HOUSINGAUTHORITY
SANTA CLARA COUNTY

# FY2026 Moving to Work Annual Report

## Housing Authorities of the County of Santa Clara & City of San José

Submitted September 30, 2026





# Moving to Work FY2026 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 affordable housing solutions that help people with lower incomes in Santa Clara County achieve housing stability, opportunity, and well-being.*

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, individuals with disabilities and individuals who previously experienced homelessness. 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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# 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 affordable housing solutions that help people with lower incomes in Santa Clara County achieve housing stability, opportunity, and well-being

The Santa Clara County Housing Authority 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 eighteenth full year as an MTW agency during fiscal year (FY) 2026 (July 1, 2025 through June 30, 2026).

## 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

At the end of the fiscal year, SCCHA adopted a refreshed Strategic Plan to guide the Agency's goals and priorities from 2026 through 2030. This refreshed Strategic Plan aligns strategies with current realities and ensures the continuity of the core mission: To provide affordable housing solutions that help people with lower incomes in Santa Clara County achieve housing stability, opportunity, and well-being. As we do this work, our residents remain at the center of everything we do.

SCCHA's strategic plan is built on four strategic pillars, each of which outlines a set of goals that will guide our work over the next five years: Housing Stability, Availability and Affordability; Resident Opportunity and Success; Partnerships; and Operational Excellence.

Over the past several decades, the Santa Clara County Housing Authority has helped shape a more stable housing landscape for low-income residents across our region. The work continues as conditions change around us. Costs continue to rise. Supply has not kept pace. Incremental progress is no longer enough. Addressing these challenges takes a disciplined evaluation and sustained collaboration with

partners and the communities we serve. We remain focused on a clear goal: building a community where everyone, regardless of income, has a place to call home.

Housing in Santa Clara County is under sustained pressure. Costs continue to rise, and supply is not keeping pace. Policy shifts at the federal and state level demand innovation and adaptability. SCCHA's MTW status provides the flexibility needed to meet the challenges of the moment.

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 has continued to widen with the gap between high and low-income households growing faster than in California or the nation overall. Forty-four percent of renters are cost burdened with 21% spending more than 50% of income on housing. About 23% of Silicon Valley residents live below the poverty threshold, with higher rates amongst people of color and marginalized communities. (Joint Venture Silicon Valley, 2026 Silicon Valley Index (www.jointventure.org/siliconvalleyindex))

In FY2026, we served over 4,400 more residents than we did just four years ago through rental assistance, the development of new affordable properties and the issuance of new vouchers, including the preservation of 150 senior units and 250 units for families.

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.

In our report, we are proud to present a Participant Impact Story that illustrates the profound difference our MTW programs make in the lives of our residents.

***PARTICIPANT IMPACT STORY***

### "LIFE BEGINS HERE": TIFFANY'S JOURNEY HOME

For people who face significant challenges to housing stability, finding a home takes more than a housing opportunity. It takes trust, coordinated outreach, and strong partnerships to connect people with the right housing and services. Through our Moving to Work (MTW) activities, SCCHA has created a direct referral model that brings these pieces together. In 2009, we launched MTW Activity 2009-5, the Chronically Homeless Direct Referral (CHDR) program, in partnership with the Santa Clara County Office of Supportive Housing (OSH). In 2017, the model was expanded through MTW Activity 2017-2, the Direct Referral Program, adding the Special Needs Direct Referral (SNDR) program to serve people with special needs, including individuals at risk of institutionalization and transition aged youth leaving foster care.

The strength of this model is the partnership and the continuity of support. OSH and its community partners lead coordinated outreach and referrals, connecting people to designated project-based housing and supportive services that promote stability and well-being. Once residents are home, those partnerships continue to provide the support that helps them remain stable, connected, and engaged in their communities. In FY2026, 308 households were leased up through the CHDR and SNDR programs. Today, 1,622 project-based voucher units across 42 properties serve these populations, with another 316 units under construction.

Behind these numbers are people like Tiffany. After years of homelessness, she and her children found a home and the support that helped them build a stable future together. Her story captures the purpose of this work. When we bring outreach, housing, services, and strong community partnerships together, we can help people not only find a home but build a future from it.

For Tiffany, homelessness was part of life for as long as she could remember. After returning to live with her mother for a time, she was on her own and homeless again by age 14. She became pregnant with her first child at the age of sixteen. Over the years, she experienced homelessness alongside family members, including her father and sister, and struggled with substance use.

“Being homeless just felt so normal,” Tiffany says. Even during those difficult years, she remembers moments of love and joy. Her father, who also experienced homelessness, loved and cared for his children. One memory still makes her smile: “You know when other dads got their kids a car, my dad got me a cart. I was so excited. I got to decorate it and put my stuff in there.”

Tiffany worked hard to support her family, even while homeless. She found a job as a cashier at Grocery Outlet and rode her bicycle to work. “I was still homeless and came to work on my bike. I did not have any good clothes, but they still gave me a chance.”

She was in and out of Elmwood Correctional Facility several times while struggling with substance use. But during those stays, she experienced something that gave her hope: the feeling of being housed and safe. “When I was at Elmwood, it felt so good to be housed, to have a hot shower, to feel safe. I felt hope.”

At Elmwood, outreach workers connected Tiffany with reentry resources, including mental health and health care services. She completed an assessment to determine her eligibility for services and waited nearly a year.

Then, while she was at work, someone arrived with news that would change her life: a home was available for her and her children.

“I couldn’t believe it. It was so unreal. I dropped to my knees. It was so amazing. I would get to sleep in a bed. A home with my kids.” That was eight years ago. Tiffany and her children moved into their first affordable home. Having a home did not mean the transition was easy. After years on the streets, she had learned to live in “flight mode.” “I used to sleep with my shoes and clothes on because I was used to being on the streets,” she says. “I used to open a can with a knife when there

were can openers." It took her about two years to adjust to apartment living. But she knew she needed to make that adjustment for her children. "I had to set an example for my kids."

One memory especially captures what having a home meant to Tiffany. When they first moved in, her son asked, "Mom, can I take a bath?" "He loved the bubbles," she recalls. Before having a home, bathing her children often meant using community facilities or washing them quickly at a park. "I used a sock, get some soap and wash their bodies with it."

Now, her children have a safe place to come home to. One son works at Nob Hill, while another is in high school and hopes to join the Air Force. "Seeing my kids smile, it makes you feel like I finally did something right." The family can now enjoy simple moments that once seemed out of reach. "When I come home from work and buy $5 Caesar's pizza and we can eat and watch a movie or do something together; it's just nice. I am so thankful."



*Tiffany enjoying morning coffee in her community space, where she routinely hosts family events for her neighbors*

With the continued support of her case managers and mentors, Tiffany has now been sober for four years. She is grateful for her support network. "They saved me. They gave me a second chance at life." She also knew that maintaining her stability was important for her children. "I did not want to lose everything I have. That would be like stealing from my kids and I can't do that to them."

Today, Tiffany describes her home as more than a place to live. It is a place where she and her children feel safe, connected, and part of a community. "We now have stable housing, a safe place that is ours, it's our home. Life begins here and we feel that we can go out and do good things." She has also found ways to give back. Tiffany volunteers three days a week, fundraising, to support seniors and people at risk of homelessness as well as providing food and eyeglasses for needy families around the world. She also helps organize family nights and community events in her own community.

