



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Erik L. Soliván

SUBJECT: See Below

DATE: September 2, 2025

Approved

Date:

9/8/2025

COUNCIL DISTRICT: Citywide

SUBJECT: Fiscal Year 2024-2025 Consolidated Annual Performance and Evaluation Report

RECOMMENDATION

- (a) Hold a public hearing to allow for public comment on the Fiscal Year 2024-2025 Consolidated Annual Performance and Evaluation Report.
- (b) Accept the report on the progress towards achieving the housing and community development goals identified in the City of San José's Fiscal Year 2020-2025 Five-Year Consolidated Plan and the Fiscal Year 2024-2025 Annual Action Plan regarding the use of federal funds from the United States Department of Housing and Urban Development for submittal to the United States Department of Housing and Urban Development by the September 30, 2025, deadline.

SUMMARY AND OUTCOME

This memorandum summarizes the accomplishments outlined in the Fiscal Year 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER), describing the progress toward achieving the housing and community development goals identified in the City's FY 2020-2025 Five-Year Consolidated Plan and the FY 2024-2025 Annual Action Plan.¹

¹ The Consolidated Plan documents the City's housing needs and its strategies for meeting those needs during a five-year period. For FY 2024-2025, the City was in its fifth and final year of the current Consolidated Plan cycle. The Annual Action Plan governs the expenditure of federal entitlement funds and competitive grants that the City receives from the United States Department of Housing and Urban Development.

The City leveraged its FY 2024-2025 federal funding allocations with other funding sources to provide vital resources for activities identified as the areas of greatest need in the FY 2020-2025 Five-Year Consolidated Plan. These needs focus on four overarching goals that inform the spending priorities in the FY 2020-2025 Five-Year Consolidated Plan. The goals are outlined below.

Spending Priority #1 – Respond to Homelessness and its Impact on the Community: Increase housing opportunities and self-sufficiency for homeless populations and assist in the prevention of homelessness for at-risk individuals and families.

Spending Priority #2 – Increase and Preserve Affordable Housing: Create new affordable housing opportunities and preserve existing affordable housing.

Spending Priority #3 – Strengthen and Stabilize Communities: Strengthen and stabilize communities' conditions and help improve residents' ability to increase their employment prospects and grow their assets.

Spending Priority #4 – Promote Fair Housing Choices: Promote fair housing laws and lower barriers to access housing.

The City expended \$8,324,530 in federal funds for annual activities during FY 2024-2025. Over the course of the 2020-2025 Consolidated Plan cycle, the City expended a total of \$99,078,529 in federal funds.

BACKGROUND

CAPER Compliance

Approval of the FY 2024-2025 CAPER ensures compliance with the United States Housing and Urban Development (HUD) reporting requirements and enables the City to continue qualifying for critically needed federal funds that support various housing and community development programs and services.

The accomplishments in the FY 2024-2025 CAPER reflect the outcomes specified in grant agreements with contracted service providers and the results of community development projects, including nonprofit facility improvements and capital projects undertaken by City departments. This memorandum summarizes accomplishments funded by federal funds. Activities funded by local or state funds are not included. As such, accomplishments in this memorandum reflect only a portion of the Housing Department's annual achievements.

HUD Formula Allocation for Federal Funding

All entitlement jurisdictions, such as the City, receive federal funding from HUD annually through a formula allocation. The federal funds, administered by the City's Housing Department, support several City initiatives and help the Housing Department advance its mission to strengthen and revitalize San José's communities through housing and neighborhood investments.

Required Documents

To qualify for these federal funds, HUD requires the City to complete the three documents identified below:

- 1) A ***Consolidated Plan*** that documents the City's housing needs and its strategies for meeting those needs during a five-year period.²
- 2) An ***Annual Action Plan*** that details the investment strategy in each of the five years within a consolidated plan cycle to meet identified priorities and objectives.³
- 3) A ***Consolidated Annual Performance and Evaluation Report*** that summarizes the City's progress in meeting the objectives of each respective annual action plan.⁴

ANALYSIS

FY 2024-2025 Federal Entitlement Fund Allocation and Expenditures

During FY 2024-2025, the City received a total allocation of \$13,073,753.96 in federal funding from the following sources:

- Community Development Block Grant (CDBG);
- HOME Investment Partnerships Program (HOME);
- Emergency Solutions Grants (ESG); and
- Housing Opportunities for Persons with AIDS Program (HOPWA).

² For FY 2024-2025, the City was in the fifth and final year of its FY 2020-2025 Five-Year Consolidated Plan cycle.

