

2020-2021 ANNUAL ACTION PLAN**AP-15 Expected Resources – 91.220(c)(1,2)****Introduction**

The City of Mountain View for Fiscal Year (FY) 2020/21 will receive \$592,761 in CDBG funds and \$273,160 in HOME funds. In addition to FY 2020/21, the City expects to use available CDBG program income and reprogrammed funds from previous years' for a total of \$372,744. Similarly for FY 2020/21 the City expects to use HOME program income and reprogrammed funds from previous years' for a total of \$734,156.

FY-2020-2021 Total Funds Available:

- CDBG: \$965,505
- HOME: \$1,007,316

The Annual Action Plan (AAP) is a one year plan prepared to describe eligible programs, projects, and or activities to be undertaken in Fiscal Year 2020-2021. All AAP is consistent with the priority needs and goals of the 2020-2025 Consolidated Plan. The City and its social service partners work together to meet and exceed the project activity outcomes anticipated in the AAP.

The Consolidated Plan goals identified for use of CDBG funds meet the City's goals.

1. Increase Affordable Housing
2. Respond to Homelessness
3. Support Social Services
4. Enhance Physical Infrastructure
5. Address and promote fair housing
6. Promote Economic Resiliency

Anticipated Resources

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Reprogrammed Funds: \$	Total: \$		
CDBG	Public – Federal	Acquisition Economic Development Housing Public Improvements Public Services Admin and Planning	\$592,761	\$107,747	\$264,997	\$965,505	\$1,907,239	Over a 5-year period the City anticipates \$2,500,000 In Year 1, the City was allocated \$592,761 in CDBG entitlement funds.

HOME	Public – Federal	-Acquisition -Homebuyer assistance -Homeowner rehab -Multifamily rental new construction -Multifamily rental rehab -New construction for ownership -TBRA -Admin and planning	\$273,160	\$521,666	\$212,490	\$1,007,316	\$1,126,840	Over a 5-year period the City anticipates \$1,400,000 In Year 1, the City allocated \$273,160 in HOME entitlement funds.
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Table 1 - Expected Resources – Priority Table

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

Similar to previous Consolidated Plan's, leverage, in the context of the CDBG and HOME, means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes.

FY 2020-21 CDBG and HOME funds will be leveraged with local sources. Agencies receiving CDBG public services funds leverage them with funding from the County, State, and/or local foundations and private fundraising activities.

Local Programs. The City offers several local programs or projects that could be used as match with state, federal and CDBG funds. Programs include: Below Market Rate Housing In-Lieu Fees, Housing Impact Fee; Rental Housing Impact Fee; Former Redevelopment Funds. Information about the programs can be found here. <https://www.mountainview.gov/depts/comdev/preservation/default.asp>. For example, the City has appropriated \$1.5 million of its local BMR funding to supplement the CDBG funds for its COVID-19 Rent Relief Program (C-19 RRP).

County Programs. The Housing Trust of Santa Clara County (The Trust) provides funds to nonprofit organizations for affordable housing projects. The Trust has invested more than \$46 million and leveraged over \$1.8 billion to create over 9,400 housing opportunities. Contributions came from private citizens, employers and employer foundations, County government, the City of San Jose, and 14 other Santa Clara County cities and towns. The Housing Trust of Silicon Valley offers several programs for those seeking to be a homeowner, homeowners who want to build accessory dwelling units, and for developers that intend to build affordable housing.

State and Federal Programs. In addition to the entitlement grants listed above, the federal government has several other funding programs for community development and affordable housing activities. Such programs may include: the Section 8 Rental Assistance program, Section 202, Section 811, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. The Department of Housing and Community Development and the Housing Finance Agency administer a variety of statewide public affordable housing programs that offer assistance to nonprofit affordable housing developers. Examples of state Community Development programs are:

- Multifamily Housing Program (MHP),
- Affordable Housing Innovation Fund (AHIF),
- Building Equity and Growth in Neighborhoods Program (BEGIN), and
- CalHOME.

