



Substantial Amendment to the FY2019-20 Annual Action Plan

The purpose of this Substantial Amendment is to incorporate the second allocation of federal Community Development Block Grant CARES Act (CDBG-CV III) funding in the amount of \$609,214 to the FY2019-20 Annual Action Plan. Funding in the amount of \$609,214 is proposed to be used for the City's COVID-19 Rental Relief Program (C-19 RRP) administered by the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills, a California nonprofit corporation located in Mountain View, California.

The total amount available for the C-19 RRP is \$3,843,916. This total consists of the following:

- CDBG - \$786,000 represents the sum of prior year resources, FY2019-20 and current allocations, and program income.
- CDBG-CV: \$957,916 represents the sum of \$348,702 CARES Act (CDBG-CVI) and \$609,214 (CDBG-CVIII)
- Other City funds: \$2,100,000

The amendment to the annual action plan to include the CDBG-CV III funds can be found in the following sections: '**AP-15 Expected Resources**,' (page 17) and section '**AP-38 Project Summary**' (page 31). The other sections of the previously HUD approved FY2019-2020 Action Plan were not amended.

Public Process:

This FY2019-2020 Action Plan Amendment will be available for public review and comment period beginning no later than January 29, 2021 and ending February 8, 2021 at 5 pm PST in accordance to the Federal Cares Act Noticing requirements. During the review and comment period, members of the public may submit written comments by emailing orlandor.reyesr@mountainview.gov or by fax at 650-963-3081.

Executive Summary

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

1. Introduction

This amendment is to add the CARES Act funds (CDBG-CV III) to be used for the City's COVID-19 Rental Relief Program (C-19 RRP) administered by the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills, a California nonprofit corporation located in Mountain View, California.

This Action Plan is a one year plan which describes the eligible programs, projects and activities to be undertaken with funds expected to be made available during Fiscal Year (FY) 2019-20 (Program Year 2019) and their relationship to the priority housing, homeless and community development needs identified in the 2015-20 Consolidated Plan.

For FY 2019-20/Program Year 2019, the entitlement amount is \$564,388 in CDBG funding and \$263,732 in HOME funding. With estimated CDBG program income of \$100,000, the total estimated CDBG amount available would be around \$664,000. The total HOME amount available would be \$263,732. There is no HOME program income anticipated. Throughout the 2019-20 Action Plan period and 2015-20 Consolidated Plan cycle, the City will continue to leverage additional resources to provide support and services to the populations in need. Funding awarded to activities has been proportionately adjusted based on actual funding from HUD, as directed by the City Council on April 23, 2019.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Based on the Needs Assessment, Market Analysis, and community outreach conducted for the 2015-20 Consolidated Plan, the goals and objectives/anticipated outcomes are listed below in Table 1:

Executive Summary Table

Goal Name	2015-20 Goal Outcome Indicator	2015-20 Outcomes	2019-20 Outcomes
Support affordable housing for lower income and special needs households.	Rental units developed (LMH)	320 Housing Units	70 new housing units developed at 950 W. El Camino Real. (CDBG and HOME funds)
Support activities to prevent and end homelessness.	Public service activities other than for low/mod income housing benefit. (LMC)	20,000 Persons Assisted	2,548 Persons Assisted with CDBG and local funds through the CSA Homeless Prevention program
Support activities that provide basic needs to lower income households and special needs populations, such as seniors, abused and neglected youth, and the disabled.	Public service activities other than for low/mod income housing benefit. (LMC)	13,000 Persons Assisted	391 Persons Assisted with CDBG funds
Support programs and activities that strengthen neighborhoods.	Public service activities other than for low/mod income housing benefit. (LMC) Public facility or infrastructure activities other than for low/mod income housing benefit. (LMA)	150 Persons Assisted 1,000 Persons Assisted	20 Persons Assisted under community enhancement activities through the Meals on Wheels program with Catholic Charities. 302 Persons Assisted under Public Facility Improvements with the replacement of the CHAC HVAC system
Promote Fair Housing Opportunities	Public service activities other than for low/mod income housing benefit. (LMC)	125 Persons Assisted	25 Persons Assisted with local funds

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City's Annual Action Plans and Consolidated Annual Performance and Evaluation Report (CAPER)s provide information regarding projects and programs launched and/or completed by the City over the past five years. The City recognizes that it must evaluate past performance to ensure that the City and subrecipients are effectively implementing activities and programs that align with the goals and strategies outlined in the Consolidated Plan.

