



City of Mountain View FY 2024-25 Draft Annual Action Plan

Public Comment Period
March 22, 2024 to April 23, 2024

Document Publish Date: March 22, 2024

Executive Summary

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 Partnerships 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 plan each year. The AAP identifies the projects and activities that will be funded each year to meet the five-year goals, as well as demonstrate 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 (FY) 2024-25 Annual Action Plan (AAP) implements the City’s 2020-25 Consolidated Plan and is the fifth and final year of the five-year period. For FY 2024-25, the City’s anticipated allocation of CDBG funds is \$610,000 and \$285,000 for HOME funds.

FY 2024-25 CDBG Allocation

For the Fiscal Year 2024-25 entitlement, it is estimated that the City’s allocation for CDBG funding will be approximately \$610,000. The City will direct \$91,500 of the entitlement to public service activities; \$122,000 for administration; and with the remainder \$400,000 directed to capital projects. Applying the 15 percent allocation of prior year Program Income, the City has the ability to meet the public service budget of \$128,968, which was committed to the public service grantees in FY23/24.

FY 2024-25 HOME Allocation

For Fiscal Year 2024-25, it is estimated that the City’s allocation for HOME funding will be approximately \$285,000. After administrative costs are deducted, the City will direct the remaining funding (\$256,500) towards capital projects.

Unallocated Funds

In addition to the estimated funding, the City periodically receives Program Income from past projects that have received CDBG and/or HOME funding. These are typically affordable housing project that are repaying the City’s affordable housing loan that included the federal funding. Historically, the frequency and amount of Program Income fluctuates year to year. In the past several years, the City has received relatively large amounts of Program Income. For FY 2023-24 to-date, the City has received \$566,062 in CDBG Program Income and \$823,604 in HOME Program Income in FY 2023-24, of which \$250,000 in CDBG Program Income and \$200,000 in HOME Program Income was allocated as part of last year’s AAP.

Additionally, the City has funds from prior years that had been allocated towards administration but went unspent.

Expected Program Income

Finally, the City received \$491,814 in CDBG Program Income and \$823,605 in HOME Program Income in FY2023-24. In the past, the City has always estimated \$100,000 in HOME Program Income and \$100,000 in CDBG Program Income to be received in the following year. Given the increase in PI received over the past several years, the City estimates and allocates \$250,000 in CDBG Program Income and \$500,000 in HOME PI to be received in the coming fiscal year.

Increased Minor Home Repair Budget

The City has worked with Rebuilding Together Peninsula (RTP) on a minor home repair program. RTP has shared feedback that due to the scope of repairs and economic impacts of inflation and increased labor costs, the grant amount of \$5,000 is challenging to provide meaningful improvements. The City has worked with RTP to increase the grant amounts per household, RTP who have confirmed that they can serve 12 households at an increased grant amount of \$15,000 with their current staff capacities.

The (former) \$5,000 cap per home limits RTP to doing strictly basic health and safety repairs (e.g. grab bar and ramp installations, lighting repairs, minor electrical, minor carpentry) and, usually, just one of these types of repairs. Additionally, it limits to just one subcontractor repair like plumbing or electrical. That often leaves multiple other requested repairs unaddressed. The increased grant amounts will expand improvements to include subsidized roofing, converting a tub to a walk in shower for accessibility, replumbing a unit if needed, furnace replacement, and volunteer-led larger projects like painting and landscaping.

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 13,185 households, have low- and moderate-incomes (LMI), with nearly 14% extremely low-income households, over 9% very low-income households, and over 8% low-income households. Additionally, according to U.S. Census data, 5.5% of all City residents within the City have incomes below the federal poverty level.

As mentioned above, this AAP is the final year of implementing the City's 2020-25 Consolidated Plan's Strategic Plan. The activities funded in the FY 2024-25 Action Plan reflect three of the six priority goals 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) provides 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 FY 2024-25 Annual Action Plan. On March 22, 2024, a public notice was published in the Mountain View Voice and the Palo Alto Daily Post, the local newspaper of general circulation, announcing the availability of the FY 2024-25 AAP for review, the thirty-one days public comment period from March 22, 2024 to April 23, 2024. A public hearing was held at the April 23, 2024 City Council meeting.