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

The City currently has no vacant or surplus land available for the development of housing or services. However, the City is in the process of redeveloping one of its parking lots, Lot 12, for 120 units of affordable housing and non-residential space.

Discussion

See above discussion.

**AP-20 Annual Goals and Objectives
Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding (FY 2020-2021)	Goal Outcome Indicator
1	Increase affordable housing (Mariposa)	2020	2021	Affordable Housing	City Wide	-Increase affordable housing	HOME: \$980,000	-48 affordable rental units added
2	Respond to Homelessness (Graduate House)	2020	2021	Affordable Housing	City Wide	Homeless prevention	CDBG: \$12,000	-7 to 10 transitional housing units added for the homeless
3	Support Social services (C-19 RRP)	2020	2021	Homeless	City Wide	Homeless prevention	CDBG: \$385,295	-1900 Households assisted with rental assistance.
4	Strengthen Neighborhoods (Mora Park)	2020	2021	Non-Housing Community Development	City Wide Qualified Census Tracts	-Strengthen Neighborhoods	CDBG: \$350,000	-13,000 persons assisted: new public facility added benefiting surrounding LMI neighborhood
6	Economic Resiliency	2020	2021	Non-Housing Community Development	City Wide	Economic Development		
7	Promote Social Services - Child Advocates of Silicon Valley	2020	2021	Social Services	City Wide	Social Services	CDBG: \$15,000	50 Children/Individuals
8	Promote Social Services - CSA - Homeless Prevention	2020	2021	Homeless	City Wide	Homeless prevention	CDBG: \$32,810	2,600 persons

9	Promote Social Services - CSA - Senior Services	2020	2021	Social Services	City Wide	Social Services	CDBG: \$23,136	80 persons
10	Promote Social Services - Senior Adults Legal Assistance	2020	2021	Social Services	City Wide	Social Services	CDBG: \$10,000	190 person
11	Promote Social Services - SVILC - Housing Assist. Disabled	2020	2021	Social Services	City Wide	Social Services	CDBG: \$5,519	50 persons
12	Promote Social Services - Vista - Support Services for Blind	2020	2021	Social Services	City Wide	Social Services	CDBG: \$8,193	50 persons
13	Promote Social Services - Next Door Solutions	2020	2021	Social Services	City Wide	Social Services	CDBG: \$5,000	50 persons
14	Administration	2020	2021		City Wide		CDBG: \$118,552 HOME: \$27,316	
							CDBG	\$965,505
							HOME	\$1,007,316

Table 2 – Goals Summary (FY 2020-2021)

Goal Descriptions

2020-2025 Mountain View Consolidated Plan Goals		
1	Goal Name	Increase Affordable Housing
	Goal Description	Support affordable housing initiatives and opportunities through 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 families or special needs populations; Examples of programs can include partnership with non-profit organizations for rental opportunities and affordable homeownership programs.
2	Goal Name	Respond to Homelessness
	Goal Description	Establish and support homeless prevention services and-programs in collaboration with the County and non-profit agencies. Illustrative examples include: programs and activities that will assist the homeless or individuals/families/households at-risk of homelessness; anti-displacement measures; financial assistance (grocery gift card and other essential need); crisis intervention; job training and search assistance; and other vital social services.
3	Goal Name	Support Social Services
	Goal Description	Support services that promote safety, security, wellness & wellbeing of individuals and households, social capital, and civic engagement. Illustrative examples could include financial literacy, physical and mental health programs, parenting classes, accessibility to childcare, civic participation classes, diversity awareness, cultural sensitivity, and other similar services. Support opportunities and programs for 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.
4	Goal Name	Enhance Physical Infrastructure
	Goal Description	Promote strong neighborhoods, support health and wellness, foster human development, promote open space resources, and sense of place by enhancing/maintaining existing community and/or public infrastructure; and developing new community and/or public infrastructure. Illustrative examples include: improvements to non-profit/social service facilities, creating/enhancing recreational spaces, mobility/accessibility/circulation improvements, etc.
5	Goal Name	Address and Promote Fair Housing
	Goal Description	Address and promote Fair Housing with counseling, compliance, education, and removal of barriers to housing opportunities, in collaboration with organizations, agencies, social service entities and the County. Illustrative examples of addressing and promoting fair housing include: provide counseling, and/or legal resources for families and individuals with fair housing concerns, tenant/landlord mediation services, actively monitor and test for fair housing compliance, and outreach to the underrepresented populations.
6	Goal Name	Promote Economic Resiliency

