



City of Mountain View

Fiscal Year 2022-23 Annual Action Plan

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AP-05: Executive Summary—24 CFR 91.200(c), 91.220(b)

Introduction

The City of Mountain View (“City”) receives Community Development Block Grant (CDBG) and HOME Investment Partnership funds each year from the United States Department of Housing and Urban Development (HUD) for housing, economic development, and community development activities. As an “entitlement jurisdiction,” the City receives these funds on an annual basis directly from HUD. These funds are intended to meet the City’s priority needs locally identified by the City that primarily benefit persons with low and moderate incomes (incomes of 80% or less than the area median income).

To receive Federal funds, the City must submit a strategic plan, the Consolidated Plan, every five years to HUD. The Consolidated Plan identifies the needs, priority goals, and strategies to meet those goals for each five-year cycle. Additionally, the City develops an Annual Action Plan (AAP) that implements the Consolidated Plan each year. The AAP identifies the projects and activities that will be funded each year to meet the five-year goals and demonstrates how the City meets national goals to develop viable communities by providing decent housing, a suitable living environment, and economic opportunities set by the U.S. Congress. This Action Plan contains sections, tables, and information on the use of CDBG and HOME funds as required by HUD.

This Fiscal Year 2022-23 AAP implements the City’s 2020-25 Consolidated Plan and is the third year of the five-year period. For Fiscal Year 2022-23, the City’s allocation of CDBG funds is expected to be \$600,000 and \$270,000 for HOME funds. The City received \$236,236 in CDBG Program Income and \$521,486 in HOME Program Income in Fiscal Year 2021-22, of which \$100,000 from each was already allocated in last year’s AAP. The City always estimates \$100,000 in HOME Program Income and \$100,000 in CDBG Program Income to be received in the following year. The City also has some unallocated funds underspent from previous years. Putting all this funding together, the City is allocating \$1,746,789 toward multiple public services and one capital project for Fiscal Year 2022-23.

The City is allocating \$90,000 to Public Services based on the anticipated CDBG allocation in the coming year. The City is allocating \$1,509,789 to the Crestview Hotel conversion to affordable housing, which represents anticipated CDBG and HOME allocations, plus unallocated funding from previous years and unanticipated program income. The remaining \$147,000 is being allocated to administration and planning. A complete list of the activities as well as the funded agencies that will be delivering the projects (subrecipients) can be found in sections AP-35 and AP-38 of this AAP.

Summarize the objectives and outcomes identified in the Annual Action Plan.

The AAP provides a summary of how the City intends to utilize its CDBG and HOME allocation to meet the needs of the City’s lower-income population. Over one-third of all Mountain View households, or approximately 11,285 households, have low or moderate incomes (LMI), with

nearly 14% extremely low-income households, over 9% very low-income households, and over 11% low-income households. Additionally, according to U.S. Census data, 6.7% of all City residents within the City have incomes below the Federal poverty level.

As mentioned above, this AAP is the third year of implementing the City's 2020-25 Consolidated Plan's Strategic Plan. The activities funded in the Fiscal Year 2022-23 AAP reflect three of the six priority needs identified in the Consolidated Plan, including increasing affordable housing, responding to homelessness, and supporting social services. Summaries of the five-year priorities, objectives, and outcomes are in Sections AP-20 (Annual Goals Summary) and AP-38 (Project Summary) found later in this AAP.

Evaluation of performance

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG and HOME entitlement grant programs. The City's Federally required Consolidated Annual Performance and Evaluation Reports (CAPER) provide annual reporting to HUD and details regarding the goals, projects and programs implemented, and outcomes achieved during the reporting period. A review of the City's past CAPERs demonstrates a strong record of performance of using CDBG and HOME funds to achieve Consolidated Plan priorities.

Additionally, the City evaluates the performance of subrecipients each quarter. Subrecipients are required to submit quarterly performance reports, including client data, performance objectives, and outcomes. Before each program year begins, program objectives are developed collaboratively by the subrecipient and the City, ensuring alignment with the City's overall goals and strategies. The City utilizes the quarterly reports to review progress towards annual goals.

Summary of citizen participation process and consultation process

Per the Federal notification requirements and the City's adopted Citizen Participation Plan, the City has solicited public input throughout the development of the Fiscal Year 2022-23 AAP. On March 28, 2022, a public notice was published in the *Mountain View Voice* and the *Palo Alto Daily Post*, the local newspapers of general circulation, announcing the availability of the Fiscal Year 2022-23 AAP for review, the 30-day public comment period from March 28, 2022 to April 26, 2022, and two public hearings scheduled for April 7 (Human Relations Commission) and April 26 (City Council).

The public notice was also translated into three languages based on the language access needs of the community and posted to the City's website, mountainview.gov/neighborhoods, along with the AAP. Notices about the public hearing and comment period were also sent to interested parties, agencies that serve low-income households, subsidized housing providers, and the Housing Authority, per the City's Citizen Participation Plan.

Summary of public comments

To be updated after the close of the comment period.

Summary of comments or views not accepted and the reasons for not accepting them

To be updated after the close of the comment period.

AP-10: Consultation—91.100, 91.200(b), 91.215(l)

Introduction

The AAP is a one-year plan that describes the projects and activities to be undertaken with funds expected during Fiscal Year 2022-23 and how the projects will advance the priorities in the 2020-25 Consolidated Plan.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l)).

During Fiscal Year 2022-23, the City will work with nonprofit organizations to provide programs and services for low-income households and work with its partners to facilitate the development of affordable housing opportunities regionally and within the City. The City will continue to collaborate with other local jurisdictions, the County of Santa Clara, and the Santa Clara County Housing Authority (SCCHA) to advance regional activities (such as addressing homelessness) in a coordinated and effective manner. Examples of ways in which the City has participated in regional efforts include, but are not limited to, the following:

CDBG/Housing Regional Coordinators Meeting: The City has attended regional meetings held on a periodic basis with housing staff throughout the jurisdictions in the County to provide information-sharing, technical assistance, and collaboration on policy/program discussions and analysis.

City-County Partnership of Affordable Housing Developments: The City works closely with the County to facilitate the development and financing of multiple affordable housing projects. A key funding source is the County Measure A bond measure, which provides funding for projects that include rapid rehousing/permanent supportive housing for homeless housing needs, extremely low-income units, and other priorities, as well providing services that may include case management, mental health services, and other resources. Passed by the voters in 2016, Measure A will provide nearly \$1 billion over 10 years to support affordable housing throughout the County.

Countywide Homelessness Response: The City has worked closely with its regional partners, including its network of nonprofit agencies and the County, to respond to the needs of unsheltered persons and those living in vehicles. The City participates in the biennial Countywide point-in-time homeless count, partners with agencies to develop homeless response programs, and provides program funding for outreach, services, and housing. In December 2020, the City Council adopted a resolution endorsing the regional Community Plan to End Homelessness, which includes multiple strategies and actions with the goal to end homelessness. The Community Plan seeks to address the underlying factors that cause and contribute to homelessness, such as the criminal justice system and reentry, as well as systems that can help address homelessness, such as bolstering the public health system, including mental health. The

City participates in regional meetings, such as the Continuum of Care (CoC), and staff participated in the development of the Community Plan to End Homelessness. Collectively, the intent of these collaborative efforts is to develop a multi-sectoral approach composed of the public sector, nonprofit sector, housing and shelter providers, homeless persons, housing advocates, affordable housing developers, and various private parties, including businesses and foundations, to identify gaps in homeless services, establish funding priorities, and pursue a systematic approach to addressing homelessness.