Now she hopes to become an outreach worker herself. She recently earned her CPR certification and wants to use her experience to encourage others who are still struggling. "I want to talk to people, share the love, let them know life is good on the other side. They are not alone and that there are more beautiful things in store for them."

Tiffany knows that life still has struggles. But stable housing has given her something she did not have before: a foundation from which she can move forward. “Stable housing allows us to move forward. I feel like we can go out in the world and be successful. At the end of the day, we still have a place to come home to. It’s a place I can be with my family.” For Tiffany, that place is home.

“This is home for me. I don’t want to lose it. It’s just comfort, and comfort feels good. I can walk into my home and know that no one is hiding in my house. I can close my door. I feel safe. My kids feel safe here.” And from that home, she says, “Life begins here.”

# 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 | | | |
| Arcade (formerly Kooser) | 30 | 30 | Committed | No | New construction. Family project with 191 total units. 30 PBVs for chronically homeless families. |
| Distel Circle | 27 | 32 | Committed | No | New construction. Family project with 90 total units. 10 PBVs for large families, 22 PBVs for chronically homeless families. |
| 3001 El Camino Real | 0 | 42 | Committed | No | New construction. Family project with 130 total units. 42 PBVs for families. |
| East Santa Clara Senior | 20 | 20 | Committed | No | New construction. Senior project with 63 total units. 20 PBVs for special needs seniors. |
| Lupina (formerly 797 Almaden) | 35 | 35 | Committed | No | New construction. Family project with 99 total units. 10 PBVs for large families, 25 PBVs for chronically homeless families. |
| Magnolias | 23 | 23 | Committed | No | New construction. Family project with 66 total units. 16 PBVs for chronically homeless, 7 HUD-VASH PBVs for veterans. |
| Mil on Main | 55 | 0 | Planned | No | Disencumbered |
| Mountain View Lot 12 | 25 | 35 | Committed | No | New construction project with 120 total units. 25 PBVs for large families, 10 PBVs for chronically homeless families. |
| EAH Blossom Hill | 6 | 0 | Planned | No | Disencumbered |
| Rincon de los Esteros | 120 | 37 | Leased/Issued | No | Existing project acquired by the Housing Authority. 37 PBVs for low-income families. Additional PVBs will be awarded upon turnover. |
| Santa Teresa Multifamily | 21 | 21 | Committed | No | New construction. Family project with 50 total units. 11 PBVs for large families, 10 PBVs for chronically homeless families. |
| The Fielden (formerly 525 N Capitol) | 65 | 65 | Committed | No | New construction. Family project with 160 total units. 25 PBVs for families, 15 PBVs for chronically homeless, and 25 HUD-VASH PBVs for veterans. |
| | 427 | 340 | **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 FY2026 MTW Plan identified 427 PBVs anticipated to be in AHAP in the fiscal year. Two projects were disencumbered – Mil on Main (55) and EAH Blossom Hill (6). 3001 El Camino Real was not anticipated at the time the FY2026 Plan was drafted, but was able to reach AHAP by the end of the fiscal year. The number of PBVs awarded to Distel Circle increased from 27 PBVs to 32 PBVs. The number of PBVs awarded to Mountain View Lot 12 also increased from 25 PBVs to 35 PBVs. SCCHA initially anticipated project-basing 120 units at Rincon de los Esteros, but as of the end of FY2026 only 37 were project-based; SCCHA plans to project-base additional units as they turn over.

**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 Four**

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

Two projects were missing from the FY2026 MTW Plan but have existing PBVs and have been included in the actual total: Monte Alban (33) and The Heartwood Apartments (48). PBVs were also added or removed from a few existing projects throughout the fiscal year which were not anticipated prior to FY2026 MTW Plan submission.

**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 |
|---|
| The first phase of the East Santa Clara Master Plan (ESC), Hawthorn Senior (103 units), is under construction and will be completed in FY2027. The second phase, Trillium (65 units), will serve seniors with a portion of units reserved for people with special needs. Trillium began construction in FY2026 and is expected to finish in FY2028. Subsequent ESC phases include Sage and Elderberry, which will use MTW funds for planning and pre-development work.<br><br>The Housing Authority won two additional tax credit awards for Orchard Gardens (123 units), an existing family community that will be rehabilitated and expanded, and 1510 North 1st Street (58 units), a former hotel that is being converted to housing for formerly homeless individuals. Both projects are expected to close construction financing and start construction in FY2027.<br><br>Rehabilitation work is underway at The Willows, a 47-unit family development, and is expected to be completed in FY2027. Rehabilitation is expected to start in FY2027 for the 44-unit Buena Vista mobile home park.<br><br>Other projects will use MTW funds for predevelopment and due diligence activities, including the North First Street Master Plan, VTA Hostetter, 8th and Forest, 10 Kirk, Las Golondrinas, Girasol, and Jardines Paloma Blanca, which are still in early stages of planning and design. |

## *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*** | 243,216 | 231,168 | 20,268 | 19,264 |
| Local, Non-Traditional: Tenant-Based | 1,464 | 2,832 | 122 | 236 |
| Local, Non-Traditional: Property-Based | 12,780 | 12,732 | 1,065 | 1,061 |
| Local, Non-Traditional: Homeownership | 0 | 0 | 0 | 0 |
| Planned/Actual Totals | 257,508 | 246,780 | 21,459 | 20,565 |

* "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 decreased from the number planned. The Housing Authority stopped waitlist pulls and put a freeze on most PBV to HCV conversions as cost saving measures. The number of Local, Non-Traditional: Tenant Based was higher than planned due to the addition of the Pacific Motor Inn interim housing site and a higher rate of turnover than anticipated.

| 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 | 1,464 | 2,832 | 122 | 236 |
| Property-Based | Create Affordable Housing Preservation Fund for Affiliate-Owned Properties / Activity 2012-4 | 12,780 | 12,732 | 1,065 | 1,061 |
| Homeownership | N/A | 0 | 0 | 0 | 0 |
| | Planned/Actual Totals | 14,244 | 15,564 | 1,187 | 1,297 |

* 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 close to 97%, 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 | 53,317* | Open | Yes |
| Project-Based Local, Non-Traditional MTW Housing Assistance Program | Site Based | 4,698 | 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 26 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. 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 Bendorf, Clarendon, Cypress Gardens, Julian Gardens, Lenzen Gardens, Lucretia Gardens, Miramar Gardens, and Sunset Gardens 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 met the statutory requirement of 75% of households admitted as very low income. In FY2026, 87% of admissions were very low income.

| INCOME LEVEL | NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN THE PLAN YEAR |
|---|---|
| 80%-50% Area Median Income | 35 |
| 49%-30% Area Median Income | 85 |
| Below 30% Area Median Income | 152 |
| Total Local, Non-Traditional Households Admitted | 272 |

### 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% | 10,206 | 53% | 20% |
| 2 Person | 23% | 4,126 | 21% | -2% |
| 3 Person | 18% | 2,233 | 12% | -6% |
| 4 Person | 13% | 1,196 | 6% | -7% |
| 5 Person | 7% | 878 | 5% | -2% |
| 6+ Person | 6% | 625 | 3% | -3% |
| TOTAL | 100% | 19,264 | 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 FY2026, 336 vouchers were issued to residents of newly built PBV projects. 81 of the 336 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. In addition, the population of people served has aged over time, such that elderly households, which tend to also be single person households, now make up 51% of all households served. |

**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 | 251 | Households who leave assistance voluntarily, or after 180 days of zero Housing Assistance Payments |
| | 251 | (*Households Duplicated Across MTW Activities*) |
| | 251 | 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-five (65) activities. Of these, twenty-four (24) 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 activities enable stronger partnerships with key stakeholders, such as PATH, a nonprofit providing services at the Pacific Motor Inn interim housing site. As PATH's Associate Director of Interim Housing states, "Partnerships are vital to this work, regardless of the funding climate. When resources are limited, our ability to lean on one another becomes even more important. We share information, communicate around common goals, and bring together resources and expertise that no one organization can provide alone. Ultimately, our goal is to help people reconnect with and thrive in their communities, and we're able to build that bridge because we, as partners, are working as a community ourselves."

