

City of Santa Clara

Housing and Community Services Division



www.santaclaraca.gov

(408) 615-2490

Housing & Community Services Division

Primary responsibilities:

City

- Administer Federal entitlement grant programs:
Community Development Block Grant (CDBG)
Home Investment Partnerships Program (HOME)
- Implement Inclusionary Housing Policy:
Below Market Purchase (BMP)
Below Market Rental (BMR)

Redevelopment Agency

- Low and Moderate Affordable Housing Fund

[CITY CDBG & HOME Programs]

Assist persons of lower income

Uses of CDBG & HOME for housing:

- Housing rehabilitation for home owners
Neighborhood Conservation & Improvement Program-NCIP
- Non-profit agencies
Rehabilitation, acquisition or development of affordable housing

Income Eligibility for Federal Funding Assistance

2008 Federal Income Guideline Schedule

<u>Household Income Size</u>	<u>“Low-Income”</u>		
	<u>50% Median</u>	<u>80% Median</u>	<u>100% Area Median</u>
1	\$37,150	\$59,400	\$73,900
2	\$42,450	\$67,900	\$84,400
3	\$47,750	\$76,400	\$95,000
4	\$53,050	\$84,900	\$105,500
5	\$57,300	\$91,650	\$113,900
6	\$61,500	\$98,450	\$122,400
7	\$65,800	\$105,250	\$130,800
8	\$70,050	\$112,050	\$139,300

CITY-Neighborhood Conservation and Improvement Program (NCIP)

- A multi-purpose program offering technical & financial assistance to homeowners
- Address building & housing code deficiencies and the abatement of hazardous conditions
- All kinds of house repairs may be addressed: re-roofing, plumbing, heating/cooling, electrical, termite damage, foundation, handicapped accessibility & weatherization are examples.

Neighborhood Conservation and Improvement Program (NCIP)

- Financial assistance in the form of a loan, grant or both
- \$75,000 loan limit & \$7,500 grant limit
- Loan interest rate is 3% simple
- Loan term is 20 years on a deferred payment basis

CITY-Implementation of Inclusionary Housing Policy

Inclusionary Policy requires 10% of units in new housing developments w/10+ units to be “affordable”

For ownership housing

Below Market Purchase (BMP) Program:

Affordability calculated for moderate income (100% AMI) using 30% of gross household income

For rental housing

Below Market Rental (BMR) Program:

Affordability based on very low-income (50% AMI) and low-income (80% AMI) using 30% of gross household income

Below Market Purchase (BMP) Program

- A market based approach to allow owner equity appreciation.
- Conditions of housing economy affect BMP owners similarly as market-rate owners after 5 years of ownership.
- City retains value of difference between Affordable Sales Price (ASP) and Initial Market Value (IMV)
- After owning 5 years, BMP owner can sell on open market
- BMP owner's share of any appreciation will increase by five percent per year for twenty years.

RDA-Low and Moderate Income Affordable Housing Fund

- State law requires 20% of RDA revenue be used to increase, improve or preserve the supply of affordable low and moderate income housing in Santa Clara.
- The funds are used to acquire land and buildings, to finance the construction and rehabilitation of housing and create affordable housing opportunities for homebuyers.

RDA-Low and Moderate Income Housing Fund

Uses:

- First Time Home Buyer (FTHB) Mortgage Financing Program
- NCIP Housing Rehabilitation Program
- Housing Service Agencies
- Finance Housing Development Projects

RDA-First Time Home Buyers (FTHB) Mortgage Financing Program

- Available City-wide for home purchase
- Available through City approved lenders
- CalHFA approved
- Provides a \$75,000 secondary mortgage loan
- 20-year term
- No interest or payments within 1st 5-years
- Fixed simple interest at primary loan rate after 5-years
- 3% down-payment required
- 120% AMI Eligibility

RDA-Neighborhood Conservation and Improvement Program (NCIP)

Similar terms to federal CDBG & HOME criteria

- Financial assistance in the form of a loan, grant or both
- \$75,000 loan limit & \$7,500 grant limit
- Loan interest rate is 3% simple
- Loan term is 20 years on a deferred payment basis

RDA-Housing Service Agencies

- Project Sentinel
Fair Housing Service
Mortgage Counseling Service
Tenant\Landlord Dispute Mediation Service
- Catholic Charities
Shared Housing Service
- EHC LifeBuilders
Transitional housing support service
- Silicon Valley Independent Living Center
Independent living skills training - physically handicapped
- Next Door, Solutions for Domestic Violence
Transitional housing\case management for DV victims

RDA-Finance Housing Development Projects

- Development Proposals of Non-Profit Housing Developers
- Funding based on addressing identified housing need
- Special needs population groups
- Long term affordability restrictions apply, 55-years rental & 45-years owner

RDA-Financed Housing Development Projects

Active development projects include:

- Belovida Senior Housing Project (seniors 62+)
- The Commons (youth emancipated from foster care)
- Casa del Maestro II (SCUSD teacher rental housing)
- Habitat for Humanity (Gianera St Phase II)

Recently completed development projects include:

- Gateway Santa Clara (senior apartments)
- Riverwood Grove (family apartments)
- Riverwood Place (single-room occupancy apartments)
- John Burns Gardens (senior apartments)

Affordable Housing Resource Guide

A Listing of Affordable Housing Facilities
& Housing Service Programs Working
with the City of Santa Clara and its
Redevelopment Agency (RDA)

[http://santaclaraca.gov/pdf/collateral/
Affordable-Housing-Guide.pdf](http://santaclaraca.gov/pdf/collateral/Affordable-Housing-Guide.pdf)