³ The Annual Action Plan for FY 2024-2025 was approved by the City Council on April 30, 2024. | Web Link: <https://sanjoseca.primegov.com/viewer/preview?id=0&type=8&uid=65f894d1-6c32-4f1e-b106-200b32168a90>

⁴ The draft FY 2024-2025 CAPER is available on the Housing Department's website. | Web Link: <https://www.sanjoseca.gov/home/showpublisheddocument/123872/638902848459498922>

Table 1 below details how these federal funds were utilized during FY 2024-2025 in alignment with the City's four spending priorities outlined in the FY 2024-2025 Annual Action Plan.

Table 1: FY 2024-2025 Federal Expenditures by Spending Priority					
Spending Priorities	CDBG	HOME	ESG	HOPWA	Total
Respond to Homelessness and its Impacts on the Community	\$320,910	-	\$738,424	-	\$1,059,334
Increase and Preserve Affordable Housing	\$1,654,920	-	-	\$1,429,806	\$3,084,726
Strengthen and Stabilize Communities	\$2,469,998	-	-	-	\$2,469,998
Promote Fair Housing Choices	-	\$159,460	-	-	\$159,460
<i>Administration⁵</i>	\$1,333,612	\$108,326	\$55,042	\$54,032	\$1,551,012
TOTAL EXPENDITURES*					\$8,324,530

**The total expenditure amounts may differ from the amounts reflected in the City's approved budget due to timing differences in program expenditures reflected in HUD's Integrated Disbursement and Information System.*

Annual Progress on Spending Priority Outputs

The following summaries highlight outputs⁶ of the programs and services⁷ that support each of the four spending priorities.

Spending Priority #1 – Respond to Homelessness and its Impacts on the Community

The federally funded programs highlighted in Spending Priority #1 provide critical infrastructures within the City's overall homelessness response system, allowing the City to meet the immediate needs of unsheltered residents while also laying the foundation to invest in longer-range solutions.

⁵ Administration of the federal fund allocation is not considered a spending priority in the FY 2024-2025 Annual Action Plan; however, it is included in Table 1 (and elsewhere in the memorandum) to display the amount of funds allocated for staffing resources to administer, monitor, and manage federal funding allocation awards to grantees.

⁶ Beginning in FY 2024-2025, the City transitioned from reporting 'outcomes' to 'outputs' to better capture the tangible results and impacts of programs overseen by the Housing Department. This shift reflects the Housing Department's focus on working closely with providers to standardize reporting around measurable program achievements and impacts, rather than solely numerical counts.

⁷ Several programs and services were supported through a combination of federal and non-federal funding. Where applicable, these programs and their leveraged funding sources are noted within their respective tables.

However, these federally funded programs represent only a portion of the City's broader efforts to reduce homelessness. The City's various initiatives also include several state and locally funded programs and services, including proactive outreach to encampments,⁸ a robust interim shelter portfolio providing non-congregate units and supportive services to individuals and families experiencing homelessness,⁹ and safe parking programs for households residing in recreational vehicles.¹⁰

Table 2 represents a data sample of the federally funded programs that responded to homelessness in FY 2024-2025 and highlights program outputs.

Table 2: Respond to Homelessness and its Impact on the Community				
Program	Agency	Total Contract Amount	Projected Number Served	Output
Citywide Outreach for Unsheltered Populations	HomeFirst Services of Santa Clara County	\$320,910.25 CDBG \$434,337.99 ESG	725 individuals	590 individuals received individualized support through street outreach interactions.
Homeless Management Information System (HMIS)	County of Santa Clara	\$200,000 ESG	400 users	HMIS access for 400 users to maintain standardized data collection, coordination, and analysis in a centralized database system.
Rapid Rehousing ¹¹	Bill Wilson Center	\$104,085.71 ESG	6 households	5 households received time-limited rental assistance and supportive services.

⁸ The Targeted Outreach and Engagement Program provides basic needs, proactive outreach, and housing resources to high-priority encampments throughout the City.

⁹ The City oversees the operations of seven Emergency Interim Housing Programs (Mabury, Monterey Bernal, Rue Ferrari, Felipe, Evans Lane, Guadalupe, and Via del Oro), three Homekey projects (Branham Monterey, Arena Hotel, and Pacific Motor Inn), and an active converted motel (Plaza Hotel), offering 888 units to San José residents experiencing homelessness.

¹⁰ The City oversees two Safe Parking for Recreational Vehicles programs: Santa Teresa Safe Parking, with a capacity of 42 RVs, and Berryessa Supportive Parking, with a capacity of 86 RVs.

¹¹ ESG funded only part of the Rapid Rehousing program. An additional 42 households were served using Housing Authority Litigation Award (HALA) funds.