MTW Activities

- 2017-2: Direct Referral Programs
- 2020-2: Interim Housing

**2017-2**
**Direct Referral Programs**

Approved: FY2017
Implemented: FY2019
Amended: FY2026

**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 FY2026, SCCHA amended this activity to combine it with activity 2009-5: Chronically Homeless Direct Referral Program (CHDR), as both programs are similar and operate under a single MOU. The amendment also broadened the referral sources to be utilized to fill designated PBV units.

In FY2026, 308 households were leased up in PBV units through the CHDR and SNDR programs. As of FY2026 end, SCCHA has a total of 1,622 CHDR and SNDR PBV units in 42 projects, with an additional 316 across 13 projects under construction.

| | |
|---|---|
| **Actual Non-Significant Changes** | None |
| **Actual Significant Changes** | SCCHA amended this activity to combine it with activity 2009-5: Chronically Homeless Direct Referral Program (CHDR). The amendment also broadened the referral sources to be utilized to fill designated PBV units. |
| **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.

Updates to the activity since implementation:

- In FY2021, SCCHA entered into an agreement for services with the County for Pedro Street Interim 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.
- In FY2026, SCCHA entered into an agreement with the City of San Jose to provide interim housing at the Pacific Motor Inn site. This site provides temporary housing and supportive services to clients who have been approved for a CHDR or SNDR PBV unit.

During FY2026:

- Pedro Street Interim Housing served 147 clients, of which 87 moved to permanent housing with Section 8 assistance.
- Pacific Motor Inn Interim Housing served 236 clients, of which 128 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, extending the timeframe for verification documents at initial eligibility, 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, "Nowadays getting any document is a process so the extended time on the documents is tremendously helpful. It will help many people like me who do not have a reliable form of transportation, who have language barriers and struggle to navigate the system. Thank you to the program and staff for thinking about ways to support us and make the process accessible."

**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 FY2026, 7,313 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**
**Expediting Initial Eligibility Income Verification Process**
Approved: FY2009
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.

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

**2009-13**
**Combined Waiting Lists for the County of Santa Clara and the City of San Jose**
Approved: FY2009
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**
**Excluding Asset Income for Families with Assets Under $50,000**

Approved: FY2010
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 FY2026 end, 13,403 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**
**Increased Tenant Contribution – Up to 35% of Gross Income**

Approved: FY2014
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 $2,204 and the average tenant rent portion was $658.

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

**2021-2**
**Simplify Minimum Rent Hardship Exemption**
Approved: FY2021
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. In FY2026, SCCHA approved minimum rent hardship exemptions for 3 families, with a total of 4 families on an approved exemption at the end of FY2026.

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

**2022-3**
**Mainstream Turnover Voucher Issuance Flexibility**
Approved: FY2022
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 FY2026, 64 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 |

**2025-2**
**Income Exclusions**

Approved: FY2025
Implemented: FY2026
Amended: N/A

**Description/Impact/Update**

This activity authorizes additional income exclusions that differ from HUD regulations in order to support family self-sufficiency and reduce administrative burden for staff and families in reporting and calculating income for these sources. The following types of income are excluded:

- The full amount of student financial assistance
- The full amount of full-time student earned income and adoption assistance payments
- Payments from pilot guaranteed basic income (GBI) programs with discrete beginning and end dates

SCCHA implemented this activity in conjunction with updated income exclusions through HOTMA that went into effect July 1, 2025.

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

## LEASING

SCCHA's Leasing activities are focused on making the Housing Choice Voucher process more efficient, responsive, and accessible for both residents and property owners. Through MTW flexibility, we have streamlined lease-up processes, adjusted subsidy and payment standards, simplified requirements, strengthened rent reasonableness practices, and introduced landlord incentives that encourage owners to participate in the program. Together, these efforts help residents access affordable housing more quickly while giving property owners greater predictability and confidence in leasing to voucher holders.

These activities strengthen the partnership between residents, landlords, and SCCHA and help expand the supply of affordable housing throughout Santa Clara County. For property owners, incentives and streamlined processes can make it easier to lease and re-lease units to voucher holders, while reliable housing assistance provides greater peace of mind. One HCV landlord shared, "I have been renting to HCV holders for nine years and have had only one tenant turnover. I re-rented the unit to another voucher holder and received the bonus. The bonus definitely helped with the turnover. I appreciate this aspect of the program, as well as the peace of mind that comes with guaranteed rent payments." His experience reflects the value of building lasting relationships with property owners and creating a leasing process that works for everyone.

**MTW Activities**

- 2009-14: Payment Standard Changes Between Regular Reexaminations
- 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**
**Payment Standard Changes Between Regular Reexaminations**

Approved: FY2009
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 |

**2017-1**
**Phasing in the Subsidy Standard Change**

Approved: FY2017
Implemented: FY2017
Amended:

**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 |

**2017-3**
**Landlord Initiatives**

Approved: FY2017
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 |

**2017-4**
**Setting the Payment Standards Above 110% of HUD Fair Market Rents**

Approved: FY2017
Implemented: FY2025
Amended: N/A

**Description/Impact/Update**

This activity authorizes SCCHA'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 did not utilize this flexibility in FY2026.

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

**2019-3**
**Waiving the Requirement That a PHA Redetermine Rent Reasonableness For Manufactured Home Spaces Annually**
Approved: FY2019
Implemented: FY2019
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 |

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

**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. This form saves staff time by providing HUD-required lease information on a single page that the tenant and owner sign and submit with the lease, leading to 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

**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 |

**2022-5**
**Utility Arrears Assistance**

Approved: FY2022
Implemented: FY2023
Amended: N/A

**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 make assistance available until funds are exhausted. In FY2026, 42 households received utility arrears assistance. In total, 226 households benefited from this activity since implementation.

| | |
|---|---|
| **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

**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

**Description/Impact/Update**

This activity provides flexibility to set payment standards above 110% of the federally required SAFMR 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 did not utilize this flexibility in FY2026.

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

## Economic Mobility

SCCHA's Economic Mobility activities are designed to help Section 8 residents turn housing stability into greater opportunity and long-term financial independence. This year, we continue to focus on two MTW activities: 2019-2, Family Self-Sufficiency (FSS) Program: Waive Contract of Participation Requirements, which expands access to FSS and its escrow savings opportunity while giving families greater flexibility in meeting their goals, and 2023-2, Strive Scholarship, which provides unrestricted educational support to help residents overcome financial barriers and pursue their academic and career goals.

Together, these activities reflect SCCHA's commitment to helping residents build on the foundation of stable housing. FSS helps families set and achieve education and employment goals while building savings, while the Strive Scholarship provides flexible financial support that students can use for tuition, books, transportation, technology, and other needs.