	Goal Description	Support activities that promote economic resiliency, create economic opportunity, and improve work force development and skills training. Illustrative examples include: activities that create partnership opportunities for employment, job ladders, career building, job readiness programs, business incubation, and creative approaches/solutions that promote long-term economic sustainability.
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PROJECTS

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	Housing: Graduate House Rehabilitation
2	Housing: Mariposa Club Apartments Acquisition
3	Public Facilities: Mora-Ortega park development
4	Public Service: COVID-19 Rent Relief Program
	Public Service: Child Advocates of Silicon Valley
	Public Service: CSA—Homelessness Prevention and Homeless Services Program
	Public Service: CSA—Senior Case Management
	Public Service: Senior Adults Legal Assistance
	Public Service: Silicon Valley Independent Living Center
	Public Service: Vista
	Planning and Administration

Table 3 – Project Information

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

The projects will address the priority needs described in the Consolidated Plan and enhance services to the homeless or residents at risk of homelessness.

AP-38 Project Summary

Project Summary Information

CDBG CAPITAL PROJECTS	
Project Name	Graduate House Shelter Acquisition and Rehabilitation
Target Area	City Wide
Goals Supported	Respond to Homelessness
Needs Addressed	Homelessness Response
Funding	CDBG: \$12,000 (15-18 CDBG)
Description	Provide funding to LifeMoves to conduct interior rehabilitation (new windows, rehab of kitchen) to a long-term transitional single-family home used to house 7 to 10 homeless individuals, including formerly chronically homeless individuals. CDBG project funding (\$58,000) was awarded in 2018, but never disbursed. An additional \$12,000 is needed to meet the HUD wage rate requirements.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	7 individuals
Location Description	813 Alice Ave., Mountain View, CA
Planned Activities	Interior rehabilitation of transitional housing
Project Name	Mariposa Club Apartment Acquisition
Target Area	City Wide
Goals Supported	Increase affordable housing.
Needs Addressed	Increase affordable housing. Homelessness Response
Funding	HOME: \$980,000 (15-18 HOME)
Description	Utilize HOME funds for Bridge Housing Corporation to acquire 660 Mariposa Avenue a multi-unit family property that consists of 5 studios, 21 one-bedroom, and 21 two-bedroom apartments plus one manager unit. Bridge Housing intends to preserve affordable units and conduct extensive rehabilitation of the property including interior, exterior, and structural upgrades
Target Date	6/30/2021

Estimate the number and type of families that will benefit from the proposed activities	47 low and moderate income households
Location Description	660 Mariposa Avenue, Mountain View
Planned Activities	Acquisition of Apartment complex and conversion to affordable housing
Project Name	Mora-Ortega Park
Target Area	City Wide
Goals Supported	Improve community and public facilities
Needs Addressed	Improve community and public facilities
Funding	CDBG: \$350,000 (15-18)
Description	The City intends to develop a 0.45-acre neighborhood park on the parcel located at the corner of Ortega Avenue at Mora Drive. The park would include the following amenities: a lawn and play area, a loop trail with pathways leading through orchard groves, and an area with fitness equipment, picnic tables, and benches. One accessible parking stall will be added along the street frontage on Ortega Avenue. (CDBG)
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	13,000 residents in an LMI neighborhood
Location Description	Ortega Avenue and Mora Drive, Mountain View, Census Tract 509404, Block groups 2-4
Planned Activities	Develop a new community park in a LMI neighborhood. Exceeds 51% LMI
Project Name	COVID-19 Rent Relief Program
Target Area	City Wide
Goals Supported	Respond to Homelessness
Needs Addressed	Homeless prevention.
Funding	CDBG: \$385,295
Description	Rental Assistance Program for low income households who have experienced job or income loss or increased childcare or medical costs from the COVID-19 crisis.
Target Date	6/30/2021