The public notice was also translated in three languages and posted to the City's website at <https://www.mountainview.gov/our-city/departments/housing>, along with the AAP. Notices about the public hearing and comment period were also sent to interested parties, agencies that serve low-income households, and subsidized housing providers, and the Housing Authority, per the City's Citizen Participation Plan.

Summary of public comments

The City of Mountain View did not receive any written comments on the 2024-25 Annual Action Plan during the comment period.

During the April 4th Human Relations Commission meeting, four community members were in support of the plan and the commissioners unanimously voted to recommend the proposed Annual Action Plan.

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

Not Applicable.

Consultation

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

Introduction

The AAP is a one-year plan that describes the projects and activities to be undertaken with funds expected during FY 2024-25, 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(I))

During FY 2024-25, the City will work with non-profit 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, that 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 a billion dollars over ten years to support affordable housing throughout the county. In February 2022, the City Council approved execution of a Memorandum between the City and County for 2016 Measure A and other funding in the amount of \$80 million to support affordable housing projects in Mountain View. The City of Mountain View’s allocation of this funding has been dedicated to six projects for the delivery of 540 affordable housing units.

Countywide homelessness response: The City has worked closely with its regional partners, including its network of non-profit agencies and the County, to address 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 root causes of homelessness, while also reinforcing systems that can help address homelessness, such as bolstering the public health system including mental health services. City staff participated in the development of the Community Plan to

End Homelessness, and actively participates in regional meetings such as the Continuum of Care (COC) to collaborate on homeless initiatives and share best practices. The intent of these collaborative efforts is to develop a multi-sectoral approach involving the public sector, non-profits, housing and shelter providers, unhoused and unstably housed persons, housing advocates, affordable housing developers, businesses and foundations. Collectively, the goal is to identify gaps in homeless services, establish funding priorities, and pursue a systematic approach to addressing homelessness.

City homeless response strategy:

While the City has a longstanding commitment to meet the needs of unhoused and unstably housed residents, there are many challenges to developing solutions to addressing homelessness. In July 2023, the City hired a consultant to develop the City's first Homeless Response Strategy and Expenditure Plan (HRSEP). Through this initiative, the City will assess community needs and available resources for unhoused and unstably housed Mountain View residents and develop an expenditure and funding plan in coordination with regional partners. This involves extensive outreach to stakeholders and the public through monthly advisory committee meetings, community forums, working sessions, and 1:1 interviews with advocates. Council will have a study session on the progress in May 2024 with anticipated Plan adoption in fall 2024.

Development of Consolidated Plan and fair housing plans: Over the past four 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, but 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.

The City coordinates with the CoC and Destination: Home to prevent and end homelessness in the County. Destination: Home is a public-private partnership committed to collective impact strategies to end chronic homelessness. 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 Plan, 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. The 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 FY 2024-25, the City will continue to fund 2 agencies, LifeMoves, and Community Services Agency (CSA), for programs that provide services to 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 CoCs free transit pass program), and exceeds HUDs 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 2020-2025. 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, 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 Need 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 e-mailed 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 11/25/19. Agency attended Regional Public Forum meeting in San Jose on 11/20/19.
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 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 11/15/19.
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 on via telephone meeting on 11/11/19.
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 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 meeting on 11/21/19.
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 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 was consulted through interview questions covering a range of issues such as community needs, areas in need of neighborhood revitalization, housing needs, low-mod income vulnerabilities, CDBG and HOME funding priorities. Agency provided e-mailed feedback.
7	Agency/Group/Organization	REBUILDING TOGETHER , SILICON VALLEY
	Agency/Group/Organization Type	Housing
	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 11/21/19.
8	Agency/Group/Organization	ASIAN AMERICANS FOR COMMUNITY INVOLVEMENT OF SANRA CLARA COUNTY, INC.
	Agency/Group/Organization Type	Community Organization
	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?	Stakeholder meeting in San Jose, Ca on 11/13/19 from 9 to 10 AM.
9	Agency/Group/Organization	BRIDGE HOUSING CORPORATION
	Agency/Group/Organization Type	Housing
	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?	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 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?	Participated in Stakeholder interview in San Jose, Ca on 11/14/19 from 1 to 2 PM
11	Agency/Group/Organization	Downtown Streets Team
	Agency/Group/Organization Type	Community Organization

