Issued	No	Family project consisting of 60 studio units. PBV units are for chronically homeless families.
The Charles	44	44	Planned	No	New construction. 82 total units. 44 PBVs for low-income families.
Connell Apartments	5	5	Leased/Issued	No	Family project consisting of 28 units (1 studio, 17 1-bedroom, and 10 2-bedroom). PBV units (2-Bedroom) are for families.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS		STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
	Planned*	Actual			
Corde Terra Senior Apartments	199	199	Leased/Issued	No	Senior project consisting of 199 1-bedroom units. PBV units are for persons aged 55 years and over.
Corinthian House	6	6	Leased/Issued	No	Senior project consisting of 102 units (62 studios and 40 1-bedroom). PBV units (1-bedroom) are for persons aged 62 years and over.
Country Hills	37	37	Leased/Issued	No	Family project consisting of 152 units (40 studio, 64 1-bedroom, and 48 2-bedroom). PBV units (8 studio, 16 1-bedroom, and 13 2-Bedroom) are for families.
Crescent Terrace	20	20	Leased/Issued	No	Senior project consisting of 48 1-bedroom units. PBV units are for persons aged 62 years and over.
Crest Avenue Apartments	4	4	Leased/Issued	No	Family project consisting of 4 units which were under a Mod Rehab Contract and converted to a PBV Contract.
Crossings on Monterey	20	20	Leased/Issued	No	New construction. 38 total units 20 PBVs for the chronically homeless families.
Curtner SROs	6	6	Leased/Issued	No	Senior project consisting of 6 SRO units. PBV units are for persons aged 62 years and over.
Cypress Gardens Senior Apartments	124	124	Leased/Issued	No	Senior project consisting of 124 units PBV units are for persons aged 55 years and over.
Dent Ave Apartments	4	4	Leased/Issued	No	Family project consisting of 24 units (6 studio, 12 1-bedroom, and 5 2-bedroom). PBV units (2 SRO and 2 2-bedroom) are for families.
Donnor Lofts	20	20	Leased/Issued	No	Family project consisting of 101 units (92 studio and 9 1-bedroom). PBV units are for chronically homeless families.
Eagle Park	16	16	Leased/Issued	No	New construction. 65 total units. 16 PBVs for chronically homeless individuals. 25 PBVs for veterans via HUD VASH.
Edwina Benner Plaza	23	23	Leased/Issued	No	New construction. 65 total units. 13 PBVs for special needs families. 10 PBVs for at risk of homelessness.
Eklund Gardens I Apartments	10	10	Leased/Issued	No	Family project consisting of 10 2-bedroom units. PBV units are for families.
Eklund Gardens II Apartments	6	6	Leased/Issued	No	Family project consisting of 6 3-bedroom units. PBV units are for families.
Emerson North	1	1	Leased/Issued	No	Family project consisting of 6 studio units. PBV unit is for families.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS		STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
	Planned*	Actual			
Emerson South	1	1	Leased/Issued	No	Family project consisting of 6 studio units. PBV unit is for families.
Fair Oaks Senior Plaza	93	93	Leased/Issued	No	124 total units 93 PBVs for families 62 years and over.
Fairlands SROs	5	5	Leased/Issued	No	Senior project consisting of 5 SRO units. PBV units are for persons aged 60 years and over.
Ferne	1	1	Leased/Issued	No	Family project consisting of 16 2-bedroom units. PBV unit is for families.
Fuji Towers	104	104	Leased/Issued	No	Senior project consisting of 124 units (72 studio and 68 1-bedroom). PBV units (53 studio and 51 1-bedroom) are for persons aged 62 years and over.
Gallup & Mesa	23	23	Committed	No	New construction family project consisting of 45 total units. 23 PBVs will support the project, directed toward the homeless and those with special needs
Gish Apartments	6	6	Leased/Issued	No	Family project consisting of 35 units (9 studio, 14 2-bedroom, and 12 3-bedroom units). PBV units (3 studio and 3 2-bedroom) are for disabled families.