Estimate the number and type of families that will benefit from the proposed activities	190 Households
Location Description	Citywide
Planned Activities	Payment of rent to low income households impacted by COVID-19
Project Name	Program Administration
Target Area	City Wide
Goals Supported	Planning and Administration
Needs Addressed	Planning and Administration
Funding	CDBG: \$118,552 HOME: \$27,316
Description	Mountain View will continue to provide planning and administration services required to manage and operate the City's CDBG and HOME programs. Such funds will assist in managing community development and housing projects.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	Other
Location Description	CDBG Program Administration is located at City of Mountain View, 500 Castro Street Mountain View, CA 94041
Planned Activities	Program administrative costs for CDBG & HOME operations.

CDBG PUBLIC SERVICES		
1.	Project Name	Services for the Homeless and Homelessness Prevention
	Target Area	City Wide
	Goals Supported	Respond to Homelessness
	Needs Addressed	Homelessness Response
	Funding	CDBG: \$32,810
	Description	Support activities to prevent and end homelessness
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2600 Individuals
	Location Description	Community Services Agency of Mountain View, Los Altos and Los Altos Hills
	Planned Activities	Basic needs services, supplies, and assistance for the homeless and those at risk of homelessness.
2.	Project Name	Services for the Disabled
	Target Area	City Wide
	Goals Supported	Increase Social Services
	Needs Addressed	Social Services
	Funding	CDBG: \$5,519
	Description	Services for persons with disabilities
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	47 low and moderate income households
	Location Description	Silicon Valley Independent Living Center
	Planned Activities	Housing placement assistance and referrals for disabled persons
3.	Project Name	Services for the Blind and Visually Impaired
	Target Area	City Wide
	Goals Supported	Social Services
	Needs Addressed	Social Services

	Funding	CDBG: \$8,193
	Description	Case management for persons who are blind or visually impaired.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 Individuals served
	Location Description	Vista
	Planned Activities	Services for blind and visually impaired persons under the Safe and Healthy Living Program
4.	Project Name	Services for Seniors
	Target Area	City Wide
	Goals Supported	Respond to Homelessness
	Needs Addressed	Homeless prevention.
	Funding	CDBG: \$385,295
	Description	Rental Assistance Program for low income households who have experienced job or income loss or increased childcare or medical costs from the COVID-19 crisis.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	80 individuals
	Location Description	Senior Adults Legal Assistance
	Planned Activities	Legal services for seniors and persons with disabilities
5.	Project Name	Community Services Agency-Senior Services
	Target Area	City Wide
	Goals Supported	Social Services
	Needs Addressed	Social Services
	Funding	CDBG: \$23,136
	Description	Provide legal services to seniors and persons with disabilities.
	Target Date	6/30/2021