Development of Consolidated Plan and Fair Housing Plans: Over the past three Consolidated Plan/fair housing plan cycles, the City has participated in a regional process, whereby participating jurisdictions jointly develop their local plans. The purpose of this shared regional process is to streamline the development of local plans and also to identify regional issues and opportunities that require coordinated responses.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The CoC is a multi-sectoral group composed of stakeholders throughout the County, including governmental agencies, homeless service and shelter providers, the unhoused population, housing advocates, affordable housing developers, and various private parties, including businesses and foundations.

This CoC Board is composed of the same individuals who serve on the Destination: Home Leadership Board. Destination: Home is a public-private partnership committed to collective impact strategies to end chronic homelessness. It is the governing body for the CoC and is responsible for implementing bylaws and operational protocols of the CoC. The Santa Clara County Office of Supportive Housing is the administrator of the regional CoC.

The City coordinates with the CoC and Destination: Home to prevent and end homelessness in the County. As mentioned, the City attends and participates in CoC functions. Members of the CoC meet on a monthly basis to ensure successful implementation of the AAP, identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness. The CoC is governed by the CoC Board, which takes a systems-change approach to prevent and end homelessness.

Regional efforts of the CoC included the development of the Community Plan to End Homelessness, which identifies strategies to address the needs of homeless persons in the County, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. This plan also addresses the needs of persons at risk of homelessness. Also, during the development of this Consolidated Plan, the City consulted both the CoC and County Office of Supportive Housing for their expertise and experience in identifying community needs.

Finally, the City has prioritized funding opportunities for programs and activities that address homelessness. In Fiscal Year 2022-23, the City will continue to fund three agencies, the Bill Wilson Center, LifeMoves, and Community Services Agency (CSA), for programs that provide services to working homeless individuals and families and those at risk of homeless.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies, and procedures for the operation and administration of HMIS.

The City is not an Emergency Solutions Grants (ESG) entitlement jurisdiction and, therefore, does not receive ESG funds. The County of Santa Clara's Office of Supportive Housing is the Homeless Management Information System (HMIS) Lead for the County CoC. The County HMIS system incorporates a wide range of service provider participation and is utilized to capture information and report on special programming, including the CoCs Coordinated Assessment System and UPLIFT (the CoC's free transit pass program), and exceeds HUD's requirements for the implementation and compliance of HMIS Standards.

Although the City is currently not an ESG entitlement jurisdiction, the City's Housing and Neighborhoods Division staff provides input on regional plans to use or that impact ESG funds as appropriate.

Describe agencies, groups, organizations, and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies, and other entities.

In August 2019, several entitlement jurisdictions within the County of Santa Clara, including the City of Mountain View, contracted with Michael Baker International (MBI) to develop the Consolidated Plan for Fiscal Years 2020-25. In partnership with the participating jurisdictions, MBI launched an in-depth, collaborative effort to consult with elected officials, City/County departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the five-year plan.

Table 1 provides a list of all agencies, groups, and organizations that participated in the Consolidated Plan regional public forums and local community meetings or in stakeholder interviews. Several of the agencies, groups, and organizations identified in the table attended multiple forums.

Table 1: Agencies, Groups, and Organizations Who Participated

1	Agency/group/organization	City of Gilroy Recreation Department
	Agency/group/organization type	Other government—local
	What section of the plan was addressed by consultation?	Housing needs assessment
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted and provided emailed feedback. Website: http://www.cityofgilroy.org/340/Recreation-Department
2	Agency/group/organization	CommUniverCity
	Agency/group/organization type	Services—education
	What section of the plan was addressed by consultation?	Housing need assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation conference call meeting on November 25, 2019. Agency attended Regional Public Forum meeting in San Jose on November 20, 2019.
3	Agency/group/organization	Community Services Agency
	Agency/group/organization type	Services—elderly persons, cultural organization
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation conference call meeting on November 15, 2019.
4	Agency/group/organization	Destination: Home
	Agency/group/organization type	Services—homeless
	What section of the plan was addressed by consultation?	Housing need assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation via telephone meeting on November 11, 2019.

5	Agency/group/organization	The Health Trust
	Agency/group/organization type	Services—persons with disabilities, Services—persons with HIV/AIDS, Services—health
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation meeting on November 21, 2019.
6	Agency/group/organization	Heart of the Valley
	Agency/group/organization type	Services—elderly persons
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through interview questions covering a range of issues, such as community needs, areas in need of neighborhood revitalization, housing needs, low-moderate income vulnerabilities, and CDBG and HOME funding priorities. Agency provided emailed feedback.
7	Agency/group/organization	Rebuilding Together Silicon Valley
	Agency/group/organization type	Housing
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation conference call meeting on November 21, 2019.

8	Agency/group/organization	Asian Americans for Community Involvement of Santa Clara County, Inc.
	Agency/group/organization type	Community organization
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder meeting in San Jose, California, on November 13, 2019 from 9:00 a.m. to 10:00 a.m.
9	Agency/group/organization	Bridge Housing Corporation
	Agency/group/organization type	Housing
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in a stakeholder interview.
10	Agency/group/organization	Charities Housing Development
	Agency/group/organization type	Services—housing
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interview in San Jose, California, on November 14, 2019 from 1:00 p.m. to 2:00 p.m.
11	Agency/group/organization	Downtown Streets Team
	Agency/group/organization type	Community Organization
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interview on November 26, 2019 at 10:00 a.m.

12	Agency/group/organization	Eden Housing, Inc.
	Agency/group/organization type	Services—Housing
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in a conference call on November 13, 2019 from 1:00 p.m. to 2:00 p.m.
13	Agency/group/organization	Grid Alternatives
	Agency/group/organization type	Environmental sustainability
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in a stakeholder interview on November 13, 2019.
14	Agency/group/organization	WeHOPE
	Agency/group/organization type	Community organization
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in a conference call on November 21, 2019 from 2:00 p.m. to 3:00 p.m.
15	Agency/group/organization	Vista Center for the Blind
	Agency/group/organization type	Services—Persons with disabilities
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation via audio meeting on December 9, 2019.

16	Agency/group/organization	Housing Choices Coalition
	Agency/group/organization type	Services—housing
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Housing services participated in stakeholder interview on November 11, 2019.
17	Agency/group/organization	LifeMoves
	Agency/group/organization type	Community organization
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interview on November 13, 2019 from 11:00 a.m. to 12:00 noon.
18	Agency/group/organization	Loaves and Fishes of San Jose
	Agency/group/organization type	Community organization
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interview on November 12, 2019.
19	Agency/group/organization	Santa Clara Family Health Plan
	Agency/group/organization type	Services—health
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in conference call on November 12, 2019 from 4:00 p.m. to 5:00 p.m.