Lisa Ramirez's story illustrates the impact of this work. After years of balancing work, caregiving, and raising her family, Lisa returned to school and earned her associate degree and two certificates from Gavilan College.

She is now pursuing her bachelor's degree at San José State University with the goal of a career in probation. With support from the Strive Scholarship and the FSS Program, Lisa is building toward another important goal: using her FSS savings to help purchase a home of her own. As Lisa shared, "The San Jose Housing Authority has not just provided rental assistance but provided me with support ... so that I may be successful in this program." Lisa's journey reflects what economic mobility looks like when residents have the stability, resources, and opportunity to move forward. Our goal is not only to provide housing assistance, but to help families build on that foundation and create a stronger future for themselves and their families.

In FY2026, the Strive Scholarship supported 126 students. These programs demonstrate how MTW flexibility can help residents pursue their aspirations, strengthen their financial security, and take meaningful steps toward self-sufficiency. The Strive Scholarship gives SCCHA the opportunity to celebrate the achievements, determination, and aspirations of our residents. Their stories show how access to education can open doors, create new opportunities, and help residents work toward their goals.

**MTW Activities**

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

**2019-2**
**Family Self-Sufficiency Program – Waive Contract of Participation Requirements**

Approved: FY2019
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**
**Strive Scholarship**

Approved: FY2023
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, 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 and score the applications in preparation for the awards and annual award celebration. In FY2026, this activity served 126 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. 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.

This development and preservation work enables senior residents to remain stably housed with the services needed to age in place. For Frances, who has been a resident of Las Golondrinas for over 20 years, "The stability of living here has given me and my family peace [...] My son is so thankful I have everything I need here." SCCHA's planned rehabilitation activities at the property will ensure that it can continue to serve as a home and community for its residents for many more years.

**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**
**Simplify Requirements Regarding Third-Party Inspections and Rent Services**
Approved: FY2011
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 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**
**Create Affordable Housing Acquisition and Development Fund**
Approved: FY2012
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.

This activity addresses the strategic goal to increase affordable housing supply through new construction and acquisition, serving a diverse range of resident populations, many of whom have special needs or are vulnerable populations. In that vein, the first phase of the East Santa Clara site (ESC), Hawthorn, will complete construction, and the second phase, Trillium, will make significant progress on construction and is expected to complete construction in FY2028. Subsequent ESC phases, including Elderberry and Sage, will be using MTW funds for planning and pre-development work as well.

The Housing Authority won two additional tax credit awards for Orchard Gardens (123 units), an existing family community that will be rehabilitated and expanded, and 1510 North 1st Street (58 units), a former hotel that is being converted to housing for formerly homeless individuals. Both projects are expected to close construction financing and start construction in FY2027.

The Housing Authority continues to advance a range of new construction projects in early stages of predevelopment, including North First Street Master Plan, VTA Hostetter, 8th and Forest, and 10 Kirk.

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

**2012-4**
**Create Affordable Housing Preservation Fund for SCCHA- and Affiliate-Owned Properties**
Approved: FY2012
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.

In FY2026, SCCHA conducted pre-development design and feasibility work at Jardines, Girasol, and Las Golondrinas in preparation for future rehabilitation work. This work will continue in FY2027 in preparation of tax credit applications expected in FY2028.

SCCHA won a tax credit award and began rehabilitation of the Willows, a 47-unit affordable development, which is expected to be completed in FY2027. We are targeting the closing of construction financing and beginning rehabilitation on the 44-unit Buena Vista Mobile Home Park.

| | |
|---|---|
| **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. Santa Clara County has used PBVs to house individuals whose needs are more imminent than a traditional waitlist can accommodate. Since 2016, 2,245 families have moved into new apartments in 46 new buildings, with PBV assistance. The pipeline continues to be robust with another 26 projects either under construction or nearing the start of construction, for a total of 990 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.

The impact of project-based vouchers is housing stability in quality, affordable units. Lisa, a resident in a PBV unit, values the stability of her home. She almost didn't get to move in as she thought the case manager calling her multiple times was a scam. Once she realized the offer was real Lisa was excited to move into her newly built apartment. She finally had a stable home to return to after a day at work, more permanent than the RV she lived in prior to moving into the new unit. Chad, a resident in a permanent supportive housing PBV unit, says simply, "I am thankful for a place to live. Thank you."

**MTW Activities**

- 2009-8: 30-Day Referral Process for Project-Based Vouchers
- 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
### 30-Day Referral Process for Project-Based Vouchers

Approved: FY2009
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.

In FY2026, there were 86 PBV vacancies exceeding 30 days where owners were permitted to directly refer applicants for their units.

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

**2009-11**
**Project-Based 100% of Units in Family Projects**

Approved: FY2009
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).

InFY2026 SCCHA exceeded the 25% per project cap at six 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), and Driftwood Apartments (27 PBVs where 6 units exceed the 25% cap). To date, SCCHA has project-based 595 units at 27 different properties using this activity.

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

**2010-4**
**Allocating Project-Based Vouchers to SCCHA-Owned Projects Without Competition**

Approved: FY2010
Implemented: FY2023
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 FY2026, SCCHA used this activity to project-base 8 units at Willows Apartments.

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

**2012-2**
**Minimum Two- Year Occupancy in Project-Based Unit**

Approved: FY2012
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.

Beginning July 2025, SCCHA has paused all PBV to HCV conversions as a cost-savings measure to ensure sufficient resources are available to transition EHV families to the HCV program. PBV tenants requesting a tenant-based voucher are placed on a waitlist for when tenant-based vouchers become available. SCCHA will still issue a tenant-based voucher as an approved reasonable accommodation or when VAWA exceptions apply. PBV tenants who were already issued a tenant-based voucher or requested one prior to the pause were still able to go through the conversion process.

In FY2026, 76 eligible PBV families moved and received continued housing assistance through tenant-based vouchers.

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

**2015-2**
**Project Based Voucher Inspection Self-Certification**

Approved: FY2015
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.

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

**2015-3**
**Modify Elderly Definition for PBV**

Approved: FY2015
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 designated as elderly properties. 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).

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** | Applies to VASH and Mainstream PBVs |

**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 FY2026, SCCHA used this activity to project-base one project via a streamlined competitive process. SCCHA selected Cleveland Commons for the conditional award of PBVs. Prior to the award from SCCHA, this project was subject to a competitive selection process through the County of Santa Clara.

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

**2020-1**
**Increase PBV Program Cap to 40 Percent of Consolidated ACC Authorized Units**
Approved: FY2020
Implemented: FY2020
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 FY2026 an additional 155 PBVs were awarded to new construction developments, which brings the PBV program to approximately 25% of CACC units. SCCHA updated PBV award policies to reflect current funding realities and has no current plans to issue an RFP for PBVs.

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

**2020-3**
**Over-Housed/ Under-Housed PBV Households**
Approved: FY2020
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** | Applies to VASH and Mainstream PBVs |

**2021-1**
**Impose Limits on PBV to HCV Conversion**

Approved: FY2021
Implemented: FY2022
Amended: N/A

**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 SCCHA 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.

Beginning July 2025, SCCHA has paused all PBV to HCV conversions as a cost-savings measure to ensure sufficient resources are available to transition EHV families to the HCV program. PBV tenants requesting a tenant-based voucher are placed on a waitlist for when tenant-based vouchers become available. SCCHA will still issue a tenant-based voucher as an approved reasonable accommodation or when VAWA exceptions apply. PBV tenants who were already issued a tenant-based voucher or requested one prior to the pause were still able to go through the conversion process.

