



## COUNCIL REPORT

**DATE:** September 23, 2025

**CATEGORY:** Public Hearing

**DEPT.:** Housing

**TITLE:** **Fiscal Year 2024-25 Consolidated Annual Performance and Evaluation Report (CAPER)**

### **RECOMMENDATION**

Receive public input and approve the draft Fiscal Year 2024-25 Consolidated Annual Performance and Evaluation Report for the Community Development Block Grant and Home Investment Partnerships Program (Attachment 1 to the Council report) for submission to the U.S. Department of Housing and Urban Development.

### **BACKGROUND**

The purpose of this public hearing is for the City Council to receive public input on the Fiscal Year 2024-25 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) program and the HOME Investment Partnerships Program (HOME), as required by the U.S. Department of Housing and Urban Development (HUD). Upon Council approval, the CAPER will be submitted to HUD by the September 30, 2025 deadline.

Each fiscal year, the City, as a federal “entitlement jurisdiction,” directly receives CDBG and HOME funds from HUD to invest in qualifying activities in Mountain View. In addition to these annual allocations, unexpended funds from prior years, as well as program income received through loan repayments from previously funded affordable housing projects, may be available to fund activities and projects.<sup>1</sup>

The City is required to develop and submit an Annual Action Plan (AAP) to HUD that identifies the specific public services (provided by non-profit agencies) and capital projects (such as affordable housing projects) that will be funded with CDBG and HOME funds. These public services and capital projects must align with the goals and priorities identified in the City’s federally required five-year Consolidated Plan.

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<sup>1</sup> Unexpended income from prior years may be the result of cost savings or changes in scope that prevent previously allocated CDBG funds from being entirely spent within the expected timeframe.

The Fiscal Year 2024-25 Annual Action Plan was approved by the City Council at its meeting on [April 23, 2024](#), and is part of the Fiscal Year 2020-25 Consolidated Plan period.

The CAPER is an annual report required by HUD that outlines the City's progress towards carrying out its Annual Action Plan. The CAPER provides an overview of major initiatives, an assessment of performance during the fiscal year, and an evaluation of progress towards meeting the goals and objectives in the Consolidated Plan. The Fiscal Year 2024-25 CAPER summarizes the City's CDBG and HOME accomplishments from July 1, 2024, to June 30, 2025, and represents the fifth and final year of the 2020-2025 Consolidated Plan. The draft Fiscal Year 2024-25 CAPER can be found in Attachment 1.

Per HUD requirements, a maximum of 20% of annual CDBG funding may be used for administrative costs, a maximum of 15% may be used for public services, and the remaining funds are for capital projects. Conversely, a maximum of 10% of the City's annual HOME allocation may be used for administrative costs.

## **ANALYSIS**

### **CDBG Summary**

The total amount of CDBG funding anticipated to be made available for Fiscal Year 2024-25 outlined in the Annual Action Plan was \$1,585,932. This funding was distributed as shown in Table 1 below.<sup>2</sup>

**Table 1: Fiscal Year 2024-25 CDBG Funding Allocated**

<b>Program/Project</b>	<b>Funding Allocated</b>
Capital Projects	\$ 1,156,964
Minor home repair program (Rebuilding Together Peninsula)	180,000
Public services (7 programs, listed in Table 3)	128,968
Administrative costs	<u>120,000</u>
<b>TOTAL</b>	<b>\$ 1,585,932</b>

The Annual Action Plan is typically drafted and approved before the City learns of its annual CDBG and HOME allocations. The initial funding anticipated and allocated often differs from the final amounts received or made available through the Fiscal Year. Consequently, for CDBG, the City received \$604,684 in entitlement funds for Fiscal Year 2024-25, had \$725,248 in unexpended

<sup>2</sup> The City supplements CDBG public services funding by providing an annual allocation of \$171,000 from its General Fund to fund other critical public services that are not eligible for CDBG funding. Per HUD reporting requirements, the CAPER focuses on the CDBG-funded public services; hence, the \$171,000 in City funding for public services is not reflected in the tables.

funds, and received \$982,320 in Program Income, resulting in a total of \$2,312,252. The total differs from the allocated amount that was anticipated, shown in Table 1, due to the City receiving \$726,320 more program income after the conclusion of the Annual Action Plan process than anticipated.<sup>3</sup>

The City funds the public service agencies through a two-year funding cycle. Fiscal Year 2024-25 was the second of the two-year cycle. Due to the requests for CDBG public service funding for Fiscal Year 2024-25 being oversubscribed, the City provided an additional \$12,701 of General Funds on top of the \$128,968 in CDBG funds for a total of \$141,669 to support these CDBG public service agencies.

### HOME Summary

As shown in Table 2 below, the total amount of HOME funding anticipated to be made available for Fiscal Year 2024-25 outlined in the Annual Action Plan was \$1,073,782.

**Table 2: Fiscal Year 2024-25 HOME Funding Allocated**

<b>Program/Project</b>	<b>Funding Allocated</b>
Capital Projects	\$ 1,050,004
Administrative costs	<u>23,778</u>
<b>TOTAL</b>	<b>\$ 1,073,782</b>

During the Fiscal Year, the City received \$237,782 in HOME entitlement funds, \$415,784 in HOME Program Income, and had \$336,000 in unexpended funds, for a total of \$989,566. Additionally, the Heartwood Apartments, formerly known as the Crestview Hotel, was completed during the fiscal year which came in under budget. Therefore, even though the amount of \$989,566 received during the fiscal year was less than the funding allocated amount of \$1,073,782, the Heartwood cost savings allowed the total funding allocated to remain the same.