20	Agency/group/organization	Silicon Valley FACES
	Agency/group/organization type	Community organization
	What section of the plan was addressed by consultation?	Housing needs assessment, strategic plan
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interview on November 13, 2019 from 11:00 a.m. to 12:00 noon.
21	Agency/group/organization	Silicon Valley Leadership Group
	Agency/group/organization type	Community organization
	What section of the plan was addressed by consultation?	Housing needs assessment
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in a stakeholder interview on January 3, 2020 from 12:00 noon to 1:00 p.m.
22	Agency/group/organization	Housing Authority of Santa Clara County
	Agency/group/organization type	Services—housing
	What section of the plan was addressed by consultation?	Housing needs assessment, market analysis
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization provided data and participated in a stakeholder interview. They provided information on public housing services Countywide.
23	Agency/group/organization	AT&T
	Agency/group/organization type	Services—broadband internet service providers
	What section of the plan was addressed by consultation?	Market analysis
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A regional representative of AT&T was consulted during the community engagement process. They provide general data on internet providers, coverage, affordability, and future needs.

Identify any agency types not consulted and provide rationale for not consulting.

Not applicable. No agency types were intentionally left out of the consultation process. Over 20 agency types were contacted to participate.

Table 2: Other Local/Regional/Federal Planning Efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Regional Continuum of Care Council	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the goal of the Strategic Plan to support activities to prevent and end homelessness.
Community Plan to End Homelessness in Santa Clara	Destination: Home	The Community Plan to End Homelessness in the County is a five-year plan to guide governmental actors, nonprofits, and other community members as they make decisions about funding, programs, priorities, and needs. This effort aligns with the Strategic Plan’s goal to support activities to end homelessness.
2024-31 Housing Element	City of Mountain View	(In process of being developed) State-required housing analysis and plan. Cities must identify housing needs, priorities and actions to address their Regional Housing Needs Allocations, and develop a fair housing plan.

AP-12: Participation—91.105, 91.200(c)

Summarize citizen participation process and how it impacted goal-setting.

As noted above, the City implemented a public hearing process that includes a 30-day public comment period and two public hearings (Human Relations Commission (HRC) meeting on April 7, 2022 and City Council hearing on April 26, 2022). To further public participation, the City translated the public notices in Spanish, Russian, and Chinese and posted to the City’s website. The public comment period of the Annual Action Plan is from March 28 to April 26, 2022.

Table 3: Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If Applicable)
1	Public Notice	Nontargeted/ broad community	On March 28, 2022, Notice of Public Hearing and public comment period on the Draft Fiscal Year 2022-23 AAP was published in the <i>Mountain View Voice</i> and <i>Palo Alto Daily Post</i> and posted to the City website, including translated notices. Public comment period was March 28, 2022 to April 26, 2022.	TBD	TBD	https://www.mountainview.gov/depts/comdev/housing
2	Internet	Nontargeted/ broad community	On March 28, 2022, the Draft Fiscal Year 2022-23 AAP posted at https://www.mountainview.gov/depts/comdev/housing	TBD	TBD	https://www.mountainview.gov/depts/comdev/housing

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If Applicable)
3	HRC Meeting	Nontargeted/ broad community	The Human Relations Commission (HRC) members attended, and one person made a comment.	The HRC members unanimously voted to recommend the proposed Annual Action Plan. Georgia Bacil spoke about the importance of continuing to provide legal services to older adults.	TBD	Link to meeting agenda will be included once available
4	Public Hearing	Nontargeted/ broad community	To be updated after the April 26 hearing.	TBD	TBD	Link to meeting agenda will be included once available
5	Email	Targeted. Notice of Public Hearing and public comment period was sent to interested parties, agencies that serve low-income households, and subsidized housing providers, and the Housing Authority.	TBD	TBD	TBD	Not applicable

AP-15: Expected Resources—91.220(c)(1,2)

Introduction

The estimated Federal grant allocation to Mountain View for Fiscal Year 2022-23 is \$600,000 for CDBG and \$270,000 for HOME. A maximum of 15% of annual CDBG allocation is allowed for public service activities, a maximum of 20% for program administration, and a minimum of 65% for capital projects. HOME allows a maximum of 10% for administration and a minimum of 90% for activities to further affordable housing, such as developing new units, rehabilitating existing units, or providing rental vouchers. The City received \$236,236 in CDBG Program Income and \$521,486 in HOME Program Income in Fiscal Year 2021-22, of which \$100,000 from each was allocated in the Fiscal Year 2021-22 as part of the expected resources. Program income can be used for administrative and planning activities, public services, and capital projects.

The City anticipates \$100,000 in CDBG Program Income in Fiscal Year 2022-23 and \$100,000 in HOME Program Income in Fiscal Year 2022-23.

The City has prior year resources of \$248,112 in CDBG funds and \$428,677 in HOME funds. This represents a portion of the program income received this year that was not previously allocated as well as prior-year funding that had been allocated to administration and planning but was not entirely spent.

In total, the City anticipates having \$948,112 in CDBG funds and \$798,677 in HOME funds to allocate for Fiscal Year 2022-23.

The City will use \$90,000 in CDBG for public services and \$1,509,789 in available CDBG and HOME funds for one capital project for affordable housing. The remaining balance of the Fiscal Year 2022-23 CDBG and HOME grants is allocated to program administration. If the actual CDBG allocation received differs from the estimated amount, then the public service activities will be proportionately adjusted.

Note that the City operates on a two-year grant funding cycle for CDBG public service activities. As such, the \$90,000 represents the second year of the grant cycle, which the City had already approved in Fiscal Year 2021-22 (i.e., funding for both the first and second year was approved during the first year of the two-year cycle). Conversely, the City seeks to fund CDBG and HOME capital projects on an annual cycle. Examples of capital projects include affordable housing, public facilities, and capital improvement projects. This year, the City intends to allocate capital funds to the Crestview Hotel conversion to permanent housing because the project represents an opportunity to address a key goal to provide affordable housing and because the project is likely to require additional funds to fill its funding gap.

Based on an expected annual allocation of \$600,000 in CDBG funds, an expected annual allocation of \$270,000 in HOME funds, and an expected \$100,000 in CDBG Program Income and \$100,000 in HOME Program Income, the City expects to have \$1,400,000 in CDBG funds available

in the next two years of the Consolidated Plan and \$740,000 in HOME funds available in the next two years of the Consolidated Plan.

Table 4: Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Remainder of Consolidated Plan (\$)	Narrative
			Annual Allocation(\$)	Estimated Program Income (\$)	Prior Year Resources (\$)	Total (\$)		
CDBG	public-Federal	<ul style="list-style-type: none"> Housing Public services Admin and planning 	\$600,000	\$100,000	\$248,112	\$948,112	\$1,400,000	The City is allocating \$948,112 in CDBG funds for this AAP.
HOME	public-Federal	<ul style="list-style-type: none"> Multi-family rental rehab Admin and planning 	\$270,000	\$100,000	\$428,677	\$798,677	\$740,000	The City is allocating \$798,677 in HOME funds for this AAP.

Explain how Federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied.

Local Funds: In Fiscal Year 2022-23, the City will leverage its housing impact fees and Below-Market-Rate (BMR) In-Lieu Fees to fund affordable housing projects. For the projects funded with HOME dollars, per HOME requirements, the City provides 25% in matching funds primarily generated from the City’s affordable housing funds. The City is also partnering with the County of Santa Clara to leverage affordable housing funds.