Citywide Outreach for Unsheltered Populations – HomeFirst Services of Santa Clara County

The Citywide Outreach for Unsheltered Populations program aims to respond to individuals experiencing homelessness by offering street-based case management and connecting them to basic needs services, including providing referrals to shelter and housing. These efforts provide critical assistance to those in need and strengthen the capacity of service providers in San José. This year, 367 Vulnerability Index – Service Prioritization Decision Assistance Tool assessments were completed, entering individuals into the County’s Coordinated Entry System and providing a gateway for them to access local, state, and federally funded resources throughout the County, including congregate and non-congregate shelter, rapid rehousing, and permanent supportive housing. A total of 3,195 light-touch outreaches, such as providing hygiene kits or resource information, were completed, surpassing the project goal of 2,650. A total of 686 case management sessions were conducted across the 590 individuals who were engaged by this program, reflecting the Citywide Outreach program’s flexibility to meet participants where they are at and offer a wide spectrum of supports, from light-touch rapport building to continuous case management. This program supported 41 individuals in exiting to permanent or temporary housing placements.

HMIS – County of Santa Clara

HMIS is a secure web-based data warehousing system that serves as the primary client data collection and management tool in Santa Clara County. Funding for HMIS is used for software licensing, user training, data quality monitoring, reporting, performing regular maintenance, and installing upgrades as necessary to ensure optimal information system performance. This information system is crucial to measuring outcomes and ensuring data is collected and reported accurately. A total of 400 users, including City employees and non-profit partner staff members, throughout San José, obtained or maintained access to HMIS as a result of the FY 2024-2025 federal funding allocations.

Rapid Rehousing – Bill Wilson Center

The Bill Wilson Center provides time-limited rental assistance and individualized supportive services for individuals and families experiencing homelessness as identified through the Santa Clara County’s Coordinated Entry System and the City’s internal referrals. Participants are housed in existing homes located in San José. The Bill Wilson Center assists enrolled households with rent subsidies and case management until the households can independently maintain stable housing. With only 10.41% of the program being funded by federal funds, five households were served using ESG funds. In the program, 27% of exited participants increased employment income, 100% of program participants enrolled in health insurance, and 96% of program participants exited to permanent destinations, speaking to the overall success of the program in

supporting participants' holistic goals and building self-sufficiency to obtain permanent housing.

Spending Priority #2 – Increase and Preserve Affordable Housing

The federally funded programs highlighted in Spending Priority #2 support the creation and preservation of affordable housing opportunities for low-income residents throughout the City. HOPWA funds were used to provide tenant-based rental assistance and supportive services to individuals living with HIV/AIDS, and CDBG-funded minor home repair programs helped preserve affordable homeownership opportunities for households. Table 3 represents a data sample of the number of households who received services in FY 2024-2025 as a result of the FY 2024-2025 federal funding allocation.¹²

Table 3: Increase and Preserve Affordable Housing				
Program	Agency	Total Contract Amount	Projected Number Served	Output
Rental Assistance and Supportive Services for Individuals Living with HIV/AIDS in Santa Clara County	Bay Area Community Health	\$2,184,868 HOPWA	100 households	86 households with HIV/AIDS remained stably housed through rental assistance and received supportive health services.
Minor Home Repair	Rebuilding Together Silicon Valley	\$1,385,600 CDBG	90 households	87 households received critical home repair services and remained stably housed.
Emergency, Minor, and Limited Home Repair Services	Habitat for Humanity	\$472,000 CDBG	29 households	21 households received critical home repair services and remained stably housed.

¹² As the nearest metropolitan statistical area qualified to receive and administer HOPWA entitlement funds, the City administers HOPWA grant funding for San Benito County. The San Benito County HOPWA program served three households with \$150,000 in HOPWA funding.

Rental Assistance and Supportive Services for Individuals Living with HIV/AIDS in Santa Clara County – Bay Area Community Health

Bay Area Community Health addresses the urgent housing needs of low-income individuals living with HIV/AIDS and their families, including those who have experienced domestic violence, dating violence, or sexual violence. Households served through rental assistance are also provided with a range of supportive services, including medical case management, outpatient ambulatory health services, early intervention services, mental health services, substance use disorder counseling, and psychosocial support. The program supports each client with locating and obtaining housing and sets aside funds for rental, utility, and move-in cost assistance. Bay Area Community Health provided rental assistance to 86 households, 96.5% of whom maintained permanent housing during FY 2024-2025. Among these households, 17 obtained and/or maintained income, with four experiencing a substantial increase in their income.

Minor Home Repair – Rebuilding Together Silicon Valley

Rebuilding Together Silicon Valley operates the Minor Home Repair program, which addresses the health and safety needs of low-income homeowners in San José. The program focuses on urgent and critical repair or maintenance needs, accessibility and mobility improvements within the home, and larger replacement needs such as roofs and pipes. In total, the program completed 473 minor repairs for low-income homeowners, surpassing the target of 335 repairs. On top of this, the program completed 93 limited rehabilitation repairs, surpassing the target of 73. At the conclusion of completed work, 86% of households reported improved safety conditions and accessibility modifications in their homes.