Activities completed in this 2015-20 Consolidated Plan cycle include the following:

- Completion and occupancy of the 1585 Studios Apartments, which consists of 27 units for developmentally disabled adults. The City contributed \$920,000 in HOME funds to assist the developer with site acquisition.
- Renovation completed at Tyrella Gardens Apartments, a 56-unit subsidized family rental complex and for Ginzton Terrace Apartments, a 107-unit subsidized senior rental complex. Repairs and upgrades include new energy efficient hot water heaters, bathroom fans, flooring, cabinets, vanities (Tyrella Gardens), and windows (Ginzton Terrace Apartments).
- Energy Efficient upgrades completed at a local youth shelter serving approximately 40 homeless and foster children under eighteen years of age. Upgrades consisted of new windows, flooring, appliances and paint to the kitchen and dining areas where the majority of the activities and meetings take place.
- Installation of energy efficient lighting was completed at Rengstorff Park, a community park located in an eligible area with \$350,000 in CDBG funds and roughly \$240,000 in local funding. The new lighting is intended to increase safety and deter crime and nuisances in dimly or unlit areas and enhance the surrounding neighborhood, as stated in the Park's Master Plan.
- Rehabilitation of the Fountain Apartments, a senior affordable housing development. The City provided \$1.125 Million in CDBG funds to renovate the kitchens of the 124 unit complex. The work included updating the cabinetry, flooring, appliances and other improvements to the units.
- In addition to the activities listed above, the City, using approximately \$90,000 in CDBG funds, continued to fund and support emergency shelter and assistance programs that annually serve over 3,000 homeless and households at risk of becoming homeless. Also over 2,000 non-homeless residents received access to services, such as employment referrals, free legal help, fair housing services, counseling, and assistance with basic needs and healthcare related equipment.

A detailed evaluation of the City's performance for the 2015-20 Consolidated Plan will be provided in the annual Consolidated Annual Performance and Evaluation Report (CAPER) that will be submitted to HUD by September 30, 2019.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Mountain View followed its Citizen Participation Plan (CPP) in preparing the Action Plan. The CPP requires that the Action Plan be available for public review for a minimum of 30 days. The Draft Action Plan was circulated for a 31-day review period (March 22 – April 22), during which comments could have been submitted. The City’s Human Relations Commission (HRC) held public hearings on February 7, 2019 and March 7, 2019 to form funding recommendations on the Action Plan, which were submitted to the City Council on April 23, 2019. At the April 23, 2019 public hearing, the Council made final funding decisions and adopted the 2019-20 Action Plan.

A number of methods were used to provide opportunities for the public to participate in the FY 2019-20/Program Year 2019 funding cycle, inform the public about the HRC and Council hearings and to allow members of the public opportunities to comment on the 2019-20 Action Plan including the following measures:

- Legal ads were published in the San Jose Post Record newspaper;
- Display ads were published in the Mountain View Voice;
- Notices and funding applications were mailed to over 90 nonprofit organizations and other interested parties regarding the availability of funding and the hearing dates;
- Special accommodations and translation services were made available upon request;
- The City’s bilingual Outreach Workers were available to assist non-English speaking individuals at the hearings;
- Notices on the availability of the Action Plan were posted at the City’s library, Senior Center, and organizations that provide services to City residents;
- Staff reports and the Draft Action Plan were made available on the City’s web site; and
- A TDD phone line was made available for hearing impaired persons.

Members of the public were encouraged and invited to comment on the proposed activities and attend the hearings.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were received during the comment period.

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

N/A

7. Summary

N/A

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MOUNTAIN VIEW	Community Development Department
HOME Administrator	MOUNTAIN VIEW	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Mountain View (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City’s Housing and Neighborhood Services Division is responsible for the administration of HUD Entitlements which includes the Community Development Block Grant Program (CDBG) and the HOME Investment Partnerships Program (HOME). By federal law, each jurisdiction is required to submit to HUD a five-year Consolidated Plan and Annual Action Plans listing priorities and strategies for the use of federal funds.

Consolidated Plan Public Contact Information

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

1. Introduction

In preparing the 2015-20 Consolidated Plan, the City of Mountain View consulted with agencies that provide services to the homeless and special needs populations, residents and stakeholders in the community, members of neighborhood groups, the Housing Authority of Santa Clara County, and the City of San Jose, which receives HOPWA and ESG funding and distributes that funding to Santa Clara County public service agencies. In addition, Mountain View collaborated with other jurisdictions within the County to collect regional data that were used to help develop the priorities and strategies contained within the five-year plan. The five-year plan established the funding priorities used to award CDBG and HOME funding in this 2019-20 Action 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 Fiscal Year 2019-20 (Program Year 2019), the City will continue to work with a number of profit organizations in providing programs and services for low-income households; private industry, and in particular, financial and development groups, to encourage the development of affordable housing opportunities regionally and in the City; and other local jurisdictions in carrying out and monitoring regional projects in a coordinated and cost-effective manner. Toward these ends, the City will continue to provide technical assistance to the public service agencies it funds and maintain its attendance to the quarterly CDBG Coordinators Meetings and regional groups representing the needs of lower income households, such as the Homeless Collaborative and the Santa Clara County Regional Housing Working Group. These group meetings provide forums where public service providers, affordable housing developers and advocates, and representatives from local jurisdictions can share their expertise with one another and discuss potential program efficiencies, development opportunities, and issues of regional concern that impact lower income households.