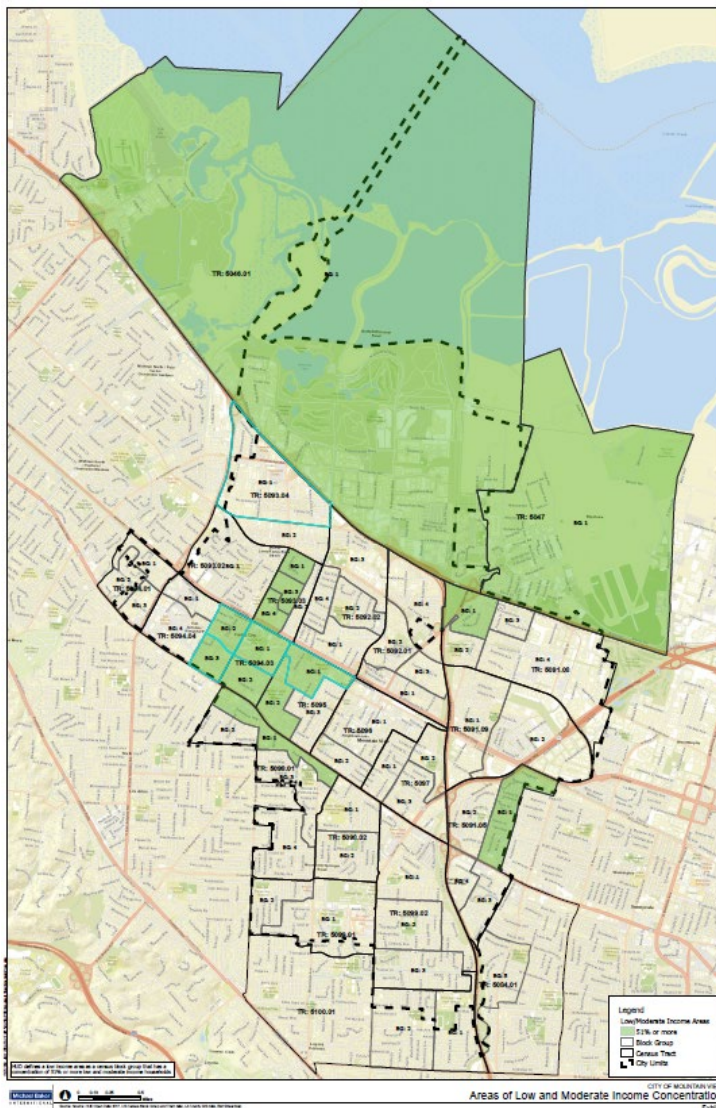
	Estimate the number and type of families that will benefit from the proposed activities	190 Individuals
	Location Description	CSA
	Planned Activities	Services for Seniors
6.	Project Name	Child Advocacy
	Target Area	City Wide
	Goals Supported	Social Services
	Needs Addressed	Social Services
	Funding	\$15,000
	Description	Child Advocates of Silicon Valley's purpose is to provide abused and neglected children with a consistent, supportive adult, a Court Appointed Special Advocate (CASA), who will remain their friend, advocate and mentor throughout their time in the dependency system. Funds are used to recruit additional CASA volunteers to support Santa Clara County foster children
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	25 individuals/children
	Location Description	Child Advocates
	Planned Activities	Court-Appointed advocates for abused and neglected children
7.	Project Name	Services for Victims of Domestic Violence
	Target Area	City Wide
	Goals Supported	Social Services
	Needs Addressed	Social Services
	Funding	\$5,000

	Description	Provide 50 Mountain View residents of low-income or less, including children, who are victims of domestic abuse with crisis, peer, and group counseling, legal assistance; assistance in receiving emergency shelter, obtaining or maintaining housing to prevent or end homelessness; identification of other NDS services; and identification and referrals to other community services/resources.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 Individuals
	Location Description	Next Door Solutions to Domestic Violence
	Planned Activities	Services for Victims of Domestic Violence

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

Mountain View is a diverse community. There are no areas identified in the City as having significantly higher needs than other areas. There are areas of minority concentration and, as it has done in the past the City will continue to provide focused outreach to those areas regarding available public services. Maps of the Areas of Low Income and Minority Areas, along with a map of project locations are provided below.