Other State and Federal Grant Programs: The Federal government has several other funding programs for community development and affordable housing activities. These include: Section 8 Housing Choice Voucher Program, Section 202, Section 811, the Federal Home Loan Bank Affordable Housing Program (AHP), and others. The State of California also offers additional funding sources for affordable housing development such as the 4% and 9% low-income housing tax credits and the HomeKey program. In many cases, the City would not be an applicant for these funding sources as many of these programs offer assistance directly to affordable housing

developers. However, City may assist and support affordable housing developers in securing these additional sources as needed.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

On May 19, 2020, the City Council selected the joint development team of Related and Alta Housing as the developer to redevelop Lot 12, currently a City-owned parking lot with 160 public parking spaces. The project would provide 120 affordable housing, including units for extremely low-income households. In September 2021, the City Council leased 87 East Evelyn Avenue from the Valley Transit Authority (VTA). The site is currently used for safe parking and will be redeveloped for permanent affordable housing.

Discussion

CDBG and HOME funds are critical for funding important public services and capital projects to meet the needs of LMI households. However, the funds are not sufficient to address all of the needs. Therefore, the City will continue look for opportunities to leverage other State, Federal, and local funding sources to support affordable housing and provide services to populations in need.

AP-20: Annual Goals and Objectives

Table 5: Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing	2020	2025	<ul style="list-style-type: none"> • Affordable housing 	Citywide	Increase affordable housing	<ul style="list-style-type: none"> • CDBG: \$738,112 • HOME: \$771,677 	Rental units rehabilitated: 0 household housing unit
2	Respond to Homelessness	2020	2025	<ul style="list-style-type: none"> • Homeless 	Citywide	Respond to homelessness	<ul style="list-style-type: none"> • CDBG: \$42,888 • HOME: \$0 	Public service activities other than Low/moderate income housing benefit: 597 persons assisted
3	Support Social Services	2020	2025	<ul style="list-style-type: none"> • Affordable housing • Homeless • Nonhomeless special needs • Nonhousing community development 	Citywide	Support social services	<ul style="list-style-type: none"> • CDBG: \$47,112 • HOME: \$0 	Public service activities other than low/moderate income housing benefit: 138 persons assisted

Table 5 summarizes the funding being used to meet each goal and the goal outcome. Of note, because the affordable housing project was listed last year, the outcome listed this year is 0 to prevent double-counting. The funds will go to achieve the 50-household goal listed in Table 8. Goals 2 and 3 are being addressed by public services contracts over a two-year cycle. The funding amounts and outcomes above only reflect Year Two (Fiscal Year 2022-23) of the cycle. Over two years, the CDBG funding designated to Goal 2 is \$202,600, with the expectation that 2,986 persons would be assisted, and the CDBG funding designated to Goal 3 is \$248,200, with the expectation that 690 persons would be assisted. These two-year goals are reflected AP-38, Table 8.

Table 6: Goal Descriptions

1	Goal Name	Increase Affordable Housing
	Goal Description	Support affordable housing initiatives and opportunities through the development of units and programs. Illustrative examples could include: new construction and acquisition/rehabilitation of existing housing units to meet a diverse range of housing needs, including for families or special needs populations. Examples of programs can include a partnership with nonprofit organizations for rental opportunities and affordable homeownership programs, etc.
2	Goal Name	Respond to Homelessness
	Goal Description	Establish and support homeless prevention services and programs in collaboration with the County and nonprofit agencies. Illustrative examples include programs and activities that will assist the homeless or individuals/families/households at-risk of homelessness; antidisplacement measures; financial assistance for essential nonhousing needs; crisis intervention; job training and job search assistance; and other vital social services.
3	Goal Name	Support Social Services
	Goal Description	Support services that promote safety, security, wellness, and well-being of individuals and households, social capital, and civic engagement. Illustrative examples could include financial literacy, physical and mental health programs, parenting classes, access to child care, civic participation classes, diversity awareness, and cultural sensitivity, and other similar services. Support opportunities and programs for the special-needs populations and services, including, but not limited to, abused and abandoned children, victims of domestic violence, seniors, and physically disabled individuals. Collaborate with social service partners to extend the reach of services to the population in need.

AP-35: Projects—91.220(d)

Introduction

The projects listed in Table 7 below will receive Fiscal Year 2022-23 CDBG and HOME funds from the City to address the Consolidated Plan goals as mentioned in AP-20, including a total of \$90,000 for public services (Fiscal Year 2022-23 is Year 2 of a two-year grant cycle, representing 20% of the total grant awards for the subrecipients) and \$1,509,789 for affordable housing.

As noted, the City selects public service activities in two-year cycles. It is estimated that \$90,000 in public services funding will be available in Fiscal Year 2022-23 (i.e., Year 2 of the two-year cycle) based on an estimated \$600,000 CDBG allocation for this year. The Year 2 funds will be distributed to the public service activities according to their overall two-year funding total approved as part of the City’s Fiscal Year 2022-23 Notice of Funding Availability (NOFA) process. If the actual Year 2 amount differs from the estimate, the increase/decrease will be proportionately shared among the public service activities.

Additionally, the City is providing supplemental support to the Day Worker Center and LifeMoves for their above activities using one-time Federal stimulus funds from the American Rescue Plan Act of 2021 (ARPA) in the amount of \$10,600 and \$12,232 respectively for the two-year funding cycle (ending in Fiscal Year 2022-23), for a total of \$22,832.

Table 7: Project Information

No.	Project Name
1	Hotel Conversion/Rehabilitation for Affordable Housing
2	Catholic Charities of Santa Clara County—Long-Term Care Ombudsman Program
3	Bill Wilson Center—Family Advocacy Services
4	Community Services Agency Services for Homeless and Homeless Prevention
5	Silicon Valley Independent Living Center Services for the Disabled
6	Vista Center for the Blind and Visually Impaired Services for the Blind
7	Senior Adults Legal Assistance—Legal Services for Seniors
8	Community Services Agency—Senior Services Case Management
9	Next Door Solutions to Domestic Violence Services for Victims of Domestic Violence
10	Program Administration
11	Day Worker Center—Education, Skills and Jobs Placement
12	LifeMoves—Homeless Prevention Services

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The City awards CDBG and HOME funding to projects that will primarily benefit low-income, homeless, and/or special-needs households. Two-year funding for public services is based on a competitive process that involved a NOFA released on December 22, 2020. Interested applicants submitted funding proposals to the City based on the priorities and goals developed in the Consolidated Plan. Proposals were reviewed and evaluated by staff and presented to the HRC for review, who provided funding recommendations to the City Council. Funds were awarded based on the applicants meeting the priority goals, submitting a competitive funding application, and funding availability.

The City is allocating capital funds towards the Crestview Hotel rehabilitation project for affordable housing because it represents a key opportunity to address the significant need for housing for people who are at risk of becoming homeless or who are currently unhoused. It is anticipated that the project will need this additional funding to be viable.

The main obstacle to fully addressing the underserved needs is the limited availability of funding, even with the City's use of its General Fund to supplement CDBG and HOME funds. As previously noted, the amount of funding requests through the NOFA significantly exceed the Federal funds and City funds available. As a result, not all applicants were able to be funded, and most funded organizations did not receive the full amount requested.