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 Santa Clara County Continuum of Care (CoC) includes the City of Mountain View and is a multi-sector group who are working toward ending and preventing homelessness in the County of Santa Clara (County). The CoC’s primary responsibilities are to coordinate large-scale efforts to prevent and end homelessness in the County. Mountain View’s Housing and Neighborhoods Division staff participates on the CoC.

Destination: Home, a public-private partnership committed to collective impact strategies to end chronic homelessness, serves as a primary backbone organization for the CoC and is responsible for implementing regional goals and strategies of the CoC and is also responsible for ensuring that the CoC meets the requirements outlined under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).[1][2]

In FY 2019-20 and using CDBG funds, the City of Mountain View will continue to support a variety of activities toward addressing the needs of the homeless, special needs and other lower income groups. Activities proposed for CDBG funding in Program Year 2019 include the provision of shelter and support services to the homeless. Proposed for funding are Community Services Agency's Homelessness Prevention Services Program and Silicon Valley Independent Living Center's Housing Assistance Program. The Homeless Prevention Services Program assists homeless persons and families in securing public benefits and finding permanent housing. The program also provides vocational training, help in finding employment and access to other services such as health care and substance abuse treatment services. The Housing Assistance Program assists disabled households in accessing permanent accessible housing.

The City routinely attends regional meetings with the County Homeless Collaborative and other agencies to identify possible sites in Northern Santa Clara County and funding resources for a homeless shelter and transitional facilities. Also, City staff participates in quarterly meetings with members of the Santa Clara County CDBG Coordinators group to identify special needs projects for consideration and multi-jurisdictional funding sources.

On an on-going basis, Mountain View's Housing and Neighborhoods Services Division staff coordinates with Santa Clara County and other jurisdictions to implement the countywide biennial Homeless Census. Results from the Census are used to identify homeless populations throughout the County and to implement strategies and service priorities to address their needs.

[1] County of Santa Clara. "Housing Element 2015-2022." 2014. http://www.sccgov.org/sites/planning/PlansPrograms/GeneralPlan/Housing/Documents/H E_2015_Adopted_Final.pdf

[2] Santa Clara County. "Continuum of Care Governance Charter." 2013.

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 of Mountain View does not receive ESG funds. CDBG funds, however are used for shelter and support services and funding proposals for these funds are evaluated using the assessment factors in Appendices A and B.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	COMMUNITY SERVICES AGENCY OF MOUNTAIN VIEW AND LOS ALTOS
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts to notify agencies and interested persons about the Fiscal Year 2019-20/Program Year 2019 CDBG/HOME funding cycle are summarized in the Citizen Participation section of this Action Plan.
2	Agency/Group/Organization	Housing Authority of Santa Clara County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies consulted in the development of the 2015-2020 Consolidated Plan are provided in Table 2 of the Process section of the Consolidated Plan. Outreach efforts to notify agencies and interested persons about the Fiscal Year 2019-20/Program Year 2019 CDBG/HOME funding cycle and Action Plan are summarized in the Citizen Participation section of this Action Plan.

3	Agency/Group/Organization	Destination Home
	Agency/Group/Organization Type	Other government - County Regional organization public private partnership aimed at ending homelessness
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies consulted in the development of the 2015-2020 Consolidated Plan are provided in Table 2 of the Process section of the Consolidated Plan. Outreach efforts to notify agencies and interested persons about the Fiscal Year 2019-20/Program Year 2019 CDBG/HOME funding cycle and Action Plan are summarized in the Citizen Participation section of this Action Plan.

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable. All agency types were consulted in the development of the 2015-20 Consolidated Plan and no agencies were prohibited from applying for Fiscal Year 2019-20/Program Year 2019 CDBG/HOME funding.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Santa Clara County	Strategic Plan goals are consistent with Continuum goals.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

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- Notices on the availability of the Action Plan were posted at the City’s library, Senior Center, and organizations that provide services to City residents;
- Staff reports and the Draft Action Plan were made available on the City’s web site; and
- A TDD phone line was made available for hearing impaired persons.

Members of the public were encouraged and invited to comment on the proposed activities and attend the hearings.