In FY2026, 15 participants in the PBV program were issued a tenant-based voucher. There are 70 PBV participants on the waitlist for tenant-based vouchers.

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

## B. Activities Not Yet Implemented

| Activity | Year Approved | Description | Action Taken During the Fiscal Year |
|---|---|---|---|
| **2019-1 Graduation Bonus** | FY2020 | Activity 2019-1: Graduation Bonus. Participants whose income has increased to the point where the HAP paid to landlords 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. | SCCHA is conducting research and analysis for program relevancy and will decide whether to implement it in FY2027. |
| **2022-1 Homeownership and Asset Limitations for Eligibility** | FY2022 | This activity would, with certain exceptions, make the following households ineligible for Section 8 program participation with SCCHA:<br>• Families who own and have a legal right to occupy a home in the Bay Area or neighboring counties; and<br>• Families who have $100,000 per family member or more in assets. | Activity was reproposed 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. |
| **2022-2 Waive Full-Time Student Income Exclusion for Families which earn 80% or more of Area Median Income** | FY2022 | 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. | SCCHA is conducting research and analysis for program relevancy and will decide whether to implement it in FY2027. |
| **2022-4 Modified PBV Contract Rents** | FY2022 | 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. | SCCHA is conducting research and analysis for program relevancy and will decide whether to implement in FY2027. |
| **2024-01 Digital Inclusion** | FY2025 | One-year local non-traditional pilot program to provide 500 tablets and digital literacy workshops to community members. | SCCHA is conducting research and analysis for program relevancy and will decide whether to implement it in FY2027. |
| **2024-02 Rental Assistance for Student Parents** | FY2025 | Local non-traditional program that will provide housing, academic and career coaching, and childcare to | SCCHA is exploring options for housing sites and service |

| Activity | Year Approved | Description | Action Taken During the Fiscal Year |
|---|---|---|---|
| **Obtaining Post-Secondary Education** | | low-income families while they complete their post-secondary education program. | 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. |
| **Shallow Subsidy** | FY2026 | Local, non-traditional rental subsidy program assisting rent-burdened families at SCCHA selected properties. | SCCHA will implement in FY2027. |

## 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 |
|---|---|---|
| **2009-3** Reduced Frequency of Inspections | 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. | This activity was closed out in **FY2015** |
| **2009-4** Timeline to Correct HQS Deficiencies | 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. | This activity was closed out in **FY2012** |
| **2009-6** 20% Sample Inspections Annually for PBV Units | 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. | This activity was closed out in **FY2009** |
| **2009-7** Project-Based Unit Substitution | 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. | This activity was closed out in **FY2009** |
| **2009-10** Selection of SCCHA-owned Public Housing Projects for PBV without Competition | 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. | This activity was closed out in **FY2015** |
| **2009-12** Adopt Investment Policies | 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. | This activity was closed out in **FY2009** |
| **2010-1** Eliminating 100% Excluded Income from the Income Calculation Process | 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. | This activity was closed out in **FY2013** |

| Activity | Why the Activity was Closed | Year Closed |
|---|---|---|
| **2010-3** Applying Current Increased Payment Standards at Interim Reexaminations | This activity enabled SCCHA to apply increased payment standards more immediately, which reduced tenant rent burdens and simplified payment standard policies. This activity is no longer needed because HOTMA requires that payment standard increases be applied by the family's first regular or interim reexamination. | This activity was closed out in **FY2025** |
| **2010-5** Assisting Over-Income Families Residing at SCCHA-owned Project-Based Voucher Properties | 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. | This activity was closed out in **FY2024** |
| **2012-1** Create Standard Utility Allowance Schedule | 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. | This activity was closed out in **FY2013** |
| **2012-5** Expand Tenant Services at SCCHA Owned or Affiliate Owned Affordable Housing Properties | 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. | This activity was closed out in **FY2023** |
| **2013-1** Elimination of the Earned Income Disallowance (EID) Calculation | This activity eliminated the calculation of EID, which simplified the income calculation process and increased cost effectiveness. Since the HOTMA provision eliminating EID has been implemented, this activity is no longer needed and was closed out. | This activity was closed out in **FY2025** |
| **2014-1a** Focus Forward Program (And Amendments) | 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. | This activity was closed out in **FY2022** |

| Activity | Why the Activity was Closed | Year Closed |
|---|---|---|
| **2014-1b** Focus Forward Program (And Amendments) | 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. | This activity was closed out in **FY2022** |
| **2014-2** Eliminate Requirement to Re-Determine Rent Reasonableness when HUD decreased Fair Market | 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. | This activity was closed out in **FY2022** |
| **2014-3** Freeze on Contract Rent Increases | 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. | This activity was closed out in **FY2023** |
| **2015-1** Using UPCS or Local Inspection Standards to Determine Housing Quality Standards | 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. | This activity was closed out in **FY2015** |
| **2016-1** Restriction on Head of Household Changes | This activity was originally intended to be implemented when the Focus Forward Program (Activity 2014-1a/1b) was implemented. | This activity was closed out in **FY2022** |
| **2018-1** Strengthening Partnerships through Capacity Building | 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. | This activity was closed out in **FY2022** |
| **2020-5** Eliminate the 40% of Income Cap at Initial Leasing | 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. | This activity was closed out in **FY2021** |

| ACTIVITY | WHY THE ACTIVITY WAS CLOSED | YEAR CLOSED |
|---|---|---|
| **2020-6** Reduced Frequency of Periodic Inspections | 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. | This activity was closed out in **FY2021** |
| **2009-5** Exploring New Housing Opportunities for the Chronically Homeless | **PLAN YEAR APPROVED**: FY2009<br>**IMPLEMENTED:** FY2009<br>**AMENDED:** N/A<br><br>**REASON FOR CLOSING OUT ACTIVITY:**<br>This activity was combined with MTW Activity 2017-2 Special Needs Population Direct Referral Program (now renamed "Direct Referral Programs") as they are similar activities.<br><br>**Final outcomes and Lessons:** This activity employs a direct referral model to serve chronically homeless families and individuals more quickly by waiving standard HCV waiting list requirements. SCCHA has not discontinued this program, rather it has been combined with MTW Activity 2017-2 to expand the number of potential referral partners and special populations served through this model. | This activity was closed out in **FY2026** |
| **2009-9** Utilization of Low-Income Housing Tax Credit (LIHTC) Tenant Income Certification (TIC) for Income and Asset Verification | **PLAN YEAR APPROVED**: FY2009<br>**IMPLEMENTED:** FY2010<br>**AMENDED:** N/A<br><br>**REASON FOR CLOSING OUT ACTIVITY:**<br>This activity is no longer needed because SCCHA adopted a safe harbor income determination policy under HOTMA to utilize the LIHTC TIC for PBV new admissions.<br><br>**Final outcomes and Lessons:** This activity streamlines the initial eligibility process for PBV lease ups, which increases cost effectiveness and reduces the documentation burden for applicants. Due to HOTMA, these benefits will continue after the closure of this MTW activity. | This activity was closed out in **FY2026** |

| ACTIVITY | WHY THE ACTIVITY WAS CLOSED | YEAR CLOSED |
|---|---|---|
| **2011-1**<br>Streamlined Approval Process for Exception Payment Standard for Reasonable Accommodation - HCV | **PLAN YEAR APPROVED**: FY2011<br>**IMPLEMENTED:** FY2011<br>**AMENDED:** N/A<br><br>**REASON FOR CLOSING OUT ACTIVITY:**<br>This activity is no longer needed because updated HUD regulations now allow PHAs to grant reasonable accommodation exception payment standards up to 120% FMR without HUD approval.<br><br>**Final outcomes and Lessons:** This activity streamlines the reasonable accommodation exception payment standard approval process by allowing SCCHA to approve exception payment standards above 110%, no more than 120% FMR, without HUD approval. These benefits will continue after the closure of this MTW activity due to updated HUD regulations. | This activity was closed out in **FY2026** |