	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?	Participated in Stakeholder interview on 11/26/19 at 10 AM.
12	Agency/Group/Organization	EDEN HOUSING, INC.
	Agency/Group/Organization Type	Services - Housing
	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?	Participated in a conference call on 11/13/19 from 1 to 2PM.
13	Agency/Group/Organization	GRID ALTERNATIVES
	Agency/Group/Organization Type	Environmental Sustainability
	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?	Participated in a Stakeholder interview on 11/13/19.
14	Agency/Group/Organization	WeHOPE
	Agency/Group/Organization Type	Community Organization
	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?	Participated in Conference Call on 11/21/19 from 2 to 3 PM.
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 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 audio meeting on 12/9/19.
16	Agency/Group/Organization	Housing Choices Coalition
	Agency/Group/Organization Type	Services - Housing

	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?	Housing Services Participated in Stakeholder Interview on 11/11/19.
17	Agency/Group/Organization	LifeMoves
	Agency/Group/Organization Type	Community Organization
	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?	Participated in Stakeholder Interview on 11/13/19 from 11-12 PM.
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 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?	Participated in Stakeholder Interview on 11/12/19.
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 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?	Participated in Conference Call on 11/12/19 from 4-5 PM.
20	Agency/Group/Organization	Silicon Valley FACES
	Agency/Group/Organization Type	Community Organization
	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?	Participated in Stakeholder Interview on 11/13/19 from 11-12 PM.
21	Agency/Group/Organization	Silicon Valley Leadership Group
	Agency/Group/Organization Type	Community Organization

	What section of the Plan was addressed by Consultation?	Housing Need 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 1/3/20 from 12-1 PM.
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 Need 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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2023-2031 Housing Element	City of Mountain View	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.

Participation

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 thirty-one days public comment period and one public hearing (City Council hearing on April 23, 2024). To further public participation, the City translated the public notices in Spanish and Mandarin and posted to the City’s website. The public comment period of the Annual Action Plan is from March 22 to April 23, 2024.

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	Non-targeted/broad community	On March 22, 2024, Notice of Public Hearing and Public Comment Period on the Draft FY 2024-25 AAP was published in the Mountain View Voice and Palo Alto Daily Post, and posted to the City website, including translated notices. Public Comment Period was March 22, 2024, to April 23, 2024.	TBD	TBD	https://www.mountainview.gov/our-city/departments/housing
2	Internet	Non-targeted/broad community	On March 22, 2024, the Draft FY 2024-25 AAP posted at https://www.mountainview.gov/depts/comdev/housing	TBD	TBD	https://www.mountainview.gov/our-city/departments/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	Non-targeted/broad community	CDBG and HOME funding recommendations were presented to the HRC for feedback and recommendation to the Council for final approval. Rebuilding Together Peninsula provided public comment, thanking the City for considering their increased grant amounts.	TBD	TBD	Link to meeting agenda
4	Public Hearing	Non-targeted/broad community	To be updated after the April 23 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

Expected Resources

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

Introduction

The anticipated federal grant allocation to Mountain View for FY 2024-25 is \$610,000 for CDBG and \$285,000 for HOME. A maximum of 15 percent of annual CDBG allocation is allowed for public service activities, and a maximum of 20 percent for program administration. HOME allows a maximum of 10 percent for administration. The City received \$491,814 in CDBG Program Income and \$823,605 in HOME Program Income in FY2023-24. Program Income can be used for administrative and planning activities, public services, and capital projects.