2019 Substantial Amendment - April 23, 2020

The City approved its 2019 Action Plan Substantial Amendment, which included CDBG-CV funding, on April 23, 2020. Per the *U.S. Department of Housing and Urban Development, Memorandum dated March 31, 2020 titled 'Availability of Waivers of Community Planning and Development (CPD) Grant Program and Consolidated Plan Requirements to Prevent the Spread of COVID-19 and Mitigate Economic Impacts Caused by COVID-19'*, the City requested and was approved by HUD on April 3, 2020, for certain HUD waivers, including a waiver from the City's Citizen Participation Plan requirements. As per the waiver, the City posted notice on its website and published a public hearing notice for the substantial amendment hearing on April 10, 2020, meeting the minimum public comment period as allowed by the waiver. In addition, a notice was sent to approximately 6,000 persons on the City's Housing Interest list informing them about the April 23, 2020 public hearing.

There were no comments received regarding the substantial amendment itself but a number of comments were received supporting the substantial amendment.

Citizen 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 Hearing	Non-targeted/broad community	NA	NA	NA	
2	Newspaper Ad	Non-targeted/broad community	NA	NA	NA	
3	Internet Outreach	Non-targeted/broad community	NA	NA	NA	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

For FY 2019-20, the entitlement amount will be \$564,388 in CDBG funding and \$263,732 in HOME funding. Factoring in estimated program income, the total estimated CDBG and HOME amounts available are approximately \$660,000 and \$200,000, respectively. These amounts are not sufficient to fully address the community needs that low income individuals and families face in attaining self-sufficiency. \$1.5M of the City's local funds from its Below Market Rate Housing Fund will be used for the City's COVID-19 Rent Relief Program.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	564,388	100,000	\$351,0000	\$1,015,388	500,000	CDBG funds will be used for the creation and preservation of affordable rental units, improvements in lower income neighborhoods, and public services that benefit low income households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	263,732	0	0	263,732	210,000	HOME funds will be leveraged with local City funding, tax credits, and State bond financing to create new and rehabilitate affordable rental units that serve very low and extremely low income households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	<u>Use of CDBG-CV funds for the COVID-19 Rental Relief Program (C-19 RRP) Other</u>	<u>348,702,957,916 (CARES Act funding is a special allocation)</u>	0	0	<u>348,702,957,916 (CARES Act funding is a special allocation)</u>	0	<u>Use of CDBG-CV funds for the COVID-19 Rental Relief Program (C-19 RRP); CDBG-CV funding to be used to prevent, prepare for and to respond to the Coronavirus. The amount \$957,916 represents the sum of \$348,702 CDBG-CV I and \$609,214 CDBG-CV III.</u>
Other	public - local	Other	1,525,000	0	0	1,525,000	1,525,000	\$25,000 General Fund dollars will be utilized to provide fair housing counseling, investigation and education. \$1.5M from the City's Below Market Rate Housing Fund is appropriated for the C-19 Rent Relief Program.

Table 5 - 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

CDBG and HOME Entitlement Funds

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.

Mountain View typically leverages its CDBG and HOME funds with other funding sources to complete projects and fund public services. Applicants are asked to demonstrate the degree to which the requested CDBG and HOME funds will be leveraged in their applications and the amount of other funding sources is documented as a condition of funding.

For FY 2019-20, all CDBG and HOME administration funding will be leveraged with local sources. Agencies receiving CDBG public service funds leverage them with funding from the County, State and/or local foundations and private fundraising activities. The following proposed CDBG funded capital projects intend to leverage the CDBG as follows:

- FY 2019-20 CDBG and HOME funding is anticipated to be used in combination with federal Low Income Housing Tax Credits and local Below Market Rate In-Lieu, Commercial Linkage and Rental Housing Impact Fees, which are described in the 2015-20 Consolidated Plan to add 70 new affordable housing units, including possible units for the developmentally disabled at 950 W. El Camino Real.

HOME Match Requirement

Jurisdictions must provide local matching funds equivalent to 25 percent of the HOME funds expended. Due to large expenditures of local housing funds on previous projects, the City currently has a HOME excess match balance of \$4 million as of June 30, 2019 . The 25 percent required match will be deducted from the excess balance until it is depleted. Once the excess match funds are fully credited, the 25 percent match requirement for HOME funds will continue to come from the City’s local housing funds, which consist of Housing Impact Fees, Rental Housing Impact Fees and Below Market Rate Housing Program funds, described below under *Local and County Funding Sources*.

HOME CHDO Requirement

HUD reserves 15% of a jurisdiction's HOME allocation for CHDO projects. The 50 new units at Shorebreeze Apartments is a CHDO project. PAH is the awarded recipient of all HOME funds for Program Year 2019. They are not a CHDO and would need to go through the CHDO formation process to receive the CHDO set aside.