AP-38: Project Summary

The following table identifies only CDBG- and HOME-funded projects for Fiscal Year 2022-23 as required by HUD. Note that the funding amounts for public services are for the second year of funds over a two-year grant funding cycle. The majority of the funds were designated in the first year of the two-year cycle because of significant available program income and significant need during the COVID-19 pandemic. Because the majority of the funds were allocated in the first year, agencies were given flexibility to spend the funds over more than a year. The first-year goals account for approximately 19 months of services. The remaining goal numbers for the second year, below, account for the remaining five months in the 24-month cycle, proportionate to the second-year funding received.

Table 8: Project Information

1	Project Name	Hotel Conversion/Rehabilitation for Affordable Housing
	Target Area	Citywide
	Goals Supported	Increase affordable housing
	Needs Addressed	Increase affordable housing
	Funding	CDBG: \$738,112 HOME: \$771,677
	Description	Utilize CDBG and HOME funds in the City of Mountain View for the conversion/rehabilitation of a hotel for affordable housing.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	50 families/households. This is the same project that was in the Fiscal Year 2021-22 action plan. Due to reconfiguration of the units to accommodate larger families, the number of households served will be lower than originally anticipated, although the number of individuals served will likely be the same or higher.
	Location Description	901 East El Camino Real, Mountain View (Crestview Hotel)
	Planned Activities	Conversion/rehabilitation of hotel to affordable housing. CDBG matrix code: 14B National Objective: LMH HOME: 24 CFR 92.205 and 92.252
2	Project Name	Catholic Charities of Santa Clara County—Long-Term Care Ombudsman Program
	Target Area	Citywide
	Goals Supported	Support social services
	Needs Addressed	Support social services
	Funding	CDBG: \$3,120

	Description	The Long-Term Ombudsman Program’s mission is to seek resolution to complaints related to the quality of care and abuse made by or on behalf of long-term care (LTC) facility residents. The Ombudsmen protect and help improve the quality of care and quality of life via in-person or phone/other technology-facilitated communication with residents and visits residents of Mountain View LTC facilities regularly.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	12 individuals estimated to benefit. (60 over the two-year public services cycle) Elderly, disabled.
	Location Description	Catholic Charities of Santa Clara County
	Planned Activities	Ombudsman for long-term care facility residents. Matrix code: 05A National Objective: LMC (presumed benefit)
3	Project Name	Bill Wilson Center—Family Advocacy Services
	Target Area	Citywide
	Goals Supported	Respond to homelessness
	Needs Addressed	Respond to homelessness
	Funding	CDBG: \$14,000
	Description	The Family Advocacy Program (FAS) is a school-based homeless family and youth prevention and intervention program to help families remain intact and decrease or prevent homelessness and poverty. FAS is a multi-generational program that helps parents access resources needed to stabilize their family while also supporting their children with tutoring and counseling services.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	24 individuals estimated to benefit. (120 over the two-year public services cycle). Serves low- to extremely low-income students and their families.
	Location Description	Bill Wilson Center: SJ Unified, East Side Union High School, and Santa Clara Unified School Districts
	Planned Activities	Homeless prevention and intervention service program. Matrix code: 05D National Objective: LMC
4	Project Name	Community Services Agency Services for Homeless and Homeless Prevention
	Target Area	Citywide
	Goals Supported	Respond to homelessness
	Needs Addressed	Respond to homelessness
	Funding	CDBG: \$15,680

	Description	The agency provides case-management services to low-income individuals and families. The program supports both housed and unhoused community members with case management services, which including advocacy, enrollment in benefits, and housing.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	570 individuals estimated to benefit. (2,850 over the two-year public services cycle)
	Location Description	Community Services Agency of Mountain View, Los Altos, and Los Altos Hills
	Planned Activities	Basic-needs services and assistance for the homeless and those at risk of homelessness. Matrix code: 03T National Objective: LMC—Presumed benefit
5	Project Name	Silicon Valley Independent Living Center Services for the Disabled
	Target Area	Citywide
	Goals Supported	Support social services
	Needs Addressed	Support social services
	Funding	CDBG: \$4,400
	Description	Housing placement assistance and referrals for residents with disabilities, including seniors with disabling conditions. Participants learn how to locate affordable, accessible, community-based housing in which to transition from homelessness, nursing homes or unstable, and temporary housing. The program provides individualized services, housing workshops, and referral services to other organizations.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	14 individuals estimated to benefit. (70 over the two-year public services cycle)
	Location Description	Silicon Valley Independent Living Center, Mountain View Senior Center
Planned Activities	Housing placement assistance and referrals for residents with disabilities, including seniors with disabling conditions. Participants learn how to locate affordable, accessible, community-based housing in which to transition from homelessness, nursing homes or unstable, and temporary housing. The program provides individualized services, housing workshops, and referral services to other organizations. Matrix code: 05B National Objective: LMC (presumed benefit)	

6	Project Name	Vista Center for the Blind and Visually Impaired Services for the Blind
	Target Area	Citywide
	Goals Supported	Support social services
	Needs Addressed	Support social services
	Funding	CDBG: \$12,400
	Description	Vision Loss Rehabilitation Program provides visually impaired adults the skills necessary to remain safe and independent in their home by creating an individual rehabilitation plan, rehabilitation services, including assistive technology, and training in orientation, mobility, and daily living skills.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	18 individuals estimated to benefit. (90 over the two-year public services cycle)
	Location Description	Vista Center for the Blind
	Planned Activities	Services for blind and visually impaired persons. Matrix code: 05B National Objective: LMC (presumed benefit).
7	Project Name	Senior Adults Legal Assistance—Legal Services for Seniors
	Target Area	Citywide
	Goals Supported	Support social services
	Needs Addressed	Support social services
	Funding	CDBG: \$6,000
	Description	Provide free legal services to Mountain View seniors focusing on: public benefits, housing, elder abuse/domestic violence, nursing homes, consumer/finance, advance health-care directives, and incapacity/end-of-life planning.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	16 individuals estimated to benefit. (80 over the two-year public services cycle)
	Location Description	Senior Adults Legal Assistance
	Planned Activities	Legal services for seniors and persons with disabilities. Matrix code: 05C National Objective: LMC (presumed benefit)
8	Project Name	Community Services Agency—Senior Services Case Management
	Target Area	Citywide
	Goals Supported	Support social services
	Needs Addressed	Support social services
	Funding	CDBG: \$9,600

	Description	Provide case management to seniors over age 60 to keep them living independently at home through wrap-around services, advocacy at medical appointments, assistance enrolling in benefits, and home visits to assess needs and address safety concerns.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	46 individuals estimated to benefit. (230 over the two-year public services cycle) Elderly.
	Location Description	Community Services Agency
	Planned Activities	Case management services for seniors. Matrix code: 05A National Objective: LMC (presumed benefit)
9	Project Name	Next Door Solutions to Domestic Violence Services for Victims of Domestic Violence
	Target Area	Citywide
	Goals Supported	Support social services
	Needs Addressed	Support social services
	Funding	CDBG: \$2,800
	Description	Serve Mountain View low-income residents per year who identify as victims and/or survivors of domestic/intimate partner violence through systems advocacy (crisis intervention counseling, legal advocacy, restraining orders, risk assessment and safety planning, and other support services), self-sufficiency case management, and support groups to increase resilience, knowledge of supportive services, increase safety strategies, and reduce isolation.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	14 individuals estimated to benefit. (70 over the two-year public services cycle)
	Location Description	Next Door Solutions to Domestic Violence
	Planned Activities	Services for victims of domestic violence. Matrix code: 05G National Objective: LMC (presumed benefit).
10	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Increase affordable housing, respond to homelessness, support social services