Emergency, Minor, and Limited Home Repair Services – Habitat for Humanity

Habitat for Humanity operates the Emergency, Minor, and Limited Home Repair Services program, which helps preserve decent and affordable homeownership by restoring suitable living environments in a cost-effective manner. The program repairs housing units to address the health and safety needs of low-income homeowners in San José. With 21 projects completed this year, 100% of households reported that they were satisfied with project completion.

Spending Priority #3 – Strengthen and Stabilize Communities

Activities pertaining to the Strengthen and Stabilize Communities Spending Priority were entirely funded through CDBG. This spending priority provides funding for programs, services, and projects that promote viable urban communities through decent housing, suitable living environments, and expanded economic opportunities.

These objectives are sub-grouped into three categories:

- 1) Public Services;
- 2) Community Development Investment Non-Construction Projects; and
- 3) Community Development Investment Construction Projects.

Public Services

Table 4 represents a data sample of the number of individuals served through public services programs during FY 2024-2025 aimed at strengthening and stabilizing the community.

Table 4: Strengthen and Stabilize Communities – Public Services				
Program	Agency	Total Contract Amount	Projected Number Served	Output
Senior Access and Health Support ¹³	Portuguese Organization for Social Services and Opportunities	\$285,000 CDBG	160 individuals	192 seniors received nourishing meals and door-to-door transportation services.
Eastside Neighborhood Development Program	SOMOS Mayfair, Inc.	\$141,600 CDBG	170 individuals	170 individuals participated in leadership programs, education programs, or received basic needs and supportive services.
Neighborhood Engagement Program	Vietnamese Voluntary Foundation	\$47,200 CDBG	100 individuals	187 individuals participated in educational classes and/or received case management services.
Citywide Legal Services ¹⁴	Bay Area Legal Aid	\$188,800 CDBG	74 individuals	113 low-income San José tenants received advice, brief services, or legal representation.

¹³ CDBG funded only part of the Senior Access and Health Support program. An additional 218 individuals were served using General Funds.

¹⁴ CDBG funded only part of the Citywide Legal Services Program. An additional 39 individuals were served using General Funds.

Program	Agency	Total Contract Amount	Projected Number Served	Output
Neutral Tenant-Landlord Counseling and Dispute Resolution	Project Sentinel	\$178,800 CDBG	800 individuals	904 individuals received counseling, tenant rights education, and/or mediation services.
Neutral Tenant-Landlord Counseling and Dispute Resolution ¹⁵	Legal Link	\$10,000 CDBG	3 individuals	2 individuals received legal training.

The Housing Department will track outputs for each source and will add this as a provision within future contracts.

Senior Access and Health Support – Portuguese Organization for Social Services and Opportunities

The Portuguese Organization for Social Services and Opportunities provides culturally and linguistically accessible programs to low-income seniors. Services include daily activities at the Portuguese Community Center, senior nutrition and health support services, wellness checks, transportation to appointments, transportation to and from the Portuguese Community Center, and hot meal delivery to home-bound seniors. Seniors who participate in these programs report feeling less isolated and more empowered to do things independently. Over the course of the grant term, the program delivered 25,564 frozen and hot meals to home-bound seniors and provided door-to-door transportation to seniors on 658 instances using CDBG funds.

Eastside Neighborhood Development Program – SOMOS Mayfair, Inc.

The Eastside Neighborhood Development program is operated by the Sí Se Puede Collective, a group of non-profits dedicated to uplifting East San José. This group includes SOMOS Mayfair Inc. as the lead, the School of Arts and Culture at the Mexican Heritage Plaza, Grail, Veggelution, and Amigos de Guadalupe. The Sí Se Puede Collective focuses on community engagement and empowerment through resident-centered leadership development training and essential supportive services, such as case management, financial literacy training, arts education programs for youth, and workforce training and education programs. Notably, they provided professional

¹⁵ CDBG funded only part of Legal Link's Neutral Tenant-Landlord Counseling and Dispute Resolution program. An additional 13 individuals were served using General Funds.

development for 10 licensed and unlicensed local childcare providers, trained a cohort of 13 individuals through a leadership development program that included ongoing support for veterans, and assisted 36 families by translating and filling out forms and applications required to access basic needs.