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

If vacant or surplus land is identified and suitable for the development of affordable housing, the City Council may direct staff to issue a Request for Qualifications or Request for Proposals process to solicit development proposals. In October 2018, the City Council held a study session for the proposed redevelopment of Lot 12, one of the City-owned parking lots. The Council directed staff to prepare a Request for Qualifications (RFQ) for developers to redevelop Lot 12. One of the Council directives was that any residential development must have a 50% affordable component. Staff will be presenting the Lot 12 RFQ for Council consideration in the next few months.

In addition, the City recently approved a long term lease with a purchase option for a Santa Clara Valley Transportation Agency (VTA)-owned site. The 2.0 acre site, which was previously used as a parking lot, is envisioned to be developed for affordable housing including permanent supportive housing. As the site plans are being developed, the site will be used as part of the City's Safe Parking program per persons residing in vehicles.

Discussion: N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Citywide		CDBG: \$290,153 HOME: \$180,000	Rental units constructed: 70 Household Housing Unit
2	Homelessness	2015	2019	Homeless		Homelessness	CDBG: \$28,194	Homelessness Prevention: 2548 Persons Assisted
3	Basic Needs	2015	2019	Non-Housing Community Development Public Services; Economic Development	Citywide	Public Services Neighborhood Improvements	CDBG: \$61,806	Public service activities for Low/Moderate Income Housing Benefit: 391 Households Assisted
4	Strengthening Neighborhoods	2015	2019	Non-Housing Community Development	Citywide	Neighborhood Improvements	CDBG: \$99,857	Public service activities for Low/Moderate Income Housing Benefit: 302 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Fair Housing Opportunities	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing Homelessness Public Services Fair Housing Services	General Fund: \$25,000	Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	70 new affordable units: Funding includes \$180,000 in Program Year 2019 HOME Entitlement and CHDO funds. (950 W. El Camino Real, PAH)
2	Goal Name	Homelessness
	Goal Description	Public service activities for low/mod income benefit: 2,548 Persons Assisted (CSA Homeless Prevention Program)
3	Goal Name	Basic Needs
	Goal Description	
4	Goal Name	Strengthening Neighborhoods
	Goal Description	HVAC replacement for Community Health Awareness Council clinic to provide mental health services to 302 persons

5	Goal Name	Fair Housing Opportunities
	Goal Description	Public service activities for low/mod income benefit: 25 Persons Assisted through Project Sentinel.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Consolidated Plan Goals represent high priority needs for the City and serve as the basis for Strategic Actions the City will use to meet these needs. Based on the Needs Assessment, Market Analysis, and community outreach conducted for the current Consolidated Plan cycle, the goals are as follows:

1. Support affordable housing for lower income and special needs households.
2. Support activities to prevent and end homelessness.
3. Support activities that provide basic needs to lower income households and special needs populations, such as seniors, abused and neglected youth, and the disabled.
4. Support programs and activities that strengthen neighborhoods.
5. Promote fair housing opportunities.

The City has a tradition of providing quality affordable housing through an open and inclusive public participation process. Qualified affordable housing developers, who can demonstrate their ability to design, build and manage affordable housing, can submit proposals to the City through a Request for Proposals (RFP) or NOFA process. Programs for public services can also submit proposals to the City for the RFP process. The City administers a two-year funding cycle for public service programs.

Projects

#	Project Name
1	CSA - Homeless Prevention
2	Silicon Valley Independent Learning Center
3	Support Services for the Blind
4	Services for Seniors
5	Senior Case Management
6	Services for Foster Youth
7	Services for Victims of Domestic Abuse
8	CDBG Administration
9	HOME Administration
10	HVAC Replacement
11	CDBG-CV and CDBG Rent Relief Program

Table 7 - Project Information

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

The City allocates its CDBG and HOME funds to projects and programs that will primarily serve 0-50% AMI households, renters, and special needs populations. The allocation of funds is made based on the identification of needs in the City's Consolidated Plan, which lists subsidized rental housing with an emphasis on housing 0-50% AMI special needs households as a top priority.

Another priority for the City is funding for public service programs for special needs populations and low income households. Funding for the public service programs is targeted to services that benefit the homeless and very low income households, which are identified in the Consolidated Plan as the most vulnerable and in need of assistance. All of these needs are identified in this plan with a priority ranking as "HIGH." There are areas of minority and low income concentration, and as it has done in the past, the City will continue to provide focused outreach to those areas regarding available public services.