	Needs Addressed	Increase affordable housing, respond to homelessness, support social services, strengthen neighborhoods, promote fair housing, promote economic resiliency
	Funding	CDBG: \$120,000 HOME: \$27,000
	Description	Mountain View will continue to provide the planning and administration services required to manage and operate the City CDBG and HOME programs. Such funds will assist in addressing community development and housing projects.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	CDBG Program Administration is located at City of Mountain View City Hall, 500 Castro Street, Mountain View, CA 94041
	Planned Activities	Program administration for CDBG and HOME programs. CDBG Matrix code: 21A HOME: 24 CFR 92.207
11	Project Name	Day Worker Center— Education, Skills, and Jobs Placement
	Target Area	Citywide
	Goals Supported	Support social services
	Needs Addressed	Support social services
	Funding	CDBG: \$8,792
	Description	Provide outreach and education to the underserved and vulnerable low-income working poor in the community about opportunities for learning ESL, job safety, and critical technology training for workers to enable them to fulfill the basic everyday technology requirements. Provide training on soft skills to encourage workers and vulnerable residents to participate in activities and that build self-esteem.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	18 individuals estimated to benefit. (90 over the two-year public services cycle)
	Location Description	113 Escuela Avenue, Mountain View, CA 94040

	Planned Activities	The Community Outreach Program at the Day Worker Center will connect day workers with employers as well as providing many opportunities for workers to enhance their skills and increase their ability to participate in and contribute to our community. The Center will provide ESL and computer classes to clients. Homelessness is a growing problem in the community, and the Day Worker Center of Mountain View will help people stay in their homes by increasing opportunities to work. Matrix code: 05H National Objective: LMC
12	Project Name	LifeMoves—Homeless Prevention Services
	Target Area	Citywide
	Goals Supported	Respond to homelessness
	Needs Addressed	Respond to homelessness
	Funding	CDBG: \$13,208
	Description	Case management services will be provided at the Graduate House, a long-term transitional housing site in Mountain View. Clients at Graduate House were previously in interim shelters and typically need time to develop their employment and/or other skills to obtain and maintain market-rate housing. The case management services provided at the Graduate House enable residents to transition to permanent housing by providing additional supports around employment and housing-readiness.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	Three individuals estimated to benefit. (16 over the two-year public services cycle)
	Location Description	813 Alice Avenue, Mountain View, CA 94041

	Planned Activities	<p>Graduate House provides long-term transitional housing to five individuals at a time in Mountain View who would otherwise be unable to support themselves or afford market-rate housing. Individuals at this site are employed and are engaged in preparing themselves to live independently. Graduate House serves approximately seven to 10 individuals per year, depending on turnover. During COVID-19, clients have been staying longer, which means that we are able to serve fewer clients annually. Graduate House serves an important function preventing homelessness in Mountain View by getting formerly homeless individuals back into permanent housing and by helping these individuals focus on improving their employment skills and earning capacity so they can maintain permanent housing in the future.</p> <p>Matrix code: 03T National Objective: LMC (presumed benefit)</p>
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AP-50: Geographic Distribution—91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The projects for Fiscal Year 2022-23 focus on public services and housing which will continue to serve the low-to-moderate-income community throughout the City. The program beneficiaries will be based on individual or household income rather than location within the City.

Table 9: Geographic Distribution

Target Area	Percentage of Funds
Eligible LMI Block Groups	0
Citywide	100

Rationale for the priorities for allocating investments geographically

Not applicable. The City allocates funds Citywide.

AP-55: Affordable Housing—91.220(g)

Introduction

As noted previously, the City is allocating additional CDBG and HOME funds, approximately \$1,509,789, to the acquisition and conversion/rehabilitation of the Crestview Hotel. This hotel conversion/rehabilitation project identified in AP-38 is a key opportunity for the City to provide affordable housing units. This opportunity is through a partnership with the County of Santa Clara. The intent is for the County to acquire the hotel, and, upon successfully acquisition, convert and rehabilitate the hotel into permanent affordable housing through a selected nonprofit developer. The target population will be determined as the City and County take next steps regarding this opportunity. As such, the type of households to be supported are to be determined, shown as “TBD” in the first table below.

Since the City originally allocated funds to this effort last year, the County has allocated \$7,000,000 toward the acquisition of the Crestview Hotel and has applied for State HomeKey funds. During the development of the Fiscal Year 2021-22 AAP, the hotel was known to have 67 doors, and, so, 67 was listed as the goal for households served. Since then, the County and City have refined the program plan to bring together existing units to allow for family units, thus lowering our estimate from 67 to 50. By serving larger families, the project will address a significant housing need in Mountain View. While the number of households has declined, the number of individuals served will likely remain at 67 or may even rise.

Of note, because the number of households to be supported was already included in last year’s AAP, the number of households served is listed as 0 in the tables below to avoid double-counting. The project still intends to serve 50 households.

Table 10: One-Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Nonhomeless	0
Special-Needs	0
Total	0

Table 11: One-Year Goals for Affordable Housing by Support Requirement

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	0
Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Discussion

In addition to the hotel conversion/rehabilitation project, and although not directly related to creating or preserving housing units, the City is funding three public service activities that will respond to homelessness: the Bill Wilson Center (Family Advocacy Program), the Community Services Agency (Homeless Prevention Services), and LifeMoves (Homeless Prevention Services). Together, these programs will support 597 households in the second year of the two-year public service cycle.

AP-60: Public Housing—91.220(h)

Introduction

There are no public housing units in the City. However, the SCCHA does assist approximately 336 households through housing choice voucher holders in the City. Throughout the County, SCCHA assists approximately 17,000 households through the Federal Section 8 Housing Choice Voucher program (Section 8). There is always a significant demand for Section 8 vouchers. At the time of completion of the Consolidated Plan, the Section 8 waiting list contained 3,500 households and remains closed at this time.

The City also partners with the County to fund affordable housing units, combining the City's CDBG and HOME funds and its BMR and Housing Impact Fees with County Measure A funds. The City and County just signed a Memorandum of Understanding leveraging \$80 million in County funds to help fund up to 200 supportive housing units in Mountain View, including rapid rehousing and permanent supportive housing units.

Actions planned during the next year to address the needs to public housing

Not applicable. There are no public housing units in the City.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable. There are no public housing units in the City.

If the public housing authority is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

Not applicable. There is no City public housing authority.

Discussion

See above discussion.