Geographic Distribution

Target Area	Percentage of Funds
City Wide	80%

Rationale for the priorities for allocating investments geographically

Two of the three projects selected concentrates on housing the homeless and or providing new affordable housing units to help implement several of the City’s priority needs and goals. Engagement activities and data collected for the City were very specific about the need to increase affordable housing. The Third project is a new recreation project that will provide new recreational space within a LMI neighborhood (exceeds 51% LMI).

Discussion

Table 4 - Geographic Distribution

AFFORDABLE HOUSING

AP-55 Affordable Housing – 91.220(g)

Introduction

Although CDBG entitlement dollars are limited, the City does anticipate spending a significant portion of its CDBG and HOME funds on the preservation and provision of affordable housing. A detailed discussion of how HUD entitlements will be used to support affordable housing needs within the City is provided in AP-20 and AP-38, with the number of households to be assisted itemized by goal and project, respectively.

One Year Goals for the Number of Households to be Supported	
Homeless	7
Non-Homeless	1872
Special-Needs	0
Total	1879

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1800
The Production of New Units	0
Rehab of Existing Units	7
Acquisition of Existing Units	47
Total	1854

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

There are no public housing units in the City, SCCHA assists 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). The Section 8 waiting list contains 3,486 households and is considered closed at this time.

In Program Year 2019, the City continued to support SCCHA to ensure adequate outreach to minority, limited-English proficiency, and special needs populations regarding information on availability of Section 8 vouchers and other SCCHA programs.

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

Not applicable, there is not public housing units in the City.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable, there is not public housing units in the City.

Discussion

See above discussion.

Introduction

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.

In FY 2020-2021 the City will fund two critical projects that will reduce homelessness including transitional housing for 7 to 10 homeless individuals as well as fund the purchase of a multifamily property that will retain affordable units.

1. Mariposa Avenue Acquisition and Rehabilitation. Bridge Housing Corporation, a nonprofit affordable housing developer, intends to acquire a multi-unit family property consisting of 5 studios, 21 one-bedrooms, 21 two-bedrooms, and 1 manager's unit. Bridge Housing subsequently will preserve affordability and perform extensive rehabilitation of the property, including interior, exterior, and structural upgrades. The city proposes to use both CDBG and HOME funds.
2. Graduate House Acquisition and Rehabilitation. LifeMoves, a nonprofit entity, intends to purchase and rehabilitate a property currently used to house 7 to 10 individuals for transitional housing for homeless individuals. The project requires additional funds to meet HUD's prevailing wage rate requirements. Rehabilitation of the property will include interior rehabilitation (new windows, rehab of kitchen). The individuals living on the property have been homeless, as well as formerly chronically homeless individuals. The project previously was awarded \$58,000 in Program Year 2018. An additional \$12,000 needed is to meet the added wage rate costs. (CDBG) (HOME).

Mountain View will continue to participate in a countywide homeless census to identify homeless persons and administer a detailed survey about their needs. The census provides a breakdown on the number of homeless persons in a variety of categories. It also contains statistical information on the causes of homelessness and immediate needs, such as employment or substance abuse treatment. Local funding is used for census assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons and 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.

Addressing the emergency shelter and transitional housing needs of homeless persons and 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 to affordable housing units, and preventing and individuals and families who were recently homeless from becoming homeless again.

The City does have several permanent supportive housing opportunities, including the Graduate House operated by InnVision, an organization which provides assistance to homeless and at-risk families and individuals. The Graduate House offers transitional housing for up to eighteen months for six men and women. Quetzal House is also located in the City of Mountain View and is a group home with 10 beds for girls ages 13-17 who are chronic runaways from the Santa Clara County Foster Care System.

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, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

FY 2020-2021, the City will begin implementing its Consolidated Plan by increasing affordable housing and retaining current housing for homeless and chronically homeless individuals and families. Descriptions of the projects are included in above in this section.

In addition, with the use of CDBG CARES Act and local funds, the City is providing over \$2.6 million for its COVID-19 Rent Relief Program. The rent assistance to lower income households who have experienced job or income loss or increase childcare or medical costs due to the COVID-19 crisis will help stabilize the family and prevent homelessness.