Neighborhood Engagement Program – Vietnamese Voluntary Foundation

The Neighborhood Engagement Program helps increase knowledge and skills for economic improvement through classes such as English as a Second Language, digital literacy, and cultural and language classes. Additionally, the Vietnamese Voluntary Foundation provides case management to individuals, helping them fill out applications for CalFresh (a public assistance food allowance program), the Department of Motor Vehicles, housing rental applications, and more. While the Vietnamese Voluntary Foundation places an emphasis on helping the Vietnamese community, its services are open to anyone in need regardless of their ethnic background. This year, the program delivered 1,298 total hours of English as a Second Language classes, 1,107 hours of computer classes, and 609 hours of civic engagement classes. Participation and engagement in classes far exceeded contractual expectations, and the Vietnamese Voluntary Foundation has taken active steps this year to partner with community organizations to broaden workshop content to new topics of interest to the community.

Citywide Legal Services – Bay Area Legal Aid

Bay Area Legal Aid operates the *Legal Advice Line* and supports callers by screening for eligibility and legal needs, providing legal advice, and providing referrals to external legal services. They also deliver outreach and community education, which includes holding *Know Your Rights* workshops within the community, providing information about services at community events, and providing technical assistance to other community-based organizations. During the grant period, the Legal Advice Line received 523 calls from San José residents and 20 residents received full legal representation through the program, exceeding the target of eight. Every full legal representation cases resulted in at least one positive outcome for the client. Outcomes tracked include prevented evictions, obtained opportunities for other housing options, and retained/preserved housing.

Neutral Tenant-Landlord Counseling and Dispute Resolution – Project Sentinel

Project Sentinel receives information and referral calls from low- and moderate-income tenants throughout San José and provides information, referrals, counseling, and education on tenant and landlord rights and responsibilities. Conciliation and mediation services are provided with the goal of stabilizing housing or preventing eviction, displacement, or homelessness. Outreach and educational workshops are provided to both tenants and landlords. This grant term, Project Sentinel worked on 190 cases for extensive counseling, with cases involving conflict navigation, resource referrals, and protracted assistance to empower an individual to resolve conflict. Among the

participants that received dispute resolution services, 87% successfully resolved at least one rental housing issues, exceeding the project goal of 85%. In addition, Project Sentinel conducted 33 conciliations and mediations, with 100% reporting improved communication or matter resolution.

Neutral Tenant-Landlord Counseling and Dispute Resolution – Legal Link

The primary purpose of this project is to build out a Housing Justice Worker program across the City of San José, in which Legal Link trains and supports a new frontline of community justice workers to strengthen and expand the capacity of the local legal safety net for tenants. While delivering education to housing justice workers, the project also refers tenants to mediation and dispute resolution services, legal nonprofits, housing counselors, courthouses, and private bar associations. This program organized 25 community partner meetings, administered four Housing Justice Worker trainings, and provided 45 one-on-one legal consultations for Housing Justice Workers.

Community Development Investment Non-Construction Projects

Table 5 represents a data sample of the number of individuals served through community development investments in non-construction projects during FY 2024-2025 aimed at strengthening and stabilizing the community.

Table 5: Strengthen and Stabilize Communities – Community Development Investment Non-Construction Projects				
Program	Agency	Total Contract Amount	Projected Number Served	Output
Business Operation and Optimization Support Tools	Upwards/ Weecare	\$1,048,394 CDBG	131 providers	131 participating microenterprises received focused support to strengthen and grow their daycare businesses.
Enhanced Code Enforcement	Planning, Building, and Code Enforcement Department	\$1,100,000 CDBG	400 Housing Units Inspected	660 housing units were inspected for compliance with housing and blight codes, preventing the deterioration of neighborhoods.

Business Operation and Optimization Support Tools – Upwards/Weecare

The Business Operation and Optimization Support Tools program provides comprehensive business and technical support to participating microenterprise childcare providers, contributing to the establishment and maintenance of a robust and sustainable local childcare ecosystem. This enhances the overall sustainability of low- and moderate-income home daycare providers through operational stabilization and revenue maximization, improving the quality of life of the families they serve and creating a positive ripple effect throughout the community. This year, being the first year of operations, the program increased eligible microenterprise childcare providers' gross revenue, retained and created childcare jobs, and increased childcare capacity in San José. Throughout the duration of the 12-month program, 98% of participating microenterprises remained open, far exceeding the project goal of 80%. Furthermore, 35% of participating microenterprises reported a 20% increase in gross revenue by the end of the year.

Enhanced Code Enforcement – Planning, Building, and Code Enforcement Department

The Planning, Building, and Code Enforcement Department provided enhanced code enforcement services in targeted low- and moderate-income neighborhoods. With these CDBG funds, the Planning, Building, and Code Enforcement Department expanded proactive inspections and services for multifamily housing properties. Efforts focused on six communities: Santee, Five Wounds/Brookwood Terrace, Roundtable, Hoffman/Via Monte, Foxdale, and Cadillac neighborhoods. These efforts addressed substandard housing conditions to improve neighborhood livability, and promote safe, healthy living environments for San José residents.

