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Presentations

Program Year (PY) 2024 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER)



CUPERTINO

Nicky Vu, Senior Housing Coordinator
September 25, 2025

Agenda



- Approve minutes of the May 22, 2025 Housing Commission meeting
- Review and recommend approval of the FY 2024 Consolidated Annual Performance and Evaluation Report (CAPER)
- Study session for unhoused encampment policy executive orders

PY 2024 CAPER



Purpose of the CAPER

- Required by the U.S. Department of Housing and Urban Development (HUD)
- Provides a summary of the PY 2024 CDBG funding and progress
- Determine efficiency and effectiveness of uses of public funding for achieving Consolidated Plan goals

PY 2024 Activities

- July 1, 2024 to June 31, 2025.
- Year 5 of 5 in the 2020 – 2025 Consolidated Plan

Voluntary Grant Reduction (VGR)

- PY 2024: \$173,313 CDBG Voluntary Grant Reduction (VGR) to close a NEPA finding from audit on the Vista Village Rehabilitation 2018 project (Activity 137).
- The City would be required to return \$176,201.24 from the activity's project fund to HUD from the PY 2024 allocation of \$349,515.
- Expected PY 2024 allocation was reduced from \$349,515 to \$173,313.

Consolidated Plan Priority Needs (SP-25)

- Affordable Housing
- Prevent and Assist Those Experiencing Homelessness
- Community Services
- Fair Housing
- Economic Development

CDBG Activities

Agency	Budget
CDBG Public Services	
Live Oak Adult Day Services – Senior Adult Day Care / Caregiver Respite	\$9,414.00
West Valley Community Services – Community Access to Resource and Education	\$17,774.00
CDBG Housing Projects	
Rebuilding Together Silicon Valley – Housing Repair and Rehabilitation Program	\$96,237.55
CDBG Capital Project	
Cupertino Senior Center – Fire Sprinkler Replacement	\$49,361.04

Outcomes

Agency	Annual Goals/Activities
CDBG Public Services	
Live Oak Adult Day Services – Senior Adult Day Care / Caregiver Respite	Goal: 20 households Activity: 14 households 70% of senior services goal met
West Valley Community Services – Community Access to Resource and Education	Goal: 100 households Activity: 100 households 100% of LI services goal met
CDBG Housing Projects	
Rebuilding Together Silicon Valley – Housing Repair and Rehabilitation Program	Goal: 7 households Activity: 6 households 85.71% of housing preservation goal met
CDBG Capital Project	
Cupertino Senior Center – Fire Sprinkler Replacement	Engineering design completed, Apparent lowest bidder for construction selected. Tentative Completion: Dec 2025
Cupertino Senior Center – HVAC Upgrade	To be completed after Fire Sprinkler Replacement

Consolidated Plan Goals (SP-45)

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Rehabilitation	2020	2025	Affordable Housing	Citywide	Affordable Housing	CDBG: \$417,565	Homeowner Housing Rehabilitated – 35 housing units
2	Rental Unit Rehabilitation	2020	2025	Affordable Housing	10104 Vista Drive, Cupertino	Affordable Housing	CDBG: \$873,500	Rental Units Rehabilitated – 25 housing units
3	Frail Elderly/Elderly Services	2020	2025	Non-Housing Community Development Non-Homeless Special Needs	20920 McClellan Road, Cupertino	Non-housing Community Services	CDBG: \$103,965	Public Service Activities Other Than LMI Housing Benefit – 110 persons
4	Services for Low-Income Families and Homeless Populations	2020	2025	Homeless Non-Housing Community Development	Citywide	Homelessness And Non-housing Community Services	CDBG: \$200,000	Homelessness Prevention Public service activities for low/moderate-income housing benefit – 500 persons
5	Fair Housing	2020	2025	Non-Housing Community Development Non-Homeless Special Needs Homeless	Citywide	Fair Housing	BMR AFH: \$50,000	Public Service Activities for low/moderate-income housing benefit Homelessness Prevention – 500 persons
6	Community Development Needs – COVID -19 Response	2020	2022	Economic Development	Citywide	Economic Development	CDBG-CV	Up to 35 small business grants will be provide to a maximum of 35 qualified businesses

Non-CDBG Grant Activities

Agency	Budget
Below Market Rate (BMR) Services	
Project Sentinel – Fair Housing Enforcement and Tenant/Landlord Dispute Resolution	\$50,000
Human Service Grant (HSG) Services	
Catholic Charities – Ombudsman, legal representation for individuals living in long term care	\$10,000
Maitri - Domestic violence shelter and transitional housing	\$24,678
Senior Adults Legal Assistance – Legal assistance for seniors	\$16,288
West Vally Community Services – Haven to Home – Case management and services to individuals experiencing homelessness	\$74,034