AP-65: Homeless and Other Special-Needs Activities—91.220(i)

Introduction

As mentioned above, the City participates in regional efforts to end homelessness and is funding three public services to respond to homelessness for Fiscal Years 2021-22 and 2022-23. Additionally, the City has undertaken several measures to fund local programs, including using CDBG CARES Act funds from the 2020 Federal stimulus bill (CV I and CV III) to fund the City's COVID-19 Rent Relief Program. In total, the City has provided approximately \$3.8 million to this Rent Relief Program, which is implemented by the Community Services Agency, one of the City's key nonprofit partners. This section of the AAP provides the City's various homelessness response efforts in more detail.

Describe the jurisdictions' one-year goals and actions for reducing and ending homelessness, including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

City staff, in partnership with the County and nonprofit agencies and developers, contact and work with homeless persons to connect them to services and housing. Besides the hotel conversion/rehabilitation project identified above, the City has over 1,400 affordable housing units. When these units become available, the developer/property manager affirmatively markets these units.

The City also uses non-Federal funds for other programs to reach out to homeless person in partnership with Santa Clara County, including the City's 24/7 Safe Parking program (largest in Santa Clara County), an emergency shelter through the Santa Clara County Cold Weather Shelter Program (CWSP), and a Housing Problem Solving and Information and Referral Case Management program based at the Community Services Agency.

The City also currently provides housing for the homeless through the Graduate House, a permanent supportive housing, operated by LifeMoves. This organization provides transitional housing for up to 18 months for six men and women. Another site in the City is the Quetzal House, a group home with 10 beds for girls ages 13 to 17 who are chronic runaways from the Santa Clara County Foster Care System. The City also funds (with no CDBG or HOME funds) the Permanent Supportive Housing program operated through the Peninsula Healthcare Connection.

As part of the City's COVID-19 response efforts, the City allocated CARES Act Funding to the County's Isolation and Quarantine Support Program. This program helps vulnerable Mountain View residents who test positive for, or are in close contact with, individuals with COVID-19 isolate or quarantine at a motel. City funding to the Community Service Agency's COVID-19 Response Team offered multilingual engagement to residents who tested positive for COVID-19 and needed rental assistance, utility bill assistance, food/grocery delivery and services, and other support services, including funding for expanded mobile shower services hosted by Community Services Agency in partnership with Dignity on Wheels, an initiative by Project WeHope through

June 2021, with ongoing services supported by Community Services Agency. Expanded hygiene and sanitation initiatives continue through June 2022, including portable restrooms and hand-wash stations.

Addressing the emergency shelter and transitional housing needs of homeless persons

In partnership with LifeMoves and through the State’s Project HomeKey program, a new interim housing development has been developed for people experiencing homelessness. The site provides 100 rooms targeted for seniors and households (approximately 124 people). The site opened in 2021 and is operated by LifeMoves.

Further, in 2021 the State released its CDBG HomeKey program to support projects that were funded in the initial Project HomeKey program. In partnership with LifeMoves, the City applied for \$5 million in funding for LifeMoves to undertake two activities to activate off-site parking and to initiate a solar panel system to provide energy stability and lower operating costs, both for the above-referenced interim housing site. The State awarded the City the full \$5 million, and LifeMoves will implement the activities once the funding is received.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Every two years, the City participates in a Countywide homeless census to identify homeless persons and administer a detailed survey about their needs. The City will continue to rely on regional programs that assist the City’s homeless population in Fiscal Year 2022-23, including the Valley Homeless Healthcare Program; Social Services Agency; and Santa Clara County’s Department of Behavioral Health Services and Office of Supportive Housing. In addition to shelter services, various services are provided to those who are experiencing homelessness or at risk of being homeless, including food and shower facilities, counseling, health care, wrap-around services, and rapid rehousing and supportive housing options. The Housing Choice Vouchers (HCV) program, administered by the SCCHA, serves 264 persons, including 28 individuals with disabilities. There are 212 supportive housing units dedicated to veterans.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions) or are receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In Fiscal Year 2022-23, the City will continue implementing its 2020-25 Consolidated Plan by increasing affordable housing and supporting individuals and families experiencing homelessness and individuals and families at risk of homeless. As mentioned earlier, with the use of CDBG, CDBG CARES Act (CDBG-CV), and local funds, the City has provided over \$3.8 million for its COVID-19 Rent Relief Program. The rent relief program helps stabilize households and prevent homelessness for lower-income individuals and families who have experienced job or income loss or increased child-care or medical costs due to the coronavirus pandemic.

It should be noted that the City of Mountain View follows the policy guidance provided by Santa Clara County CoC. The CoC works actively with health-care facilities, mental health facilities, and corrections programs and institutions to locate shelter beds for individuals discharged from these programs and institutions.

AP-75: Barriers to Affordable Housing—91.220(j)

Introduction

The 2020-25 Consolidated Plan examined barriers to affordable housing in the region, informing the Assessment of Fair Housing (AFH) being prepared in Fiscal Year 2022-23. The Consolidated Plan identified several barriers to affordable housing, including the following key items:

- Rising housing costs outpace household income growth within the City.
- The growing economy within the Silicon Valley region has led to household growth outpacing the production of new housing units.
- Economic growth has also increased the number of lower-wage jobs that leave employees without the income and/or assets to compete in the local and regional housing market.
- Federal HOME and CDBG funds have decreased gradually over the last decade. Without sufficient resources/subsidies, it is difficult for nonprofit housing developers to outbid for-profit housing developers for land and other housing development costs.
- The high cost of land in Silicon Valley, and in Mountain View specifically, makes developing affordable housing challenging. Estimates vary, but residentially zoned land in Mountain View can cost between \$10 million per acre to \$20 million per acre.
- Soft housing markets and economic recessions do not necessarily reduce local land prices in the region.
- Potential affordable housing development sites are higher in cost because the desirable sites for housing, especially affordable and special-needs housing, are close to jobs, transit, services, and amenities. Sites with these amenities are competitively sought after for all housing development, making the sites for affordable housing scarcer in supply.
- Over the past several years, the economic and construction boom in Silicon Valley has led to a significant shortage of skilled labor, including construction workers, increasing labor costs and making it more challenging to finance residential projects, especially for affordable housing.
- Local corporate housing funds are primarily geared for initial, short-term financing strategies (typically between one to five years) that soon need another funding source to “take out” the private capital. However, the primary need for capital for affordable housing is long-term funding willing to stay in a project for the duration of an affordable housing development (typically 55 years).

The City of Mountain View 2015-23 Housing Element includes policies that specifically address the creation of more affordable housing, even with the barrier of high land costs. The affordable housing policies listed in the plan are:

- **Policy 1.5:** Support the development of both rental and ownership housing serving a broad range of incomes, particularly extremely low-, very low-, and low-income households.
- **Policy 4.3:** When feasible, consider reducing or deferring development fees and continue streamlining the entitlement process to facilitate the provision of affordable housing.
- **Policy 5.3:** Encourage and support the maintenance/preservation and development of subsidized housing that serve low-income households, seniors, disabled individuals, the homeless, larger households, and other special-needs populations.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing, such as land-use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City has and continues to develop and implement policies and programs to facilitate affordable housing, such as:

- In 1999, the City adopted a BMR housing program, which requires developers to set aside a portion of the total development as affordable to lower-income households. All BMR units must be comparable to the market-rate units in terms of size and design. In June 2019, Mountain View completed a two-phase process to update the City's BMR Program requirements. Updates to the requirements included increasing the rental percentage requirement to 15%, increasing the ownership percentage requirement to 15% for all housing types except rowhouses, and townhouses must meet a 25% on-site requirement. Alternative mitigations to providing the units on-site are allowed but must be requested by a market-rate developer, have a greater value than providing the units on-site, and be approved by the City Council.
- The City has two housing impact fees charged on new commercial development. Also known as commercial linkage fees, these fees are based on the affordable housing needs generated by commercial and office development.
- The City implements a robust program to finance the development of 100% affordable housing developments by using the City's fee programs as mentioned above. Over 1,000 deed-restricted affordable units have been developed in Mountain View through this program, and, currently, there are several projects in the pipeline comprising several hundred affordable housing units.