Community Development Investment Construction Projects

Table 6 represents an update of community development investment construction projects, funded during FY 2024-2025, aimed at strengthening and stabilizing the community.

Table 6: Strengthen and Stabilize Communities – Community Development Investment Construction Projects				
Program	Agency	Total Contract Amount	Project Goal	Project Status
Accessible Pedestrian Signal Project #1 (Phase 1)	Transportation Department	\$559,374.16 CDBG	Installation of 108 accessibility devices at signalized intersections.	In progress – active until 2026.
Fire Station LED Replacement	Public Works Department	\$500,000 CDBG	Replace outdated exterior lighting at 10 fire stations with LED fixtures to improve visibility and safety for staff and the public.	In progress – active until 2026.

Accessible Pedestrian Signal Project #1 (Phase 1) – Transportation Department

The Transportation Department is implementing Accessible Pedestrian Signals at key intersections to improve pedestrian safety and accessibility, particularly for visually impaired individuals. The accessible pedestrian signal devices will offer audible and tactile cues to indicate traffic signal phases, supporting safe navigation across intersections. The project prioritizes installations in low- and moderate-income neighborhoods and Project Hope areas, aligning with the City's broader efforts to create an inclusive and accessible transportation network.

The work is planned in two phases. Phase 1 activities in FY 2024-2025 focused on procuring supplies in compliance with federal procurement requirements. Phase 2, scheduled for FY 2025-2026, will complete installations at all targeted intersections.

Fire Station LED Replacement – Public Works Department

The Public Works Department is replacing outdated exterior lighting at 10 fire stations across San José to improve nighttime visibility and safety for staff and the public. Current fixtures use low-pressure sodium bulbs, which provide poor illumination and have been phased out due to environmental concerns. The project will upgrade to energy-efficient LED technology, enhancing lighting quality and supporting the City's sustainability goals.

CDBG funding is covering installation costs, additional materials needed during replacement (e.g., wiring, paneling), and supplies for interior and exterior lighting, including light fixtures and installation. Project locations are in low- and moderate-income neighborhoods.

The project is 60% complete and scheduled for full completion by April 2026. LED fixtures will be installed at the following locations:

- Fire Station #3 (98 Martha St.);
- Fire Station #5 (1380 N. 10th St.);
- Fire Station #7 (800 Emory St.);
- Fire Station #16 (2001 S. King Rd.);
- Fire Station #18 (4430 Monterey Rd.);
- Fire Station #20 (1120 Coleman Ave.);
- Fire Station #26 (528 Tully Rd.);
- Fire Station #30 (454 Auzerai Ave.);
- Fire Station #34 (1634 Las Plumas Ave.); and
- Fire Station #35 (135 Poughkeepsie Rd.).

Spending Priority #4 – Promote Fair Housing Choices

The Fair Housing Act, a federal law enforced by HUD, generally prohibits discrimination when renting, buying, or securing financing for most housing. Federal law prohibits discrimination on the basis of race, sex, color, religion, gender identity (actual or perceived), sexual orientation, disability, ethnic or national origin, and familial status. The Fair Housing Act covers most housing, whether publicly or privately funded. As an entitlement community that receives and administers federal funds, the City must ensure all programs are administered in a manner that affirmatively furthers the Fair Housing Act.

A data sample of services provided by the Fair Housing Legal and Education Services Collaborative program is detailed in Table 7.

Table 7: Promote Fair Housing Choices				
Program	Agency	Total Contract Amount	Projected Number Served	Output
Fair Housing Legal and Education Services Collaborative	Law Foundation of Silicon Valley	\$200,000 CDBG	145 individuals	241 individuals were provided legal education and legal representation.
		\$200,000 HOME		

Fair Housing Legal and Education Services Collaborative – Law Foundation of Silicon Valley

The Fair Housing Legal and Education Services Collaborative¹⁶ is comprised of the following partner organizations: Project Sentinel, Senior Adult Legal Assistance, and the Asian Law Alliance. The Fair Housing Legal and Education Services Collaborative offers a comprehensive and coordinated fair housing program that fields and investigates discrimination complaints and provides enforcement, litigation services, and general fair housing education. This year, of the 18 full legal representation cases completed, all cases prevented eviction, resulted in an opportunity for other housing options, or retained/preserved housing. In addition to full legal representation, brief legal representation was provided to 111 individuals, and 10 outreach and education workshops were conducted.

Demographics

The City aims to ensure that federally funded programs serve residents with the greatest needs. As a major administrator of federal housing and community development funds, the Housing Department tracks and administers resources in accordance with applicable federal requirements to ensure they are directed to eligible beneficiaries and in a manner consistent with federal law.