Non-CDBG Activity Outcomes

Agency	Annual Goals/Activities
Below Market Rate (BMR) Services	
Project Sentinel – Fair Housing Enforcement and Tenant/Landlord Dispute Resolution	Goal: 82 households Activity: 77 households 93.9% of fair housing goal met
Human Service Grant (HSG) Services	
Catholic Charities – Ombudsman, legal representation for individuals living in long term care	Goal: 16 households Activity: 16 households 100% of senior service goal met
Maitri - Domestic violence shelter and transitional housing	Goal: 8 households Activity: 8 households 100% of shelter goal met
Senior Adults Legal Assistance – Legal assistance for seniors	Goal: 20 households Activity: 35 households 175% of senior service goal met
West Vally Community Services – Haven to Home – Case management and services to individuals experiencing homelessness	Goal: 75 households Activity: 80 households 106.67% of unhoused services met

Other Housing Accomplishments

- Adopted Housing Element
- BMR Anti-Displacement Strategy
- MOU for West Valley Shelter Study
- Annual Housing Resource Fair
- Funding for Mary Ave and Wolf Rd

Next Steps

- The PY 2024 CDBG CAPER will be submitted to HUD by the deadline of September 29, 2025

Commission Action

- “I motion to recommend approval of the FY24 Consolidated Annual Performance and Evaluation Report”

Encampment Clearance Policies



Current Protocol

1. Collect reports through the City 311 system.
2. Contact the County Office of Supportive Housing (OSH) to engage the individual and offer assistive services and shelter placement.
3. Contact the County Sheriff's Office to perform wellness checks and offer emergency medical services when necessary.
4. Continue coordinating with the aforementioned two organizations as well as local non-profits for additional outreach.
5. Document whether the individual is receptive to accepting assistance.
6. Initiate encampment resolution process to maintain public health and safety of the area.

Abatements FY 24-25

Encampment	Accepted Assistance (Y/N)	Date Completed	Cost
McClellan/DeAnza	No	3/18/2025	\$1,344.00
Lawrence Mitty Park	No	6/16/2025	\$6,886.93
Alves/Bandley	No	8/14/2025	~1,300
TOTAL			\$9,530.93

Presidential Executive Order

- Directive to HUD and HHS
- Study legality of prioritizing funding to cities/counties that adhere to federal priorities

Federal Directives

- Prohibit urban camping, loitering, squatting
- Enforce civil commitment for individuals with mental illness
- Map sexual offenders with no fixed address
- Ban safe consumption sites
- Discontinue use of Housing First intake policies for shelters



Governor's Executive Order

- Directive to State agencies
- Develop a clearance policy
- Provide a sample policy for cities/counties

State Sample Policy

- Ban urban camping, erecting permanent/semi-permanent structures for shelter, sleeping/lying/sitting in the public right of way
- Initiate clean-up in 48 hrs
- Store belongings up to 90 days
- Force relocation of 200 ft from any posted notice

Neighboring Cities Policies

City	Date Enacted	Encampment Ban	Clearance Management	Enforcement
Antioch	Proposed, not enacted	Amend city park ban to include trails, sidewalks, public areas	72 hr written notice	Abatement
Fremont	February 2025	All public spaces	Noticing not required - encampment may be cleared immediately where property is left for more than 24 hrs.	Misdemeanor; \$1000 fine and/or 6 months jail
Millbrae	June 2025	All public spaces	One written notice, then clean-up can take place 24 hrs later.	Misdemeanor; \$1000 fine and/or 6 months jail
Berkeley	Protocol	Fire, health, or safety hazard	72 hr written notice	Infraction; \$100 fine
Redwood City	July 2025	All public spaces, if available shelter is offered	Two written notices with 24 hrs in between, clean-up at 72 hrs.	Misdemeanor; \$100 fine and/or 6 months jail
San Mateo (County)	January 2024	All public spaces, if available shelter is offered	Two written notices with 24 hrs in between, clean-up at 72 hrs.	Misdemeanor; \$500 fine and/or 6 months jail
San Jose	Proposed	All public spaces, if available shelter is offered	Three offers for housing within 18 months, and then removal.	Misdemeanor; \$1000 fine and/or 6 months jail

Analysis

- Legality of federal directive still TBD, but proposed cuts to formula grants suggest HUD may try to force compliance through dependence on discretionary funding
- Some cities are taking initiative from state order, but even those are not utilizing the sample ordinance from the state, but tailoring to their own preferences
- There is not available data to conclude that ordinances have had a measurable effect in clearance efficiency

Staff Recommendation

- No recommendation at this time, but Housing Commission to continue to study the issue as legal findings are made and data becomes available.