# 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.<br><br>In FY2026, SCCHA used its MTW Single Fund Flexibility for pre-development, construction, and preservation projects, interim housing contracts, operating subsidies to cover the costs of Development, Asset Management, Support Services, and Resident Services departments, and EHV absorption. |

## 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: FY2026 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 2026:

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

9/28/2026
Date

# Appendix Two: Approved MTW Activities for the FY2026 Reporting Period

## Approved MTW Activities for the FY2026 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** | | |
| 2009-13 | 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** |
| 2009-11 | 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** | | |
| **IMPLEMENTED IN FY2011** | | | | |
| 2010-4 | Allocating Project-Based Vouchers to SCCHA-owned Projects Without Competition | **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** | | | | |

| 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 |
| 2012-2 | Two-Year Occupancy in Project-Based Voucher Unit Before Eligible to Receive Voucher | 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 | Direct Referral Programs | | | X |
| 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 |
| **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 Min. 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** | | | | |

| 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 |
| 2017-4 | Setting Payment Standards Above 110 Percent of HUD Fair Market Rents | | | X |
| 2024-5 | Buena Vista Mobile Home Park | | | X |
| 2024-4 | Offer of New Lease | X | | |
| **IMPLEMENTED IN FY2026** | | | | |
| 2025-2 | Income Exclusion | X | X | |
| **NOT YET IMPLEMENTED** | | | | |
| 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 |
| 2026-1 | Shallow Subsidy for Rent-Burdened Families | | | X |
| **ACTIVITIES ON HOLD** | | | | |
| | | | | |

**Note:** Closed out activities are not shown. These were approved as activities 2009-3, 2009-4, 2009-5, 2009-6, 2009-7, 2009-9, 2009-10, 2009-12, 2010-1, 2010-3, 2010-5, 2011-1, 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: FY2025 Independent Auditor's Report (OMB-A-133) for SCCHA

**SANTA CLARA COUNTY**
**HOUSING AUTHORITY**
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For the Year Ended June 30, 2025

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mgo. | Certified Public Accountants

**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, 2025, 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, 2026. 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, Halford LLC, Huff Avenue, LLC, Jardines Paloma Blanca Acquisition LP, and Poinciana LLC, 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, 2026

**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, 2025. 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, 2025.

### *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, 2025, 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, 2026, 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, 2026

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**SANTA CLARA COUNTY**
**HOUSING AUTHORITY**
Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2025

| Grantor/Program Title | Grantor Identifying Number | Assistance Listings Number | Expenditures |
|---|---|---|---|
| **U.S. Department of Housing and Urban Development:** | | | |
| *Direct:* | | | |
| Section 8 Project Based Cluster: | | | |
| Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation | n/a | 14.856 | $ 1,830,201 |
| Housing Voucher Cluster: | | | |
| Section 8 Housing Choice Vouchers | n/a | 14.871 | 35,166,718 |
| COVID-19 - Emergency Housing Vouchers | n/a | 14.871 | 26,936,138 |
| Subtotal Section 8 Housing Choice Vouchers | | | 62,102,856 |
| Mainstream Vouchers | n/a | 14.879 | 9,179,949 |
| Subtotal Housing Voucher Cluster | | | 71,282,805 |
| Family Self-Sufficiency Program | n/a | 14.896 | 775,520 |
| Moving To Work Demonstration Program | n/a | 14.881 | 519,026,880 |
| Total expenditures of federal awards | | | $ 592,915,406 |

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, 2025

## 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 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, 2025

## 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<br>Housing Voucher Cluster:<br>14.871 - Section 8 Housing Choice Vouchers<br>14.879 - Mainstream Vouchers |
| 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, 2025

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 | | | |
| 1860 Alum Rock Apartments | 26 | 26 | Leased/Issued | No | Family project with 60 total units. 26 PBVs for families. |
| 2275 Ellena Dr | 1 | 1 | Leased/Issued | No | Family project with 4 total units. One PBV unit. |
| 2287 Pasetta Dr | 1 | 1 | Leased/Issued | No | Family project with 4 total units. One PBV unit. |
| 961 Meridian | 73 | 73 | Committed | No | New construction. Family project with 233 total units. 38 PBVs for families, 35 HUD-VASH PBVs for veterans. |
| The Algarve | 60 | 60 | Committed | No | Family project with 91 total units. 36 PBVs for chronically homeless families, 24 HUD-VASH PBVs for veterans. |
| Agrihood Senior Apartments | 54 | 54 | Leased/Issued | No | Senior project with 165 total units. 54 PBVs for special needs seniors. |
| Alvarado Park | 41 | 41 | Leased/Issued | No | Senior project with 90 total units. 18 PBVs for seniors and 23 PBVs for special needs seniors. |
| Anne Way Residence | 4 | 5 | Leased/Issued | No | Senior project with 5 SRO units. PBV units are for seniors. |
| Bellarmino | 53 | 53 | Leased/Issued | No | Family project with 116 total units. 29 PBVs for families and 24 PBVs for chronically homeless families. |
| Blossom Hill Residence | 5 | 5 | Leased/Issued | No | Senior project with 5 SRO units. PBV units are for seniors. |
| Blossom Valley Senior Apartments | 49 | 49 | Leased/Issued | No | Senior project with 147 total units. 49 PBVs for chronically homeless seniors. |
| Bracher Senior Housing | 5 | 5 | Leased/Issued | No | Senior project with 71 total units. 5 HUD-VASH PBVs for senior veterans. |
| Calabazas | 80 | 80 | Leased/Issued | No | Family project with 136 units. 80 PBVs for chronically homeless families. |
| Carroll Inn | 20 | 20 | Leased/Issued | No | Family project with 121 total units. 20 PBVs for disabled persons. |
| Casa De Novo | 27 | 27 | Leased/Issued | No | Family project with 56 units. 27 PBVs for chronically homeless families. |
| Casa Feliz Studios | 6 | 6 | Leased/Issued | No | Family project with 60 total units. 6 PBVs for individuals with developmental disabilities. |
| Connell Apartments | 5 | 5 | Leased/Issued | No | Family project with 28 total units. 5 PBVs for families. |
| Corde Terra Senior Apartments | 199 | 199 | Leased/Issued | No | Senior project with 199 total units. PBV units are for seniors. |
| Corinthian House | 6 | 6 | Leased/Issued | No | Senior project with 102 total units. 6 PBVs for seniors. |
| Country Hills | 37 | 38 | Leased/Issued | No | Family project with 152 total units. 38 PBVs for families. |
| Crescent Terrace | 20 | 20 | Leased/Issued | No | Senior project with 48 total units. 20 PBVs for seniors. |
| Crest Avenue Apartments | 4 | 4 | Leased/Issued | Yes | RAD conversion of former Mod Rehab project with 50 total units. 4 PBVs for families. |
| Crossings on Monterey | 20 | 20 | Leased/Issued | No | Family project with 39 total units. 20 PBVs for chronically homeless families. |
| Curtner SRO's | 6 | 6 | Leased/Issued | No | Senior project with 6 SRO units. PBV units are for seniors. |
| Curtner Studios | 15 | 15 | Leased/Issued | No | Family project with 178 total units. 15 HUD-VASH PBVs for veterans. |