Program Participants Aggregated by Race and Ethnicity Demographics

Table 8 below provides the overall race and ethnicity demographic distribution of HUD-funded activities in which the City's grantees reported the race and ethnicity of program participants served in Fiscal Year 2024-2025.

Table 8: Overall Race and Ethnic Demographic Data		
Race/Ethnicity	Total Program Participants	% of Total
White	541	19.8%
Black/African American	180	6.6%
Asian or Asian American	496	18.2%
American Indian, Alaska Native, or Indigenous	56	2.1%
Native Hawaiian or Other Pacific Islander	17	0.6%

¹⁶ The Fair Housing Legal and Education Services Collaborative is a separate program from the San José Legal Services – Housing Rights Consortium; both programs are managed by the Law Foundation of Silicon Valley through separate grant agreements.

Race/Ethnicity	Total Program Participants	% of Total
Hispanic/Latina/e/o ¹⁷	1,013	37.2%
Middle Eastern or North African	11	0.4%
American Indian/Alaska Native and White	2	0.1%
Asian and White	5	0.2%
Black or African American and White	5	0.2%
American Indian or Alaskan Native, or Indigenous and Black or African American	19	0.7%
Other	381	14.0%
Total	2,726	100.0%

The FY 2024-2025 race and ethnic demographic data indicates that HUD-funded programs predominantly served low-income populations identifying as Hispanic/Latina/e/o, White, and Asian or Asian American. Given that the racial demographics of residents in San José reflect a similar makeup (31.2% of residents identify as White, 23.9% identify as Hispanic, and 41.3% identify as Asian),¹⁸ these findings indicate that the City's HUD-funded programs are achieving equitable representation of serving the diverse residents of San José.

Certain programs stood out in their ability to reach specific communities. For example, the Vietnamese Voluntary Foundation's Neighborhood Engagement Program served 187 Asian or Asian American participants, and Project Sentinel's Neutral Tenant-Landlord Counseling and Dispute Resolution served 142, together representing over two thirds of the 496 Asian or Asian American individuals served across all federally funded programs reported above. Similarly, among the 1,013 Hispanic/Latina/e/o participants served, Project Sentinel provided services to 355 individuals and SOMOS Mayfair to 155, demonstrating their strong capacity to engage the Hispanic/Latina/e/o communities throughout San José.

Income Level of HUD-Funded Program Participants

For HUD-funded activities in which the City's grantees reported the income level of program participants served, Table 9 below provides the overall income level distribution of program participants served during FY 2024-2025.

¹⁷ Starting October 1, 2023, HUD designated Hispanic/Latina/e/o as its own Race/Ethnicity category. For more information, see HUD's official guidance at: <https://www.hudexchange.info/programs/hmis/hmis-data-standards/standards/universal-data-elements/304-race-and-ethnicity/>.

¹⁸ United States Census Bureau, 2020 Census, San José, Santa Clara County, California | Web Link: https://data.census.gov/profile/San_Jose_CCD,_Santa_Clara_County,_California?q=060XX00US0608592830#populations-and-people.

Table 9: Income Level Distribution of HUD-Funded Program Participants		
Income Level¹⁹	Program Participants	% of Total
Extremely Low-Income (\$38,750 or less)	1558	58.4%
Very Low-Income (\$64,550 or less)	518	19.4%
Low-Income (\$102,300 or less)	594	22.2%
Total	2670	100%

**The income for 56 program participants were not reported across Citywide Outreach because the program participants were under the age of 18. As such, the income level of 56 program participants is not included in the total program participants column.*

The income level demographic data indicates that HUD-funded programs predominantly served extremely low-income residents, with over half of the program participants reporting an income below \$38,750. Many of the extremely low-income households served by HUD-funded programs are severely rent-burdened, spending more than half of their income on housing, which leads to greater risks of housing instability, evictions, and homelessness. These findings further support that the City's HUD-funded programs and services were invested to support our most vulnerable residents.

Overall Progress Toward the Consolidated Plan's Five-Year Goals

Over the course of the 2020-2025 Consolidated Plan cycle, the City has made measurable progress toward the Plan's five spending priorities. When leveraged with local and state funding, federal resources have supported households throughout San José with critical housing, services, and community investments. Table 10 highlights notable milestones achieved within each spending priority.