Heartwood Apartments	48	48	Leased/Issued	No	Rehabilitation. 49 total units. 48 PBVs for chronically homeless and low-income families
Hillview Court	115	115	Issued/Leased	No	Rehabilitated motel renovated into studio apartments for those experiencing homelessness and at-risk of homelessness. 115 of the 134 units are supported with PBVs
Homestead SROs	4	4	Leased/Issued	No	Senior project consisting of 4 SRO units. PBV units are for persons aged 60 years and over.
Iamesi Village	60	60	Leased/Issued	No	New construction. 134 total units for 60 PBVs for chronically homeless families. 49 PBVs for veterans via HUD-VASH.
Julian Gardens	9	9	Leased/Issued	No	Family project with 9 3-bedroom PBV units.
Kifer Senior	33	33	Committed	No	New construction. 80 total units. 33 PBVs for chronically homeless seniors. 8 PBVs for veterans via HUD-VASH.
Kings Crossing Apartments	25	25	Leased/Issued	No	Family 94 total units 25 PBV units for chronically homeless families.
Klee/Offenbach SROs	5	5	Leased/Issued	No	Senior project consisting of 5 SRO units. PBV units are for persons aged 60 years and over.
La Avenida	7	7	Leased/Issued	No	New construction project consisting of 100 total units. 7 units for the chronically homeless will be supported with MTW PBVs

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS		STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
	Planned*	Actual			
					and 25 units for veterans will be supported by HUD-VASH PBVs.
Laurel Grove Family Apartments	81	81	Leased/Issued	No	Family, new construction project, consisting of 82 units (14 1-bedroom, 43 2-bedroom, and 25 3-bedroom units). PBV units are for families and to be identified special needs and/or chronically homeless families.
Leigh Avenue Senior Apartments	63	63	Leased/Issued	No	New construction project consisting of 63 1-bedroom units for chronically homeless seniors.
Lenzen Gardens Senior Apartments	93	93	Leased/Issued	No	Senior project consisting of 94 units (89 1-bedroom and 5 2-bedroom). PBV units (89 1-bedroom and 4 2-bedroom) are for persons aged 62 years and over.
Llewellyn Residence	5	5	Leased/Issued	No	Senior project consisting of 5 SRO units. PBV units are for persons aged 60 years and over.
Lucretia Gardens	16	16	Leased/Issued	No	Family project consisting of 16 3-bedroom units. PBV units are for families.
Madrone	16	16	Leased/Issued	No	New construction. 154 total units. 16 PBVs for low-income families
Mariposa Place	40	40	Committed	No	New construction family project consisting of 80 total units. 40 PBVs will support the project, directed towards those with special needs.
Markham I (formerly Tully Gardens)	20	20	Leased/Issued	No	152-unit family project with 10 SRO PBV units for disabled families and 10 PBV units for chronically homeless families.
Markham II (formerly Tully Gardens)	20	20	Leased/Issued	No	152-unit family project with 20 SRO PBV units for homeless veterans through the HUD-VASH PBV Program
Maryce Freelen Place	18	18	Leased/Issued	No	Family project consisting of 74 units (24 1-bedroom, 26 2-bedroom, and 24 3-bedroom units). PBV units (2 1-bedroom, 6 2-bedroom, and 10 3-bedroom units) are for families.
Meridian Apartments	22	22	Leased/Issued	No	New construction project consisting of 90 total units. 22 family units will be supported with PBVs.
Met South	10	10	Leased/Issued	No	Family, new construction project, consisting of 31 units (9 studios, 8 1-bedroom, 5 2-bedroom, and 9 3-bedroom). PBV units are for seniors and large families.
Miramar Apartments	16	16	Leased/Issued	No	Family project consisting of 16 units (8 1-bedroom and 8 2-

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS		STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
	Planned*	Actual			
					bedroom). PBV units are for families.
Mitchell Park	25	25	Leased/Issued	No	New construction project consisting of 50 total units. 25 MTW PBV units will be set aside for families with special needs.
Monterey Gateway	37	37	Leased/Issued	No	New construction project consisting of 74 units (64 1-bedroom and 10 2-bedroom units) for senior tenants. 37 PBVs are reserved for chronically homeless senior families.
Monroe St	8	8	Committed	No	New construction project consisting of 65 total units. 8 family units will be supported with PBVs.