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<sup>3</sup> \$982,320 (actual program income received) - \$256,000 (est. program income) = \$726,320

### Summary of Accomplishments

In total, 10,750 individuals were served through the City's CDBG and HOME funded activities. Of those helped by these services, 9,056 were extremely low-income, 1,362 were low-income, 298 were moderate-income, and 34 were not low- or moderate-income. Table 3 below summarizes the funding allocated, expended, and accomplishments for both CDBG and HOME programs and projects in Fiscal Year 2024-25.

**Table 3: Summary of Fiscal Year 2024-25 Public Services and Capital Projects, Funding, and Accomplishments**

Agency	Program/ Project	Initial Allocation*	Final Allocation**	Funding Expended	Accomplishment Data
City of Mountain View	Affordable Housing Capital Projects	CDBG: \$1,156,964 HOME: \$1,050,004	CDBG: \$1,156,964 HOME: \$1,050,004	CDBG: \$0 HOME: \$0	<i>These funds were carried over and allocated to projects for Fiscal Year 2025-26 (CDBG: Paulson Park I Roof Replacement project and Monte Vista Terrace Roof Replacement and Elevator Modernization project. HOME: Lot 12 affordable housing development project)</i>
Rebuilding Together Peninsula	Minor Home Repair Program	CDBG: \$180,000	CDBG: \$180,000	CDBG: \$104,412	6 Mountain View households, or roughly 18 Mountain View residents, served
Community Services Agency	Public Services: Homelessness Prevention	CDBG: 31,201	CDBG: \$31,201	CDBG: \$31,201	10,063 Mountain View residents served
Community Services Agency	Public Services: Senior Services Case Management	CDBG: \$19,929	CDBG: \$26,140	CDBG: \$26,140	502 Mountain View residents served

Agency	Program/ Project	Initial Allocation*	Final Allocation**	Funding Expended	Accomplishment Data
LifeMoves	Public Services: Graduate House Case Management	CDBG: \$25,550	CDBG: \$0	CDBG: \$0	<i>This activity was cancelled due to LifeMoves ending the Graduate House Program. Funding initially allocated to the program in the amount of \$25,550 was redistributed among the other subrecipients.</i>
Next Door Solutions to Domestic Violence	Public Services: Services for Victims of Domestic Violence	CDBG: \$10,950	CDBG: \$15,000	CDBG: \$11,200	27 Mountain View residents served
Senior Adult Legal Assistance	Public Services: Legal Services for Seniors	CDBG: \$12,045	CDBG: \$16,500	CDBG: \$16,500	61 Mountain View residents served
Silicon Valley Independent Living Center	Public Services: Services for the Disabled	CDBG: \$7,393	CDBG: \$10,127	CDBG: \$10,127	34 Mountain View residents served
Vista Center for the Blind and Visually Impaired	Public Services: Services for the Blind	CDBG: \$21,900	CDBG: \$30,000	CDBG: \$30,000	45 Mountain View residents served
<b>TOTAL: CDBG HOME</b>		<b>\$1,465,932 \$1,050,004</b>	<b>\$1,465,932 \$1,050,004</b>	<b>\$229,580 \$0</b>	<b>10,750 residents served</b>

\*Allocated amount in the adopted FY 2024-25 Annual Action Plan.

\*\*Final allocated amount based on redistribution of funding originally allocated to LifeMoves program per above.

Over Fiscal Year 2024-25, the nonprofit public service agencies successfully expended nearly 100% of their CDBG funding on programs that assisted low- and moderate-income Mountain View residents and households. No expenditures were made for affordable housing capital projects because there were no eligible projects identified; however, these funds were carried over and have already been allocated to projects anticipated to begin in Fiscal Year 2025-26, including the MidPen affordable housing rehabilitation projects and the Lot 12 affordable housing development project.

**FISCAL IMPACT**

Approval of the Fiscal Year 2024-25 CAPER for submission to HUD has no impact on the City's General Fund. Meeting HUD reporting requirements will allow the City to continue to be eligible for future cycles of CDBG and HOME program funding.

**LEVINE ACT**

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: [www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html](http://www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html)

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

**EXEMPT FROM THE LEVINE ACT**

☒ General policy and legislative actions

**ALTERNATIVES**

1. Do not approve the Fiscal Year 2024-25 CAPER for submission. Not approving the CAPER for submission by the HUD-required deadline may cause the City to be ineligible for federal funding.
2. Provide other direction.

**PUBLIC NOTICING**

Per HUD requirements, the Fiscal Year 2024-25 CAPER was posted on the City website at [mountainview.gov/our-city/departments/housing](http://mountainview.gov/our-city/departments/housing) for a 15-day public comment period that began on September 9, 2025, and ended on September 23, 2025. Advertisements for the opening of the public comment period were placed in the *Mountain View Voice* and *Palo Alto Daily Post*, with links to the same notice in Spanish, Russian, and Chinese. Notices were also sent to the CDBG interest list per the City's Citizen Participation Plan.

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Attachments: 1. Draft Fiscal Year 2024-25 CAPER