¹⁹ United States Department of Housing and Urban Development, "FY 2024 Income Limits Summary for San José-Sunnyvale-Santa Clara, CA HUD Metro FMR Area" | Web Link: https://www.huduser.gov/portal/datasets/il/il2024/2024summary.odn?inputname=METRO41940M41940*San+Jose-Sunnyvale-Santa+Clara%2C+CA+HUD+Metro+FMR+Area&wherefrom=&selection_type=hmfa&year=2024

Table 10: Key Progress Metrics for Consolidated Plan 2020-2025		
Spending Priorities	Notable Milestones	Total Expended
Respond to Homelessness and its Impacts on the Community	5,872 unsheltered individuals throughout San Jose were served through the Services Outreach Assistance and Resources program and the Citywide Outreach for Unsheltered Populations program. 2,207 individuals were served throughout 2 Bridge Housing Communities and 3 Emergency Interim Housing programs, where participants are provided with non-congregate shelter, meals, case management, and supportive services. 709 households were served by the City's Motel Voucher Program, which provides short-term motel stays for families experiencing homelessness.	\$36,500,850
Increase and Preserve Affordable Housing	1,010 households received rental assistance, help with utility payments, and housing support services through tenant-based rental assistance programs, rapid rehousing programs, and other rental assistance programs. - Funded through HOPWA funds, 431 households with HIV/AIDS remained stably housed through rental assistance and supportive health services through tenant-based rental assistance programs.	\$32,411,133

Strengthen and Stabilize Communities	• 1699 home-bound seniors were delivered nourishing meals and received door-to-door transportation services through the Meals on Wheels and the Senior Access and Health Support programs. • 3,711 individuals received legal assistance, tenant rights education, conciliation/mediation services, and legal representation that resulted in participants preventing their eviction, obtaining opportunities for other housing options, or retaining their current housing. • 61 microenterprises impacted by the COVID-19 crisis were provided with grants and targeted assistance to cover working capital and business re-startup needs. 131 local microenterprise childcare providers were provided with comprehensive business and technical support.	\$19,371,316
Promote Fair Housing Choices	• 1,110 individuals were served through the Fair Housing Legal Education Services Collaborative; services increased housing stability of participants through legal education and representation	\$1,151,975
Administration	• The City funded its administrative activities, within federally regulated limits, from each of the federal funding sources. Staff activities funded included planning, grant management, monitoring, reporting, legal services, and environmental review.	\$9,643,255
2020-2025 Consolidated Plan Cycle Total Federal Expenditure	\$99,078,529	

These outcomes demonstrate the City's overall progress in meeting the priorities identified in the 2020-2025 Consolidated Plan. The City's investments have delivered

measurable impact for low-income households and laid important groundwork for long-term community stability.

EVALUATION AND FOLLOW-UP

Upon City Council approval, staff will submit the FY 2024-2025 CAPER to HUD by the September 30, 2025 deadline.

COST SUMMARY/IMPLICATIONS

Without an approved CAPER, the City will not qualify for future HUD entitlement program funding opportunities including CDBG, HOME, ESG, or HOPWA, programs that are essential for supporting vital housing and community development investments.

COORDINATION

The preparation of this memorandum was coordinated with the City Attorney's Office and the City Manager's Budget Office.

PUBLIC OUTREACH

In accordance with the City's Community Participation Plan, the draft FY 2024–2025 CAPER is available to the public for a 15-day review and comment period. Additionally, the City must hold two public meetings to provide members of the public an opportunity to provide input on the accomplishments reported in the draft FY 2024–2025 CAPER. The City published the draft FY 2024–2025 CAPER for public review and comment on August 8, 2025²⁰. The City accepted public comments regarding the draft FY 2024–2025 CAPER until August 22, 2025. Additionally, the following public meetings were/will be held for public input:

- Housing and Community Development Commission meeting on September 11, 2025; and
- City Council meeting on September 23, 2025.

Public notices regarding the public meetings and public review and comment period were also provided in five languages (English, Spanish, Vietnamese, Chinese, and Tagalog), in accordance with the City's Language Access Plan. Moreover, a public

²⁰City of San José Draft Consolidated Annual Performance and Evaluation Report | Web Link
<https://www.sanjoseca.gov/home/showpublisheddocument/123872/638902848459500000>

notice regarding the public review and comment period was published in five languages on August 5, 2025, in the following newspapers: the *Mercury News*, *El Observador*, *Vietnam Daily News*, *World Journal* (Chinese), and the *Asian Journal* (Tagalog).

Furthermore, this memorandum will be posted on the City's Council Agenda website for the September 23, 2025 City Council meeting.

COMMISSION RECOMMENDATION AND INPUT

Housing Department staff will present the draft CAPER to the Housing and Community Development Commission on September 11, 2025. A supplemental memorandum documenting any comments received at the Housing and Community Development Commission meeting will be provided to the City Council before its September 23, 2025 meeting.

CEQA

Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action.

PUBLIC SUBSIDY REPORTING

This item does not provide a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.

/s/
Erik L. Soliván
Director, Housing Department

The principal author of this memorandum is Lauren DeCarlo, Interim Housing Policy and Planning Administrator, Housing Department. For questions, please contact Cupid Alexander, Deputy Director, Housing Department at cupid.alexander@sanjoseca.gov or (669) 314-3884.