The City anticipates \$250,000 in CDBG Program Income in FY 2024-25 and \$500,000 in HOME Program Income in FY 2024-25.

The City has funds prior year resources of \$651,000 in CDBG funds and \$336,000 in HOME. This represents a portion of the Program Income received this year that was not previously allocated, as well as prior year funding that was not entirely spent.

In total, the City anticipates allocating \$1,511,000 in CDBG funds and \$1,121,000 in HOME funds to allocate for FY 2024-25.

The City will use \$128,968 in CDBG for public services, \$180,000 in CDBG funds for a Minor Home Repair Program and \$2,172,500 in available CDBG and HOME funds for affordable housing. The remaining balance of the FY 2024-25 CDBG and HOME grants is allocated to program administration.

Note that the City operates on a two-year grant funding cycle for CDBG public service activities. As such, the \$128,968 represents the second year of the FY 2023-25 grant cycle, (i.e. funding for both the first and second year will be 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 CDBG capital funds to implement a minor home repair program and CDBG and HOME funds to address a key goal to provide affordable housing.

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 (FY 23-24): \$	Total: \$		
CDBG	public - federal	<ul style="list-style-type: none"> • Housing • Public Services • Admin and Planning 	\$610,000	\$250,000	\$651,000	\$1,511,000	\$0	The City is allocating \$1,511,000 in CDBG funds for this AAP.
HOME	public - federal	<ul style="list-style-type: none"> • Multifamily rental rehab • Admin and Planning 	\$285,000	\$500,000	\$336,000	\$1,121,000	\$0	The City is allocating \$1,121,000 , 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 FY 2024-25, the City will leverage its Housing Impact Fees and Below Market Rate in-lieu fees to fund affordable housing projects. The City has currently approximately \$8.6 million in HOME match carryover and will not be making and matching local funds available this year. The City is also partnering with the County of Santa Clara to leverage affordable housing funds.

Other State and Federal Funding

The state and 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.
- grant funding. The City has been successful in securing almost \$3 million in federal Community Project Funding (CPF), roughly \$4 million in state Local Housing Trust Funds (LHTF) and roughly

\$1 million in Permanent Local Housing Allocation (PLHA) funds this fiscal year. In addition, at time of writing the City has submitted application for the HUD PRO and state ProHousing Designation Incentive Program.

In addition to State and Federal sources of funds, the City continues to explore external partnerships (such as philanthropic to further funding opportunities).

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

In September of 2021, the City Council leased 87 E. Evelyn from the Valley Transit Authority. 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.

Annual Goals and Objectives

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	Administration	2024	2025	Program Support	Citywide	Program Support	CDBG: \$122,000 HOME: \$28,500	
2	Increase Affordable Housing	2024	2025	Affordable Housing	Citywide	Increase Affordable Housing	CDBG: \$1,080,000 HOME: \$1,097,500	Minor Home Repair Program: 12 Households Affordable Housing: 16 households or roughly 48 persons
3	Respond to Homelessness	2024	2025	Homeless	Citywide	Respond to Homelessness	CDBG: \$56,751 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 5,822 Persons Assisted
4	Support Social Services	2024	2025	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Support Social Services	CDBG: \$72,217 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 291 Persons Assisted

Table 5 summarizes the funding being used to meet each goal, and the goal outcome. Goals 2 and 3 are being addressed by public services contracts over a two year cycle.

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 non-profit 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 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 for essential non-housing 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 & wellbeing of individuals and households, social capital, and civic engagement. Illustrative examples could include financial literacy, physical and mental health programs, parenting classes, access to childcare, 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.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed in Table 7 below will receive FY 2024-25 CDBG and HOME funds from the City to address the Consolidated Plan goals as mentioned in AP-20, including a total of \$128,968 for public services (FY 2024-25 is year two of a two-year grant cycle, representing 15% of the total grant awards for the subrecipients), and \$2,130,000 for affordable housing.