AP-38 Project Summary
Project Summary Information

1	Project Name	CSA - Homeless Prevention
	Target Area	-
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$32,810
	Description	Homeless Prevention
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimate: 2548 persons to be assisted
	Location Description	Citywide
	Planned Activities	Wraparound services from food distribution to providing referrals to housing assistance.
2	Project Name	Silicon Valley Independent Learning Center
	Target Area	-
	Goals Supported	Basic Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$5,519
	Description	A disability justice organization for persons with disabilities
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimate: 30 persons to be assisted
	Location Description	Citywide
	Planned Activities	Housing program for persons with disabilities.
3	Project Name	Support Services for the Blind
	Target Area	-
	Goals Supported	Basic Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$8,193

	Description	Safe and Healthy Living program for visually impaired adults
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimate: 61 persons to be assisted
	Location Description	Citywide
	Planned Activities	Safe and Healthy Living program for visually impaired adults.
4	Project Name	Services for Seniors
	Target Area	-
	Goals Supported	Basic Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Legal Assistance to Elderly
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimate: 72 persons to be assisted
	Location Description	Citywide
	Planned Activities	Legal Assistance to Elders
5	Project Name	Senior Case Management
	Target Area	-
	Goals Supported	Basic Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$23,136
	Description	Prevention of re-hospitalization or premature institutionalization of frail, elderly local residents
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimate: 173 persons to be assisted

	Location Description	Citywide
	Planned Activities	Prevention of re-hospitalization or premature institutionalization of frail, elderly local residents.
6	Project Name	Services for Foster Youth
	Target Area	-
	Goals Supported	Basic Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Advocacy Program for Foster Youth
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimate: 25 persons to be assisted
	Location Description	Citywide
	Planned Activities	Advocacy Program for Foster Youth
7	Project Name	Services for Victims of Domestic Abuse
	Target Area	-
	Goals Supported	Basic Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	Services for Victims of Domestic Abuse
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimate: 50 persons to be assisted
	Location Description	Citywide
	Planned Activities	Services for Victims of Domestic Violence
8	Project Name	CDBG Administration
	Target Area	-
	Goals Supported	-
	Needs Addressed	-

	Funding	CDBG: \$120,000
	Description	Administration of CDBG program
	Target Date	-
	Estimate the number and type of families that will benefit from the proposed activities	-
	Location Description	-
	Planned Activities	-
9	Project Name	HOME Administration
	Target Area	-
	Goals Supported	-
	Needs Addressed	-
	Funding	HOME: \$20,000
	Description	Administration of HOME program
	Target Date	-
	Estimate the number and type of families that will benefit from the proposed activities	-
	Location Description	-
	Planned Activities	-
10	Project Name	Community Health Awareness Council (CHAC) - HVAC Replacement
	Target Area	-
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Neighborhood Improvements
	Funding	CDBG: \$99,847
	Description	HVAC Replacement
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimate: 302 persons to benefit from HVAC improvements at CHAC facility
	Location Description	CHAC Mountain View facility

	Planned Activities	-
11	Project Name	<u>COVID-19 Rental Relief Program (C-19 RRP) as administered by Community Services Agency CDBG-CV and CDBG Rent Relief Program</u>
	Target Area	Citywide
	Goals Supported	Basic Needs
	Needs Addressed	Public Services
	Funding	<u>Total program funding: \$3,843,916</u> <ul style="list-style-type: none"> • <u>CDBG: \$786,000 341,846 represents the sum of prior year resources, FY 2019-20 and current allocations, and program income.</u> • <u>CDBG-CV: \$957,916 - represents the sum of \$348,702 CARES Act (CDBG-CV I) and \$609,214 (CDBG-CV III).</u> • <u>Other City funds: \$2,100,000</u>
	Description	Provide Rent Assistance to tenants affected by Coronavirus impacts
	Target Date	6/30/202 <u>20</u>
	Estimate the number of households or persons that and type of families that will benefit from the proposed activities	<u>Estimated total program beneficiaries: 1,500 households or 4,500 persons (assuming average household size of three persons).</u> <ul style="list-style-type: none"> • <u>CDBG/CDBG-CV funded portion of program funding: 500 households or 1,500 persons 335 persons assisted.</u>
	Location Description	City of Mountain View
	Planned Activities	Provide up to two months of rental assistance

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
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not Applicable. Fiscal Year (FY) 2019-20 (Program Year 2019) of the Consolidated Plan allocates federal entitlement dollars according to low income (LMI) Census Tracts based on the 2010 Census. CDBG funding for the public service programs is targeted to services that benefit the homeless and very low-income households, which are identified in the Consolidated Plan as the most vulnerable and in need of assistance. Capital project funding is targeted to low income areas and/or benefits low and very low-income households.