| PROPERTY NAME | NUMBER OF PROJECT-BASED VOUCHERS | | STATUS AT END OF PLAN YEAR** | RAD? | DESCRIPTION OF PROJECT |
|---|---|---|---|---|---|
| | Planned* | Actual | | | |
| Cypress Gardens Senior Apartments | 124 | 124 | Leased/Issued | No | Senior project with 124 total units. PBV units are for seniors. |
| Dent Avenue Apartments | 4 | 4 | Leased/Issued | No | Family project with 24 total units. 4 PBV units for families. |
| Donnor Lofts | 20 | 20 | Leased/Issued | No | Family project with 101 total units. 20 PBVs for chronically homeless families. |
| Eagle Park | 41 | 41 | Leased/Issued | No | Family project with 67 total units. 16 PBVs for the chronically homeless and those with special needs, 25 HUD-VASH PBVs for veterans. |
| Edwina Benner Plaza | 23 | 23 | Leased/Issued | No | Family project with 66 total units. 10 PBVs for families, 13 PBVs for those with special needs. |
| Eklund Gardens I Apartments | 10 | 10 | Leased/Issued | No | Family project with 10 total units. PBV units are for families. |
| Eklund Gardens II Apartments | 6 | 6 | Leased/Issued | No | Family project with 6 total units. PBV units are for families. |
| Emerson North | 1 | 1 | Leased/Issued | No | Family project with 6 total units. PBV unit is for families. |
| Emerson South | 1 | 1 | Leased/Issued | No | Family project with 6 total units. PBV unit is for families. |
| Fair Oaks Senior Plaza | 93 | 93 | Leased/Issued | No | Senior project with 124 total units. 93 PBVs for seniors. |
| Fairlands SRO's | 5 | 5 | Leased/Issued | No | Senior project with 5 SRO units. PBV units are for seniors. |
| Ferne | 1 | 1 | Leased/Issued | No | Family project with 16 total units. PBV unit is for families. |
| Fuji Towers | 104 | 103 | Leased/Issued | No | Senior project with 124 total units. 103 PBVs for seniors. |
| Gish Apartments | 6 | 6 | Leased/Issued | No | Family project with 35 total units. 6 PBVs for disabled families. |
| Hawthorn | 48 | 47 | Committed | No | New construction project with 103 total units. 47 PBVs for seniors, of which 21 are reserved for seniors with special needs. |
| Hillview Court | 132 | 132 | Issued/Leased | No | Project with 132 total units. 100 Mainstream PBVs for disabled persons, 32 PBVs for the chronically homeless. |
| Homestead SRO's | 4 | 4 | Leased/Issued | No | Senior project with 4 SRO units. PBV units are for seniors. |
| Iamesi Village | 109 | 109 | Leased/Issued | No | Family project with 135 total units. 60 PBVs for the chronically homeless and 49 HUD-VASH PBVs for veterans. |
| Immanuel-Sobrato | 97 | 97 | Leased/Issued | No | Project with 106 total units. 97 PBVs for chronically homeless families. |
| Ira D. Hall Square (formerly Sonora Court) | 75 | 75 | Leased/Issued | No | Family project with 176 total units. 30 PBVs for families, 45 PBVs for the chronically homeless. |
| Julian Gardens | 9 | 9 | Leased/Issued | No | Family project with 9 total units. PBV units are for families. |
| Kifer Senior | 41 | 41 | Leased/Issued | No | Senior project with 80 total units. 33 PBVs for those with special needs, 8 HUD-VASH PBVs for veterans. |
| Kings Crossing Apartments | 25 | 25 | Leased/Issued | No | Family project with 94 total units. 25 PBVs for chronically homeless families. |

| PROPERTY NAME | NUMBER OF PROJECT-BASED VOUCHERS | | STATUS AT END OF PLAN YEAR** | RAD? | DESCRIPTION OF PROJECT |
|---|---|---|---|---|---|
| | Planned* | Actual | | | |
| Klee/Offenbach SRO's | 5 | 5 | Leased/Issued | No | Senior project with 5 SRO units. PBV units are for seniors. |
| La Avenida | 32 | 32 | Leased/Issued | No | Family project with 100 total units. 7 PBVs for the chronically homeless, 25 HUD-VASH PBVs for veterans. |
| Laurel Grove Family Apartments | 81 | 81 | Leased/Issued | No | Family project with 82 total units. 61 PBVs for families, 20 PBVs for special needs and/or chronically homeless. |
| Leigh Avenue Senior Apartments | 63 | 63 | Leased/Issued | No | Senior project, 100% PBVs for chronically homeless seniors. |
| Lenzen Gardens Senior Apartments | 93 | 93 | Leased/Issued | No | Senior project with 94 total units. 93 PBVs for seniors. |
| Llewellyn Residence | 5 | 5 | Leased/Issued | No | Senior project with 5 SRO units. PBV units are for seniors. |
| Lucretia Gardens | 16 | 16 | Leased/Issued | No | Family project with 16 total units. PBV units are for families. |
| Madrone (formerly 777 West San Carlos) | 16 | 16 | Committed | No | Family project with 154 total units. 16 PBVs for families. |
| Mariposa Place (formerly 750 West San Carlos) | 40 | 40 | Leased/Issued | No | Family project with 80 total units. 40 PBVs for families at risk of homelessness. |
| Markham Plaza I (Tully Gardens) | 40 | 40 | Leased/Issued | No | Family project with 152 total units. 20 PBVs for chronically homeless families, 20 HUD-VASH PBVs for veterans. |
| Markham Plaza II | 20 | 20 | Leased/Issued | No | Family project with 152 total units. 20 HUD-VASH PBVs for veterans. |
| Maryce Freelen Place | 18 | 18 | Leased/Issued | No | Family project with 74 total units. 18 PBVs for families. |
| Meridian (formerly Sunnyvale Block 15) | 22 | 22 | Leased/Issued | No | Family project with 90 total units. 22 PBVs for families. |
| Mesa Terrace (formerly Gallup & Mesa) | 23 | 23 | Leased/Issued | No | Family project with 46 total units. 23 PBVs for the homeless and those with special needs. |
| Met South | 10 | 10 | Leased/Issued | No | Family and senior project with 31 total units. 10 PBVs for seniors and families. |
| Miramar Apartments | 16 | 16 | Leased/Issued | No | Family project with 16 total units. PBV units are for families. |
| Mitchell Park | 25 | 25 | Leased/Issued | No | Family project with 50 total units. 25 PBVs for families with special needs. |
| Monroe Steet | 8 | 8 | Leased/Issued | No | Family project with 65 total units. 8 PBVs for families. |
| Monte Alban | 0 | 33 | Leased/Issued | No | Family project with 192 total units. 33 PBVs for families. |
| Montecito | 39 | 39 | Committed | No | New construction. Family project with 85 total units. 39 PBVs for families. |
| Monterey Gateway | 37 | 37 | Leased/Issued | No | Senior project with 75 total units. 37 PBVs for chronically homeless seniors. |
| Monticelli Apartments | 23 | 23 | Leased/Issued | No | Family and senior project with 52 total units. 14 PBVs for seniors, 9 PBVs for families. |
| Morrone Gardens | 4 | 4 | Leased/Issued | No | Senior project with 101 total units. 4 HUD-VASH PBVs for senior veterans. |
| Moulton Plaza | 8 | 8 | Leased/Issued | No | Family project with 66 total units. 8 PBVs for families. |