As noted, the City selects public service activities in two-year cycles. 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 FY 2023-24 NOFA process. If the actual Year 2 amount differs from the estimate, any decrease will be supplemented by 2023/2024 Program Income received and any surplus will be returned to Affordable Housing activities.

Table 7 – Project Information

#	Project Name
1	Affordable Housing
2	Minor Home Repair Program
3	Community Services Agency Services for Homelessness Prevention
4	Community Services Agency - Senior Services Case Management
5	LifeMoves – Graduate House shelter services
6	Next Door Solutions to Domestic Violence Services for Victims of Domestic Violence
7	Senior Adults Legal Assistance - Legal Services for Seniors
8	Silicon Valley Independent Living Center Services for the Disabled
9	Vista Center for the Blind and Visually Impaired Services for the Blind
10	Program Administration

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 Notice of Availability of Funding (NOFA) released on December 5, 2022. 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 allocated \$180,000 of CDBG capital funds for implementing a minor home repair program and received one application from Rebuilding Together Peninsula for their Safe at Home program in the NOFA announced on December 5, 2022. The program was paused during the COVID-19 pandemic and,

based on community feedback, there remains a need for these services. The goal of the home repair programs is to address minor repair needs for eligible low-income homeowners before they become serious safety or deferred maintenance issues.

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 and City funds available.

Project Summary

AP-38 Project Summary

The following table identifies only CDBG and HOME funded projects for FY 2024-25 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.

Table 8 – Project Information

1	Project Name	Affordable Housing
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing
	Needs Addressed	Increase Affordable Housing
	Funding	CDBG: \$1,080,000 HOME: \$1,097,500
	Description	Utilize CDBG and HOME funds in the City of Mountain View for the development or rehabilitation of affordable housing.
	Target Date	3/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 16 households or 48 people (assuming an average of 3 persons per household).
	Location Description	Project(s) will be undertaken within the City.
	Planned Activities	TBD
2	Project Name	Minor Home Repair Program
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing
	Needs Addressed	Increase Affordable Housing
	Funding	CDBG: \$180,000
	Description	The agency provides minor home repair services to low-income individuals and families. The program supports both fixed housing and mobile homes.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	12households estimated to benefit.
	Location Description	Rebuilding Together Peninsula
	Planned Activities	Minor repair needs for eligible low-income homeowners before they become serious safety or deferred maintenance issues Matrix code: 14A National Objective: LMH
3	Project Name	Community Services Agency Services for Homelessness Prevention
	Target Area	Citywide
	Goals Supported	Respond to Homelessness
	Needs Addressed	Respond to Homelessness
	Funding	CDBG: \$31,201

	Description	The agency provides case management services to low-income individuals and families. The program supports both housed and un-housed community members with case management services, which including advocacy, enrollment in benefits and housing.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	5,817 individuals estimated to benefit.
	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
4	Project Name	Community Services Agency - Senior Services Case Management
	Target Area	Citywide
	Goals Supported	Support Social Services
	Needs Addressed	Support Social Services
	Funding	CDBG: \$19,929
	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	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	135 elderly individuals estimated to benefit.
	Location Description	Community Services Agency
	Planned Activities	Case management services for seniors. Matrix code: 05A National Objective: LMC (Presumed benefit)
5	Project Name	LifeMoves
	Target Area	Citywide
	Goals Supported	Support Social Services
	Needs Addressed	Support Social Services
	Funding	CDBG: \$25,550
	Description	A long-term transitional housing site that serves five homeless individuals at a time in Mountain View and provides case management services to enable Graduate House residents to transition to permanent housing by providing additional supports around employment and housing-readiness.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	5 individuals estimated to benefit.