Discussion: N/A

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 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	0
Non-Homeless	70
Special-Needs	0
Total	70

Table 9 - 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	70
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	70

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion: N/A

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the County of Santa Clara (HACSC) assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program, countywide. HACSC also develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County. HACSC's programs are targeted toward LMI households, and more than 80 percent of their client households are extremely low-income families, seniors, veterans, persons with disabilities, and formerly homeless individuals. HACSC has four two-bedroom family public housing units in its portfolio; they are located in the City of Santa Clara. Approximately 16,387 housing vouchers are in use countywide.

Although there are no public housing units in Mountain View, approximately 320 HACSC-assisted Section 8 Tenant Choice Voucher tenants reside in and 60 Section 8 project-based units are located in Mountain View. The City will continue to provide referrals to Section 8 tenants and other persons seeking information and access to the Housing Authority of Santa Clara County's programs.

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

Not applicable, there is no public housing in the City.

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

Not applicable, there is no public housing 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 no public housing in the City.

Discussion: N/A

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

Introduction

In FY 2019-20 (Program Year 2019), the City will use CDBG funds for Homelessness Prevention Services Program, which will assist approximately 3,000 persons through the provision of comprehensive case management services to help unhoused individuals and families secure affordable, permanent housing. Through the program, homeless persons and families will also receive assistance in securing public benefits, finding permanent housing, accessing vocational training and help in finding employment, among other similar services.

Using local funds, the City of Mountain View funded, in partnership with the County of Santa Clara, an Outreach Case worker to identify homeless persons in vehicles, on the streets and in encampments. The case worker is part of the assessment/identification step along Continuum of Care path to self-sufficiency.

Biennially, Mountain View participates 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 each jurisdiction. It also contains statistical information on the causes of homelessness and immediate needs, such as employment or substance abuse treatment. Local, not CDBG, funding is used for this census.

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

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Addressing the emergency shelter and transitional housing needs of homeless persons

In Fiscal Year 2019-20, the City will fund the provision of homeless shelter and support services, including employment referrals, mental health counseling, and self-sufficiency training for approximately ten homeless persons. Funding includes assistance for placement in transitional facilities. The City has funded shelter and support services using CDBG funding for over 20 years.

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

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 2019-20, the City will use CDBG funds for the Homelessness Prevention and Homeless Services Program administered by the Community Services Agency to provide safety-net services to working poor individuals and families in jeopardy of losing their housing. Safety-net services include financial assistance with rent and utility bills, supplemental food, and other essential supplies.

Using local funds, the City supports a rent assistance program. The rent assistance to lower income households who receive significant rent increases, experience a reduction of income, or loss of employment, for a period of four to nine months to help stabilize the family and prevent homelessness.

Discussion: N/A

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

Introduction:

As per the Market Analysis, jurisdictions within the County face barriers to affordable housing. One factor is the lack of developable land, which increases the cost of available real estate and housing development costs. Local opposition is another common obstacle. Their opposition is often based on misconceptions, such as increases in crime, parking and traffic congestion; and overwhelmed schools.[1] However, the region must focus on strategies and investment that provide housing for much of the region's workforce whose incomes limit their housing choices.[2].

The City identified several constraints to the development, maintenance, and improvement of housing and affordable housing, in their 2015-2023 Housing Element update: [3]

- The cost of development is a key barrier to producing affordable housing, especially in regions where the price of land is significant. Also, the cost of materials has risen significantly over the last several years. Finally, the region has seen a significant volume of construction activity. With construction labor in short supply, labor costs have also increased.
- Land use controls, such as the General Plan, which establishes the City's land use designations and the Zoning Ordinance, which identifies districts where housing may be developed. The City's General Plan and Zoning Ordinance have a direct effect on the availability and range of housing choices within a community.
- Parking requirements may serve as a constraint on housing development by increasing development costs and reducing the amount of land available for additional units. Parking requirements range from one space per unit for efficiency studios to two spaces for single-family homes and multi-family units with one or more bedrooms. Some housing types are also required to provide guest parking. Housing for certain populations could have lower parking requirements to increase the financial feasibility of the development.
- Development fees intended to recover the costs of providing community services and processing entitlement and building permit applications increase the overall development costs. New housing typically requires payment of a variety of infrastructure fees, and a variety of handling and service charges

[1] Association of Bay Area Governments. "Affordable Housing in the Bay Area." 2014.

[2] Association of Bay Area Governments. "Jobs-Housing Connection Strategy." 2012.

[3] City of Mountain View. "2015-2023 Housing Element." 2014.