Discussion

See above discussion.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

This section discusses actions relating to barriers to affordable housing.

Actions it 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.

Barriers to affordable housing in the region are examined during the Consolidated Plan process and an Analysis of Impediments to Fair Housing Choice (AI) was prepared. During this process, collaborating jurisdictions in the County identified the following priority factors for affordable housing to be:

- Displacement of residents due to economic pressures
- Loss of affordable housing
- Land use and zoning laws
- Income discrimination
- Community opposition
- Availability, location, size and type of affordable units
- Lack of affordable, accessible housing in a range of unit sizes
- Lack of access to opportunity due to high housing costs
- Lack of affordable housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of resources for fair housing agencies

The Community Needs Survey also helped identify barriers to affordable housing according to the 184 City residents that participated in the County survey. Among all categories, respondents identified the community's top overall need as a housing issue; Create additional affordable housing available to low-income residents. When polled on housing issues alone, the top needs were identified to be:

1. Increase affordable housing inventory
2. Rental assistance for the homeless
3. Response to homelessness

The Housing Element includes policies that specifically address the creation of more affordable housing, even with the high cost of land:

Policies:

- 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.

FY 2020-2021 implements the AI and Consolidated Plan through the continued contracted services with Sentinel Project's Fair Housing Services as well as retaining housing options for homeless at the Graduate House Shelter and rehabilitation of a multifamily property for 47 new affordable housing units.

Discussion:

See discussion above.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City's efforts in addressing the underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

Countywide, the diminishing amount of funds to meet underserved needs continues to be the most significant obstacle to addressing the needs of underserved populations. The County supplements its federal funding with other resources and funds, such as:

- The Housing Trust Silicon Valley Trust (Trust) is a public/private venture dedicated to increasing affordable housing in the county. The Trust makes available funds for developers to borrow for the construction of affordable units.
- Mortgage Credit Certificates (MCC), a federal program issued by the County, allows homeowners to claim a federal income tax deduction equal to the amount of interest paid each year on a home loan. Through an MCC, a homeowner's deduction can be converted into a federal income tax credit that reduces the household's tax payments on a dollar for dollar basis, with a maximum credit equal to 15 percent of the annual interest paid on the borrower's mortgage.
- McKinney Vento Homeless Assistance Funds are distributed by the County to organizations that provide services to homeless persons and persons at-risk of homelessness.
- Rental assistance provided by SCCHA will continue to be available to Urban County residents through the Moderate Rehabilitation Program, and the Section 8 Program.
- The County Affordable Housing Fund, which was established to assist in the development of affordable housing, especially for extremely low income and special needs people throughout the County.

Actions planned to foster and maintain affordable housing

From 2010 to 2017, home values experienced over a 38 percent increase and median rent increased by 47.4 percent. Home values and rent prices are projected to continue to rise during this period of economic growth for the region, so it is vital to maintain affordable housing for the most vulnerable populations.

The City supplements its CDBG funding with local funds, such as those from the Below Market Rate Housing (BMR) Program and Rental Housing Impact Fee (RHIF) and Housing Impact Fee (HIF) funds. Local General Fund monies are used fund fair housing services.

Actions planned to reduce lead-based paint hazards

Approximately 72 percent of City's housing stock is over 40 years old (built prior to 1980) and therefore are potential Lead-Based Paint Hazards, however, the tight rental market has resulted in numerous apartment upgrades City-wide.