	Location Description	LifeMoves – Graduate House
	Planned Activities	Case management services for homeless individuals at the long-term transitional housing site. Matrix code: 03T National Objective: LMC (presumed benefit).
6	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: \$10,950
	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	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	40 individuals estimated to benefit.
	Location Description	Next Door Solutions to Domestic Violence
	Planned Activities	Services for victims of domestic violence. Matrix code: 05G 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: \$12,045
	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	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	40 elderly individuals estimated to benefit.
	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	Silicon Valley Independent Living Center Services for the Disabled
	Target Area	Citywide
	Goals Supported	Support Social Services
	Needs Addressed	Support Social Services

	Funding	CDBG: \$7,393
	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, temporary housing. The program provides individualized services, housing workshops, and referral services to other organizations.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	36 individuals with disabilities estimated to benefit.
	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, temporary housing. The program provides individualized services, housing workshops, and referral services to other organizations. Matrix code: 05B National Objective: LMC (presumed benefit)
9	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: \$21,900
	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	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	40 individuals with disabilities estimated to benefit.
	Location Description	Vista Center for the Blind.
Planned Activities	Services for blind and visually impaired persons. Matrix code: 05B 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: \$172,000 HOME: \$78,500
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	6/30/2025
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, 500 Castro Street, Mountain View, CA 94041
Planned Activities	Program administration for CDBG & HOME programs CDBG Matrix code: 21A HOME: 24 CFR 92.207

Geographic Distribution

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 FY 2024-25 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.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City is allocated CDBG and HOME funds, approximately \$7,300,000 to the acquisition and conversion/rehabilitation of the Crestview Hotel in FY 2023-2024. This hotel conversion/rehabilitation project is a key opportunity for the City to provide 48 supportive housing units. This opportunity is through a partnership with the County of Santa Clara. The County acquired the hotel, and, is converting and rehabilitating the hotel into permanent affordable housing through a selected non-profit developer. The target population will be homeless, at risk of homelessness households and transition aged youth. The project is currently under construction with the target date for lease-up occurring Q1 FY 2024-2025.

Of note, because the number of households to be supported was already included in the FY 2021-22 AAP, the number of households served is listed as 0 in the tables below, to avoid double counting. The project still intends to serve 48 households.

The City anticipates issuing a Request for Proposals for the \$2,130,000 in capital projects/affordable housing funds.

Table 10– One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	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
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	0

Discussion

The City is funding two public service activities that will respond to homelessness: the Community Services Agency (Homeless Prevention Services), and LifeMoves (Case management services at Graduate House shelter). Together, these programs will support 5,822 households in the second year of the two-year public service cycle.

Public Housing

AP-60 Public Housing– 91.220(h)

Introduction

The Federal Housing Act of 1937 provided for federal funds to be paid by HUD to local Housing Agencies to improve the living conditions of low-income families along with technical and professional assistance in planning, developing, and managing these developments. There are no public housing units in the City. However, the Santa Clara County Housing Authority (SCCHA) provides Section 8 vouchers for 421 households in the City. HUD administers the Section 8 Housing Choice Voucher Program (Section 8) and through the local housing authority, the program subsidizes rent through housing vouchers paid directly to the renter's landlord with the renter paying the difference between the full rent and the amount paid by the voucher. Throughout the County, SCCHA assists approximately 17,000 households through the Section 8 vouchers. There is always a significant demand for Section 8 vouchers. The Housing Authority maintains an online interest list through which Section 8 applicants are selected randomly. At the time of completion of the Consolidated Plan, the Section 8 interest list contained 40,000 households and remains open.

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 signed a Memorandum of Understanding in 2022 leveraging \$80 million in County funds to help fund up to 200 supportive housing units in Mountain View's affordable housing projects pipeline, including Rapid Rehousing and Permanent Supportive Housing units. Funding commitments from the City and County for five developments have already been identified.

In addition, SCCHA is part of the Moving to Work (MTW) demonstration program administered by HUD. Moving to Work (MTW) allows public housing authorities to develop innovative, local approaches to meet the needs of low-income households in the community with rental assistance and other supportive services to promote economic self-sufficiency. SCCHA uses its MTW flexibility to streamline processes for Section 8 voucher holders and to provide targeted assistance to low-income families outside the Section 8 program. The Section 8 voucher program serves special populations such as: Family Unification Program (FUP); Mainstream (select Mainstream voucher increments); Non-Elderly Disabled Voucher (NED); Project Based Voucher (PBV); and Veterans Affairs Supportive Housing (VASH with exceptions).