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 is addressing the barriers to affordable housing through:

Affordable Housing Programs

- In 1999, the City adopted a Below Market Rate Housing program requiring developers to set aside at least 10 percent of the total number of both ownership and rental dwelling units in the developments as affordable. Developers may pay an in-lieu fee. In 2018, the affordable housing requirement for market rate rental developments was increased to 15%. The City will be considering revising the ownership requirement in 2019.
- The City has two housing impact fees charged on new commercial development. Known as “Commercial Linkage Fees”, these fees are based on an assessment of the extent to which the development of commercial uses, generates additional demand/need for affordable housing.

Land Use and Zoning

- Zoning changes to allow for more high-density, mixed-use development and accessory dwelling units.
- The development of precise plans to coordinate future public and private improvements on specific properties and incorporating innovative programs to incentivize the development of affordable housing.

Affordable Housing Development

- The City’s 2015-2023 Housing Element includes policies that specifically address the creation of more affordable housing: Policy 1.5: Support the development of both rental and ownership housing serving a 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 affordable housing. Policy 5.3: Encourage and support the maintenance/preservation and development of subsidized housing that serve low income households, seniors, disabled individuals and other special needs populations.

Public Outreach

To help alleviate possible concerns from residents about the misconceptions associated with affordable housing developments, when affordable housing projects are proposed, the City conducts extensive public outreach campaigns focused on the neighboring communities.

Discussion: N/A

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

The diminishing amount of funds for public services continues to be the most significant obstacle to addressing the needs of underserved 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 to supplement limited CDBG public service funding.

Actions planned to foster and maintain affordable housing

The City regularly partners with private and nonprofit businesses to develop affordable housing for low income residents. In an effort to supplement the available funds for affordable housing projects, the City adopted the Below Market Rate Housing (BMR) Ordinance and Rental Housing Impact Fee (RHIF) and Housing Impact Fee (HIF) policies that require developers to build affordable units as part of their market rate developments or pay a fee for units that are not provided. Also, City staff annually monitors the City’s subsidized housing developments for affordability and to identify needed repairs.

Actions planned to reduce lead-based paint hazards

The City has a Lead Based Paint (LBP) Management Plan and carries out projects according to the LBP Management Plan. The City requires testing and hazard reduction in properties that use CDBG or HOME rehabilitation funds where lead and other risks may be present. The City also provides information about the risk of LBP to property owners.

Actions planned to reduce the number of poverty-level families

The Homelessness Prevention and Homeless Services Program operates and provides case management to homeless persons to assist them in transitioning to self-sufficiency. Step Up Silicon Valley is a nonprofit organization coordinated by Catholic Charities of Santa Clara County with the intention of using social innovation and collaboration to reduce poverty in Silicon Valley. Their current projects are the 1,000 Out of Poverty Effort, a coordinated effort between over a dozen nonprofit agencies working to help move 1,000 individuals from poverty to self-sufficiency. They also fund the Franklin McKinley Women’s Initiative designed to help low income women reach self-sufficiency by providing them with training to start their own businesses.[1]

[1] Step Up Silicon Valley. “Annual Report 2013.” 2013.

Actions planned to develop institutional structure

The City is attempting to improve intergovernmental and private sector cooperation to synergize efforts and resources, and develop new revenues for community service needs and the production of affordable housing.

Collaborative efforts include:

- Regular attendance at quarterly meetings between entitlement jurisdictions
- Joint jurisdiction Request for Proposals and project review committees to execute projects involving multiple cities, which serve the homeless, special needs and lower income households
- Coordination on project management for projects funded by multiple jurisdictions

Recent examples include the multi-jurisdictional effort that included Mountain View to create a regional affordable housing fund, reserving former redevelopment funds for affordable housing activities. These funds would have otherwise been used for different purposes. Another effort underway involves coordination on use of Measure A funds. Santa Clara County voters passed a \$950 million bond to generate funding for affordable housing. County staff is coordinating with Mountain View and other cities on ways to target the funding to housing for the homeless. These interactions generate cohesive discussion and forums for bridging funding and service gaps on a regional scale.

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

The City benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the County and the CoC. 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: N/A

Program Specific Requirements

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

Introduction:

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	100,000
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:	100,000

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. 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 low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

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

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

The City does not use HOME funds in any other manner than those described in Section 92.205.

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:

The City does not use HOME funds for homebuyer assistance.

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:

The City's CDBG and HOME funds are secured by trust deeds recorded on the title of the property that benefitted from the funds. In addition, a Regulatory Agreement is recorded against the property restricting the rent levels in the development. The City also has Reversion of Assets and Restrictions on Alienation and Transfer clauses in its sub-recipient agreements. The period of affordability would be a minimum 15 years, and the affordability periods for previous properties acquired or rehabilitated using HOME funds have been lengthier.

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:

There are no plans to use HOME funds to refinance debt on existing multi-family properties. HOME funding is typically provided for rehabilitation activities and is accompanied by deed-restrictions that extend the affordability period.