The City requires that properties built before 1978 that use CDBG or HOME rehabilitation funds, or which are not exempt under the Residential Lead-Based Paint Hazard Reduction Act of 1992, conduct testing for LBP. Properties that test positive must undergo appropriate reduction and abatement procedures. The City informs all CDBG and HOME subrecipients carrying out rehabilitation or acquisition activities of the dangers of lead-based paint 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 in carrying out CDBG or 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

SP-70 discusses the City's strategies for reducing poverty. There were five different strategies including:

1. Family Self-Sufficiency Program. The City intends to work with SCCHA by using Family Self-Sufficiency Program, a countywide program that provides employment assistance to lower income households. The Program provides access to job training and other services for participants of the Housing Choice Voucher Program who are trying to become self-sufficient. Participants are required to seek and maintain employment or attend school or job training. As participants increase earned income, and as a result, pay more for their portion of the rent, HUD matches the rent increase with money in an escrow account, which is then awarded to participants who successfully complete the program. Escrow monies are often used as a down payment on a home.
2. Further the 1,000 Out of Poverty Effort (Effort). Support agencies that are focused on reducing poverty such as Step Up Silicon Valley, another countywide agency, a nonprofit organization coordinated by Catholic Charities of Santa Clara County that collaborates with Mountain View and other jurisdictions on poverty-reduction strategies in Silicon Valley. The Effort is a coordinated initiative between over a dozen nonprofit agencies that are working to help 1,000 individuals move themselves from poverty toward self-sufficiency. Step Up Silicon Valley also funds the Franklin McKinley Women's Initiative which is designed to help low income women reach self-sufficiency by providing them with training and support to start their own businesses.

3. Continue to be supportive of the City organizations that reduce poverty. Over the past five years, the City has been a large proponent of funding agencies responsible for reducing poverty by promoting and implementing self-sufficiency programs.
4. Continue to fund case management and emergency assistance services for homeless persons and persons at risk of homelessness.
5. Implement the economic development policies in the Strategy Plan and General Plan to help maintain the economic growth and also provide opportunities for workforce development for low income populations.

The City's Economic Development Strategy and Action Plan (Strategy Plan) also contains key goals and policies that correspond with the City's General Plan in an effort to maintain the current economic growth and also provide opportunities for workforce development for low income populations.

Actions planned to develop institutional structure

The City will implement the 2020-2025 Consolidated Plan through a network of non-profit organizations, public-private partnerships and collaboration with County agencies and other jurisdictions. The City allocates CDBG and HOME funds to non-profit agencies and affordable housing developers, according to Consolidated Plan goals and objectives. In the past the City has relied heavily on these federal funds for affordable housing development, but funding has decreased and CDBG and HOME funds now occupy a much lesser role in completing affordable housing projects.

Collaborative efforts include:

- Regular attendance at quarterly meetings between entitlement jurisdictions
- Maintaining a presence at County homeless meetings and events.
- Support joint jurisdiction projects and committees that execute projects which assist the homeless, special needs and lower income households.

Affordable housing developers and service providers serve a vital role in addressing community development needs. Unfortunately, many service providers operate at or below capacity and cannot expand services to meet all needs. The City will continue to support these groups' efforts to secure funding from other sources, including the State and federal government, as well as private foundations and donors. Within this community development institutional structure, lenders serve as the source of debt that supports both market rate and affordable housing development, as well as individual home purchases. Lending institutions are beginning to diversity lending patterns. Non-banks are issuing a larger percentage of loans to LMI borrowers and communities.

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 and County homeless collaborative. To improve intergovernmental and private sector cooperation, the City continues to participate 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.

PROGRAM SPECIFIC REQUIREMENTS

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

Introduction:

This section addresses the program-specific requirements for the Annual Action Plan. Details about the planned actions to be undertaken by the City during this FY are available in the previous sections of this Action Plan.

**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	\$312,072
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	\$312,072

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 lower incomes.	100%
3. Overall Benefit – A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of lower incomes. Specify the years that include this Annual Action Plan.	2020, 2021

APPENDICIES

Appendix A – Public Comments and Hearings

Appendix B – Community Engagement Summary

Appendix C – Mountain View Community Meeting and Survey Results

Appendix D – Assessment Factors for Public Service Programs and Capital Projects

Appendix E – Certifications