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

There are no public housing units in the City. However, in August 2022, the City Council approved strategies to address anticipated affordable housing needs for the next five years. These include developing an affordable housing funding strategy to significantly increase resources to achieve the City's affordable housing pipeline; implementing a middle-income strategy; reducing known barriers to accessing housing; and advancing the City's anti-displacement program, including replacement requirements and an acquisition/preservation program.

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

There are no public housing units in the City. The City continues its outreach efforts to Mountain View residents for the following initiatives related to housing needs including ownership:

- Several virtual and one in-person community meetings were held in January and February 2023 to gather residents' input for the City's displacement response strategy.
- City staff also regularly holds virtual meetings with residents to go over requirements in preparation for openings for below-market-rate rental housing units and joining opportunity drawing lists. As new below-market-rate ownership units become available, the City will hold similar meetings to review required documentation, address queries and share other resources with interested residents.

Homeless and Other Special Needs Activities

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 various public services to respond to homelessness for FY 2024-2025. Additionally, the City has undertaken several measures to fund local programs, including funding to continue the City's existing 24/7 Safe Parking program and case worker support for permanent supportive housing, among others.

The City Council also provided \$1.8 million in funding for direct financial assistance from October 2021 through June 30, 2023 to the Solidarity Fund. The Mountain View Solidarity Fund is a community-based organization composed of Spanish-speaking women leaders in the City. The Solidarity Fund currently implements a \$1 million unrestricted cash assistance program to meet the needs of Mountain View residents, especially those who have experienced barriers accessing other/traditional means of financial support.

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, and in partnership with the County and non-profit 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 1,700 deed-restricted 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 persons in partnership with the County, including the City's 24/7 Safe Parking program (largest in Santa Clara County), funding for 24/7 use of portable restroom and handwashing stations, an emergency shelter through the Santa Clara County Cold Weather Shelter Program (CWSP), a Case Manager based at the Community Services Agency and a funding contribution towards Case management services for 20 chronically homeless households in permanent supportive housing units in partnership with the County (New Directions—A Program of Peninsula Healthcare Connections).

The City also currently provides housing for the homeless through the Graduate House, a long-term transitional housing site, operated by LifeMoves. This organization provides transitional housing for up to eighteen months for five men and women. Another site in the City is the Quetzal House, a group home with ten beds for girls ages 13-17 who are chronic runaways from the Santa Clara County Foster Care System.

In July 2023, the City hired a consultant to develop the City's first Homeless Response Strategy and Expenditure Plan (HRSEP). Through this initiative, the City will assess community needs and available resources for unhoused and unstably housed Mountain View residents and develop an expenditure and

funding plan in coordination with regional partners. This involves extensive outreach to stakeholders and the public through monthly advisory committee meetings, community forums, working sessions, and 1:1 interviews with advocates. Council will have a study session on the progress in May 2024 with anticipated Plan adoption in fall 2024.

Addressing the emergency shelter and transitional housing needs of homeless persons

In partnership with LifeMoves and through the State’s Project HomeKey program, interim housing is available 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 the City is working with LifeMoves to implement the activities.

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 FY 2024-25, 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 392 households, 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, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

In FY 2024-25, the City will continue implementing its 2020-2025 Consolidated Plan by increasing affordable housing and supporting individuals and families experiencing homelessness and individuals and families at risk of homeless. 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 childcare or medical costs, due to the Covid-19 pandemic.

It should be noted that the City 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.

Barriers to Affordable Housing

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

Introduction

The 2020-2025 Consolidated Plan examined barriers to affordable housing in the region, informing the Assessment of Fair Housing (AFH) being prepared in FY 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 non-profit 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/acre to \$20 million/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 2023-2031 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 1.2: Encourage a mix of housing types, at a range of densities, that serves a diverse population, including rental and ownership units serving both young and mature families, singles, young professionals, single-parent households, seniors, and both first-time and move-up buyers, at a broad range of incomes, through development policies and City-subsidized affordable housing.
- Policy 1.6: Provide incentives, such as reduced parking standards and/or reductions in other

development standards and fees, to facilitate the development of housing that is affordable to lower- and moderate-income households.