Monticelli Apartments	23	23	Leased/Issued	No	Family and Senior project consisting of 52 units (25 1-bedroom and 27 3-bedroom). 14 1-bedroom PBV units are for persons aged 62 and over, and 9 3-bedroom PBV units are for families.
Morgan Hill Family – Scattered Site (Palomino)	18	18	Leased/Issued	No	Family, new construction project, consisting of 18 total units. PBVs units are for large families, those with special needs, and chronically homeless families.
Morgan Hill Family – Scattered Site (Overo)	8	8	Leased/Issued	No	Family, new construction project, consisting of 8 units. PBVs are for those at risk of homelessness.
Morgan Hill Family – Scattered Site (Tobiano)	14	14	Leased/Issued	No	Family, new construction project, consisting of 14 total units. PBVs units are for large families, families at risk of homelessness, and chronically homeless families.
Moulton Plaza	8	8	Leased/Issued	No	Family project consisting of 66 units (30 1-bedroom, 26 2-bedroom, and 10 3-bedroom). PBV units (2 2-bedroom, and 6 3-bedroom) are for families.
Onizuka Crossing - CHDR	13	13	Leased/Issued	No	Family, new construction project, consisting of 58 units (27 1-bedroom, 11 2-bedroom, and 20 3-bedroom). PBV units (13 1-bedroom) are for chronically homeless families.
Opportunity Center	55	55	Leased/Issued	No	Family project consisting of 88 units (70 studios, 12 1-bedroom, and 6 2-bedroom). PBV units (48 studio, 3 1-bedroom, and 4 2-bedroom) are for chronically homeless families.
Page Street	27	27	Committed	No	New construction family project consisting of 81 total units. 27 PBVs will support the project,

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS		STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
	Planned*	Actual			
					directed toward the homeless and those with special needs.
Park Avenue Senior Housing	99	99	Leased/Issued	No	Senior, new construction, 94 1-bedroom, 5 2-bedroom. PBV units are for persons aged 55 years and over.
Parkmoor Apartments	41	41	Committed	No	New construction project with 79 total units. 20 of the PBVs will be for chronically homeless families and 21 PBVs will be for low-income families
Parkside Studios	7	7	Leased/Issued	No	Family project consisting of 59 units (58 studios and 1 1-bedroom). PBV units (7 studios) are for chronically homeless families.
Parkview Senior Apartments	24	24	Leased/Issued	No	Senior project consisting of 140 1-bedroom units. PBV (24 1-bedroom) units are for persons aged 55 years and over.
Pavilion Inn	21	21	Leased/Issued	No	Rehabilitation project consisting of 43 units. 21 MTW PBV units are set aside for families with special needs.
Poco Way Apartments	10	10	Leased/Issued	No	Family project consisting of 130 units PBV units are for families.
Pollard SROs	5	5	Leased/Issued	No	Senior project consisting of 5 SRO units. PBV units are for persons aged 60 years and over.
Quetzal Gardens	32	32	Leased/Issued	No	New construction. 70 total units 28 PBVs for Chronically homeless families. 4 for large families
Renascent Place	160	160	Leased/Issued	No	New construction project of 160 PBV units for chronically homeless families
Rincon Gardens Senior Apartments	198	198	Leased/Issued	No	Senior housing. 200 total units 198 PBV units for 55 years and over.
Roosevelt Park	20	20	Committed	No	New construction. 80 total units. 20 PBVs for families.
Royal Oak Village	22	22	Leased/Issued	No	Family project consisting of 73 total units. 22 PBVs support large families.
San Antonio Place	30	30	Leased/Issued	No	Family housing. 120 total units 30 studio PBV units are for families
San Veron Park Apartments	6	6	Leased/Issued	No	Family project consisting of 32 units (10 2-bedroom, 15 3-bedroom, and 7 4-bedroom). PBV units (3 2-bedroom, 2 3-bedroom, and 1 4-bedroom) are for families
Sango Court	42	42	Committed	No	New construction. 101 total units. 40 PBVs for chronically homeless families. 2 PBVs for low-income families and 7 PBVs for veterans via HUD-VASH.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS		STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
	Planned*	Actual			
Santa Familia	13	13	Leased/Issued	No	Family project consisting of 79 units (30 1-bedroom, 23 2-bedroom, and 26 3-bedroom). PBV units (4 1-bedroom, 4 2-bedroom, and 5 3-bedroom) are for families
Second Street Studios	134	134	Leased/Issued	No	Family, new construction project, consisting of 135 units (128 studios, 6 1-bedroom). PBV units are for chronically homeless families.