- The City implements a tenant relocation assistance ordinance for eligible tenants displaced from their rental unit.
- In 2016, the voters passed Measure V, known as the Community Stabilization and Fair Rent Act (CSFRA), which provides rent stabilization and just-cause protections for tenants in properties with three or more units built before 1995. The CSFRA also provides just-cause protections for rental units built up to 2016.
- The City Council identified evaluation of a displacement response strategy as a top work plan priority. Evaluation is currently under way to evaluate a comprehensive, six-pronged strategy to address tenant displacement.

In addition to the above, the City has addressed its land use and zoning ordinances and policies to help facilitate affordable housing:

- **2015-23 Housing Element:**
 - **Policy 1.5:** Support the development of both rental and ownership housing serving a broad range of incomes, particularly extremely low-, very low-, and low-income households.
 - **Policy 4.3:** When feasible, consider reducing or deferring development fees and continue streamlining the entitlement process to facilitate the provision of affordable housing.
 - **Policy 5.3:** Encourage and support the maintenance/preservation and development of subsidized housing that serve low-income households, seniors, disabled individuals, the homeless, larger households, and other special-needs populations.
- The City is also in the process of updating its R3 zoning regulations to allow greater densities, new development standards and new multi-family building types. With updated R3 zoning regulations, it is estimated approximately 10,000 new units could be created.
- The City development of Precise Plans to coordinate future public and private improvements on specific properties and incorporate innovative programs to incentivize affordable housing development. The North Bayshore Precise Plan, the East Whisman Precise Plan, and the El Camino Real Precise Plan significantly increased the capacity for housing by 15,000 new units (which is a 50% increase in total current units) with unique strategies in each to facilitate affordable housing.
- The City has been updating its Accessory Dwelling Unit Ordinance to increase the feasibility of constructing second units.

- All residential developments, including market-rate and affordable housing, must include a public outreach component as part of the entitlement process. This allows the community to provide input on the projects, including design, programming, and other important aspects to the community.

AP-85: Other Actions—91.220(k)

Introduction

This section discusses the City's efforts to address the underserved needs, expand and preserve affordable housing, reduce lead-based paint hazards, and develop an institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

As mentioned in preceding sections, the City supplements its CDBG and HOME funding with other resources and funds to meet the underserved needs of low- and moderate-income households and individuals in the City.

The City will continue to work with its external partners, nonprofits, businesses, and philanthropic organizations on a multi-sectoral approach to identify funding resources and programs to meet the City's housing and public service needs. The City will also continue to work with the State and Federal governments to help meet the community's housing and public service needs.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the City supplements its CDBG funding with local funds, such as the BMR affordable housing program and housing impact fees, to facilitate the development of affordable housing.

Actions planned to reduce lead-based paint hazards

Approximately 72% of the City's housing stock is over 40 years old and, therefore, is potentially prone to lead-based paint (LBP) hazards.

The City requires that properties built before 1978 that use CDBG or HOME funds, or which are not exempt under the Residential Lead-Based Paint Hazard Reduction Act of 1992, undergo testing for LBP. Properties that test positive must have appropriate reduction and abatement procedures implemented. The City informs all CDBG and HOME subrecipients carrying out rehabilitation or acquisition activities of the dangers of LBP and the requirements for lead abatement. It also inspects for defective paint on projects being rehabilitated or acquired with CDBG or HOME funds in compliance with the City's Lead-Based Paint Management Plan, which it uses to carry out CDBG- and HOME-funded projects.

At the County level, the Santa Clara County Childhood Lead Poisoning Prevention Program (CLPPP) offers services to reduce LBP hazards. These include outreach and education, public health nurse case management and environmental investigations, resources and referrals for children who require lead testing, and investigation of complaints of unsafe work practices and

lead hazards. The relatively low number of elevated blood lead level cases in the County suggests that these measures are effective.

Actions planned to reduce the number of poverty-level families

The City, in its effort to address poverty, funds agencies that provide services that address its Consolidated Plan priority goals, including directly assisting the homeless and those in danger of becoming homeless. In Fiscal Year 2022-23, these programs include the following:

- **Bill Wilson Center Family Advocacy Services:** The Family Advocacy Program (FAS) is a school-based homeless family and youth prevention and intervention program to help families remain intact and decrease or prevent homelessness and poverty. FAS is a multi-generational program that helps parents access resources needed to stabilize their family while also supporting their children with tutoring and counseling services.
- **Community Services Agency Services for Homeless and Homeless Prevention:** Provide financial assistance and case management services to low-income individuals and families. The program supports both housed and unhoused community members with case management services, which includes advocacy, enrollment in benefits, and housing.

Actions planned to develop institutional structure

The City implements the 2020-25 Consolidated Plan through a network of nonprofit organizations, public-private partnerships, such as Destination: Home, and collaboration with County agencies and other jurisdictions. According to the Consolidated Plan goals and objectives, the City allocates CDBG and HOME funds to nonprofit agencies and affordable housing developers.

The City will continue to work with its external partners, nonprofits, businesses, and philanthropic organizations, on a multi-sectoral approach to identify funding resources and programs to meet the City's housing and public service needs. The City will also work with State and Federal governments to help meet the community's housing and public service needs. These efforts have been discussed in prior section of this AAP.

Actions planned to enhance coordination between public and private housing and social service agencies

The City benefits from a strong local and regional network of housing and community development partners, such as the County. To improve intergovernmental and private sector cooperation, the City participates with other local jurisdictions and developers in sharing information and resources. Collaborative efforts include regular quarterly meetings among the entitlement jurisdictions and coordination on project management for projects funded by multiple jurisdictions.

Discussion

See above discussion.

AP-90: Program-Specific Requirements—91.220(l)(1,2,4)

Introduction

This section addresses the program-specific requirements for the Fiscal Year 2022-23 AAP. Details about the City’s planned actions during this program year are available in previous sections of this AAP.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the projects table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	\$136,236
2. The amount of proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee’s strategic plan.	0
3. The amount of surplus funds from urban renewal settlements.	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities.	0
Total Program Income:	\$136,236

Other CDBG Requirements

1. The amount of urgent-need activities.	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	100%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The City is not using other forms of investment.

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254 is as follows:**

In Fiscal Year 2022-23, the City does not intend to acquire or resell any properties to homebuyers.

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds (see 24 CFR 92.254(a)(4)) is as follows:**

This does not apply (see above).

4. **Plans for using HOME funds to refinance existing debt secured by multi-family housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b) are as follows:**

This does not apply.