- Policy 1.10: Continue to implement the requirements in the density bonus ordinance for Density Bonus projects that offers bonuses for the provision of affordable housing. In addition, continue to implement the city's local density bonus programs in the North Bayshore and East Whisman Precise Plans, which offer higher bonuses with the provision of more affordable housing, and the City's NOFA process, which allows unlimited density bonuses to 100% affordable projects.
- Policy 4.1: Advocate for additional State, regional, and private funding for affordable housing and affordable housing programs.

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

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

- In 1999, the City adopted a Below Market Rate 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 underway 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:

- 2023-2031 Housing Element
 - Policy 1.2: Update Zoning ordinance to streamline review and facilitate 100% affordable housing developments and residential development in transit-oriented areas by eliminating minimum parking standards
 - Policy 4.1: Streamlining the funding approval and development review process to facilitate and support 100% affordable housing development in the review process, by allocating dedicated staff and utilizing streamlining opportunities.
 - Policy 4.5: Make City-owned properties available for affordable housing development, facilitate and/or fund affordable housing projects, and encourage on-site or nearby amenities that serve a broad range of resident needs and community-building opportunities (such as childcare)
- 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.
- 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, the San Antonio 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 a successful ADU/JADU program, and will make the following additional enhancements to further promote them: Develop an ADU/JADU/SB9 Monitoring Survey to collect data such as occupancy status and rent levels at time of occupancy; perform a needs assessment for a pilot ADU and SB9 financial incentives program and develop a program based on the needs assessment.
- 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.

Other Actions

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 Council approves an annual allocation from the General Fund to further support public service activities. The funding supports educational, cultural, arts, and other programs not eligible for Federal funds and supplements CDBG funding for public service activities. The City supplements the CDBG public services by providing an annual allocation from its General Fund. Per City policy, the use of the City's General Fund moneys directed to the public service agencies must still align with and further the goals and strategies in the City's Federal Consolidated Plan. These agencies provide services to low-income seniors, disabled persons, youth, families, and at-risk persons; however, their programs may not necessarily qualify for CDBG funding. The General Fund public service activities are also funded on a two-year cycle along with the CDBG public service activities. There is an ongoing \$171,000 in the City's base budget to fund public services with the General Fund.

During the Fiscal Year 2023-24 process, the City received 10 funding requests totaling \$278,724. At the April 25, 2023 Public Hearing, Council recommended funding from the federal American Rescue Plan Act (ARPA) of 2021 to supplement the existing \$171,000 General Fund amount to fully fund all of the requests for Fiscal Year 2023-24 and to maintain the same funding levels for Fiscal Year 2024-25. No changes to the funding amounts awarded to the public service agencies are proposed for Fiscal Year 2024-25.

The City will continue to work with its external partners, non-profits, 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 government 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 percent 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 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 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 FY 2024-25, these programs include the following:

Community Services Agency Services for Homelessness Prevention

Provide 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.

Case management services at LifeMoves Graduate House Shelter

A long-term transitional housing site that serves five homeless individuals at a time in Mountain View and provides case management services to enable Graduate House residents to transition to permanent housing by providing additional supports around employment and housing-readiness.

Actions planned to develop institutional structure

The City implements the 2020-2025 Consolidated Plan through a network of non-profit 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 non-profit agencies and affordable housing developers.

The City will continue to work with its external partners, non-profits, 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 government 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.

Program Specific Requirements

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

Introduction

This section addresses the program-specific requirements for the FY 2023-24 Annual Action Plan. Details about the City’s planned actions during this program year are available in previous sections of this Plan.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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	\$566,062
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:	\$566,062

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.	100.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(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 FY 2024-25 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) are as follows:

This does not apply (see above).

4. Plans for using HOME funds to refinance existing debt secured by multifamily 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.