Shorebreeze	20	20	Leased/Issued	No	New construction project consisting of 62 units for tenants 20 PBV units are reserved for families who are at risk of homelessness.
Sobrato Apartments	40	40	Leased/Issued	No	60-unit project consisting of 14 PBV units (6 2-bedroom and 8 3-bedroom) for families at risk of homelessness and 26 2-bedroom PBV units for chronically homeless families.
Sonora Court	30	75	Planned	No	New construction family project consisting of 177 total units. 30 family units will be supported with PBVs and 45 PBVs will be directed toward homeless families.
Stevenson House	10	10	Leased/Issued	No	Senior project consisting of 120 studio and 1-bedroom units. PBV units (6 studio and 4 1-bedroom) are for persons aged 62 years and over.
Sunset Gardens Senior Apartments	74	74	Leased/Issued	No	Senior project consisting of 75 units (70 1-bedroom and 5 2-bedroom). PBV units (70 1-bedroom and 4 2-bedroom) are for persons aged 55 years and over.
Tamien Station	33	33	Committed	No	New construction. 134 total units. 33 PBVs for low-income families
Timberwood Apartments	20	20	Leased/Issued	No	Family project consisting of 286 units (84 studios, 164 1-bedroom, and 38 2-bedroom). PBV units (6 studio, 6 1-bedroom, and 8 2-bedroom) are for families.
Tyrella Gardens Apartments	11	11	Leased/Issued	No	Family project consisting of 56 units (12 1-bedroom, 32 2-bedroom, and 12 3-bedroom). PBV units (3 1-bedroom, 6 2-bedroom, and 2 3-bedroom) are for families.
Vela (Alum Rock Family)	29	29	Committed	No	New construction family project, consisting of 87 total units. 29 PBVs will support the project, directed towards the homeless and those with special needs.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS		STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
	Planned*	Actual			
Ventura	1	1	Leased/Issued	No	Family project consisting of 12 1- and 2-bedroom units. One 2-bedroom PBV units are for families.
Ventura Apartments	1	1	Leased/Issued	No	Family project consisting of 12 1- and 2-bedroom units. One 2-bedroom PBV units are for families.
Veranda	6	6	Leased/Issued	No	New construction project consisting of 18 studio units for senior tenants. 6 PBVs are reserved for chronically homeless senior families.
Village at Willow Glen	20	20	Leased/Issued	No	Senior project consisting of 133 units. PBV units (17 1-bedroom and 3 2-bedroom) are for persons aged 55 years and over.
Villas at 4th Street (formerly 1020 N 4 th Street)	93	93	Committed	No	New construction project consisting of 94 total units. All 94 units will be supported with PBVs directed toward affordable units for chronically homeless seniors.
Villas on The Park	83	83	Leased/Issued	No	83 studio units for chronically homeless individuals
Vitalia (formerly Bascom)	11	11	Committed	No	New construction. 90 total units. 11 PBVs for chronically homeless families. 5 PBVs for veterans via HUD-VASH.
Waldo	3	3	Leased/Issued	No	Family project consisting of six 1- and 2-bedroom units. Three 1-bedroom PBV units are for families.
Westwood Ambassador	10	10	Leased/Issued	Yes	Rehabilitated 42-unit apartment complex with 10 1 and 2-bedroom PBV units for families.
Wheeler Manor	10	10	Leased/Issued	No	Senior project consisting of 111 1-bedroom units. PBV units (10 1-bedroom) are for persons aged 62 years and over.
Wolfe SROs	4	4	Leased/Issued	No	Senior project consisting of 4 SRO units. PBV units are for persons aged 60 years and over.
	3303	3303	Planned/Actual Total Existing Project-Based Vouchers		

* Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

** Select "Status at the End of Plan Year" from: Committed, Leased/Issued