| PROPERTY NAME | NUMBER OF PROJECT-BASED VOUCHERS | | STATUS AT END OF PLAN YEAR** | RAD? | DESCRIPTION OF PROJECT |
|---|---|---|---|---|---|
| | Planned* | Actual | | | |
| Onizuka Crossing | 19 | 19 | Leased/Issued | No | Family project with 58 total units. 13 PBVs for chronically homeless families, 6 HUD-VASH PBVs for veterans. |
| Opportunity Center | 55 | 55 | Leased/Issued | No | Family project with 88 total units. 55 PBVs for chronically homeless families. |
| Orchard Ranch (Palomino) | 18 | 18 | Leased/Issued | No | Family project with 18 total units. PBV units are for large families, those with special needs, and chronically homeless families. |
| Orchard Ranch (Overo) | 8 | 8 | Leased/Issued | No | Family project with 8 total units. PBV units are for families at risk of homelessness. |
| Orchard Ranch (Tobiano) | 14 | 14 | Leased/Issued | No | Family project with 14 total units. PBVs units are for large families, families at risk of homelessness, and chronically homeless families. |
| Page Street | 27 | 27 | Leased/Issued | No | Family project with 81 total units. 27 PBVs for chronically homeless families. |
| Park Avenue Senior Apartments | 99 | 99 | Leased/Issued | No | Senior project with 99 total units. 79 PBVs for seniors, 20 PBVs for seniors with special needs. |
| Parkmoor Apartments | 41 | 41 | Leased/Issued | No | Family project with 81 total units. 21 PBVs for families, 20 PBVs for transition-aged youth. |
| Parkside Studios | 7 | 7 | Leased/Issued | No | Family project with 59 total units. 7 PBVs for chronically homeless families. |
| Parkview Senior Apartments | 24 | 24 | Leased/Issued | No | Senior project with 140 total units. 24 PBVs for seniors. |
| Pavilion Inn | 21 | 21 | Leased/Issued | No | Family project with 43 total units. 21 PBVs for families with special needs. |
| Poco Way Apartments | 10 | 10 | Leased/Issued | No | Family project with 130 total units. 10 PBVs for families. |
| Pollard SROs | 5 | 5 | Leased/Issued | No | Senior project with 5 SRO units. PBV units are for seniors. |
| Quetzal Gardens | 32 | 32 | Leased/Issued | No | Family project with 70 total units. 4 PBVs for large families, 28 PBVs for chronically homeless families. |
| Renascent Place | 160 | 160 | Leased/Issued | No | Family project with 160 total units. PBV units are for chronically homeless families. |
| Rincon Gardens Senior Apartments | 198 | 198 | Leased/Issued | No | Senior project with 200 total units. 198 PBVs for seniors. |
| Roosevelt Park | 20 | 20 | Leased/Issued | No | Family project with 80 total units. 20 PBVs for families. |
| Royal Oak Village | 22 | 22 | Leased/Issued | No | Family project with 73 total units. 22 PBVs for large families. |
| San Antonio Place | 30 | 30 | Leased/Issued | No | Family project with 120 total units. 30 PBVs for families |
| San Veron Park Apartments | 6 | 6 | Leased/Issued | No | Family project with 32 total units. 6 PBVs for families. |
| Sango Court | 49 | 49 | Leased/Issued | No | Family project with 101 total units. 2 PBVs for families, 40 PBVs for the chronically homeless, and 7 HUD-VASH PBVs for veterans. |
| Santa Familia | 13 | 13 | Leased/Issued | No | Family project with 79 total units. 13 PBVs for families. |

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|---|---|---|---|---|---|
| | Planned* | Actual | | | |
| Second Street Studios | 134 | 134 | Leased/Issued | No | Family project with 135 total units. 134 PBVs for chronically homeless families. |
| Shorebreeze | 20 | 20 | Leased/Issued | No | Family project with 61 total units. 20 PBVs for those at risk of homelessness. |
| Sobrato Apartments | 40 | 38 | Leased/Issued | No | Family project with 60 total units. 38 PBVs for chronically homeless families and families at risk of homelessness. |
| Solaire Apartments (formerly Auzerais) | 64 | 64 | Leased/Issued | No | Family project with 130 total units. 64 PBVs for homeless and those with special needs. |
| Stevenson House | 10 | 10 | Leased/Issued | No | Senior project with 120 total units. 10 PBVs for seniors. |
| Sunset Gardens Senior Apartments | 74 | 74 | Leased/Issued | No | Senior project with 75 total units. 74 PBVs for seniors. |
| Tamien Station | 33 | 33 | Leased/Issued | No | Family project with 134 total units. 33 PBVs for families. |
| The Charles | 44 | 44 | Leased/Issued | No | Family project with 99 total units. 44 PBVs for families. |
| The Heartwood Apartments | 0 | 48 | Leased/Issued | No | Family project with 49 total units. 48 PBVs for chronically homeless families, transition-aged youth, and those with special needs. |
| Timberwood Apartments | 20 | 20 | Leased/Issued | No | Family project with 286 total units. 20 PBVs for families. |
| Tyrella Gardens Apartments | 13 | 13 | Leased/Issued | No | Family project with 56 total units. 13 PBVs for families. |
| Vela Apartments | 29 | 29 | Leased/Issued | No | Family project with 87 total units. 29 PBVs for chronically homeless families. |
| Ventura | 1 | 1 | Leased/Issued | No | Family project with 12 total units. One PBV is for families. |
| Ventura Apartments | 1 | 1 | Leased/Issued | No | Family project with 12 total units. One PBV is for families. |
| Veranda | 6 | 6 | Leased/Issued | No | Senior project with 19 total units. 6 PBVs for seniors with special needs. |
| Village at Willow Glen | 20 | 20 | Leased/Issued | No | Senior project with 133 total units. 20 PBVs for seniors. |
| Villas at Fourth Street | 93 | 93 | Leased/Issued | No | Senior project with 93 total units. PBV units are for chronically homeless seniors. |
| Villas on the Park | 83 | 83 | Leased/Issued | No | Family project with 83 total units. PBVs are for the chronically homeless. |
| Vitalia (formerly Bascom) | 16 | 16 | Leased/Issued | No | Family project with 79 total units. 11 PBVs for chronically homeless families and 5 HUD-VASH PBVs for veterans. |
| Waldo | 3 | 3 | Leased/Issued | No | Family project with 6 total units. 3 PBVs for families. |

| | | | | | |
|---|---|---|---|---|---|
| **Westwood Ambassador** | **10** | **10** | **Leased/Issued** | **Yes** | **RAD conversion of former Mod Rehab project with 42 total units. 10 PBVs for families.** |
| **Wheeler Manor** | **10** | **10** | **Leased/Issued** | **No** | **Senior project with 111 total units. 10 PBVs for seniors.** |
| **Wolfe SRO's** | **4** | **4** | **Leased/Issued** | **No** | **Senior project with 4 SRO units. PBV units are for seniors.** |
| | **4,046** | **4,125** | **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