



**City of Mountain View  
Consolidated Annual Performance Evaluation Report (CAPER)  
Fiscal Year (FY) 2023-2024 / HUD Program Year (PY) 2023**

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## **Introduction**

Each fiscal year, the City, as a federal “entitlement jurisdiction,” directly receives Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds from the U.S. Dept. of Housing and Urban Development (HUD) to invest in qualifying public service activities and capital projects in Mountain View. The City is required to develop and submit an Annual Action Plans (AAP) to HUD that identifies the specific public services 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 (currently for the Fiscal Year 2020-2025 period). The Fiscal Year 2023-24 Annual Action Plan was approved by the City Council on April 25, 2023.

The CAPER is an annual report required by HUD that outlines the progress the City has made towards carrying out its Annual Action Plan by providing an overview of major initiatives and accomplishments that were achieved throughout the fiscal year. The report is completed on a template that is provided by HUD that requests specific information, including the bolded sections and tables below. The CAPER consists of program narratives, an assessment of annual performance, and an assessment of progress towards meeting the goals and objectives contained in the Consolidated Plan. The Fiscal Year 2023-24 CAPER summarizes the City’s CDBG and HOME accomplishments over the period from July 1, 2023, to June 30, 2024 and represents the fourth year of the 2020-2025 Consolidated Plan, which is also known as Program Year 2023 (PY 2023).

## CR-05—Goals and Outcomes

This section provides an overview of the progress the jurisdiction has made in implementing its strategic and action plans, as required under 91.520(a). It outlines the major initiatives that were proposed and highlights the key accomplishments achieved throughout the program year. The focus is on detailing how these initiatives were executed and the impact they have had, reflecting the jurisdiction's ongoing efforts to advance its strategic goals and action steps. The City of Mountain View is a federal “entitlement jurisdiction”, and as a result, directly receives CDBG and HOME funds from the U.S. Department of Housing and Urban Development (HUD) to invest in qualifying public service activities and capital projects in the city.

For Program Year 2023, the City received \$610,539 in CDBG entitlement funds. In addition, the City received \$566,062 in CDBG Program Income and had \$163,125 in prior year CDBG funds for a total of \$1,339,726 in CDBG funds. The City also received \$285,869 in HOME entitlement funds, \$823,604.86 in HOME Program Income, and had \$962,636 in Prior Year Resources for a total of \$2,072,109.86 in HOME funds. Due to greater Program Income received than expected for both CDBG and HOME, these totals exceeded the estimates provided in the Annual Action Plan.

The City’s major accomplishments for Program Year 2023 are as follows:

- 4,611 low-income individuals and families were provided case management services which includes advocacy, enrollment in benefits and housing through the Community Services Agency Homeless Prevention program. This program supports both, housed and un-housed community members.
- 173 seniors were provided case management to help obtain housing, healthcare, food, and transportation with the goal of helping them live independently through the Community Services Agency Senior Case management program.
- 3 homeless individuals received case management services through the LifeMoves Graduate House program.
- 37 victims of domestic violence received assistance from Next Door Solutions to Domestic Violence.
- 49 senior received legal assistance from Senior Adults Legal Assistance.
- 52 persons with disabilities received services to aid them in transitioning from homelessness, unstable, or temporary housing to permanent, affordable, and accessible housing through Silicon Valley Independent Learning Center (SVILC).
- 51 visually impaired persons were provided case management and support services to live independently.

**Consolidated Plan goals vs actual outcomes for indicator measures.**

The table below provides a comprehensive summary of each activity’s program year goals. It highlights information on the categories of the goals, and the sources and amounts of funding allocated. The table also outlines the specific outcomes or objectives associated with each goal, along with the indicators used to measure these outcomes. Additionally, it compares the targets set for each goal to the actual outcomes. The percentage completed for each goal is also presented, providing an overview of the progress made throughout the program year. Progress not made toward meeting goals and objectives will be provided at the end of the five-year consolidated plan program.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Address and Promote Fair Housing	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	150	0	0.00%	-	-	-
Enhance Physical Infrastructure	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1300	1490	114.62%	-	-	-
Increase Affordable Housing	Affordable Housing	CDBG: \$742,588 / HOME: \$1,419,919	Rental units constructed	Household Housing Unit	150	50	33.33%	48	0	0%
Increase Affordable Housing	Affordable Housing	CDBG: \$0 / HOME: \$0	Rental units rehabilitated	Household Housing Unit	200	0	0.00%	-	-	-
Increase Affordable Housing	Affordable Housing	CDBG: \$30,000 / HOME: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	50	0	0.00%	6	4	66.66%

Planning and Administration	Program administration funds	CDBG: \$122,108 / HOME: \$28,586	Other	Other	1	1	100.00%	1	1	100%
Promote Economic Resiliency	Economic Development	CDBG: \$0	Jobs created/retained	Jobs	40	0	0.00%	-	-	-
Respond to Homelessness	Homeless	CDBG: \$56,751 / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15,000	15,496	103.31%	5,822	4,614	79.25%
Respond to Homelessness	Homeless	CDBG: \$0 / HOME: \$0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1200	0	0.00%	-	-	-
Respond to Homelessness	Homeless	CDBG: \$0 / HOME: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	0		-	-	-
Respond to Homelessness	Homeless	CDBG: \$0 / HOME: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	7	0	0.00%	-	-	-
Support Social Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$72,217	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	1202	60.10%	216	360	166.66%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

## **Assessment of CDBG funding utilization and plan priorities**

An evaluation of how the City uses funds, especially Community Development Block Grant (CDBG), in alignment with the priorities and specific objectives outlined in the plan. It focuses on how effectively the funding addresses these priorities, with particular attention given to the highest priority activities identified in the plan.

As indicated in Section SP-25 of the 2020-25 Consolidated Plan (Con Plan), the highest Priority Needs for the City are: (1) increase affordable housing; (2) respond to homelessness; (3) support social services; (4) strengthen neighborhoods; (5) promote fair housing; and (6) promote economic resiliency. These Priority Needs were used to develop a list of Goals for the 5-year period, which are identified in Section SP-45 of the Con Plan. Table 1 above shows the City's progress towards meeting these goals based on the activities that were completed in FY 2023-24. The activities that are undertaken during a particular fiscal year are dependent on the nonprofits that applied for grant funding from the City, therefore only certain goals may have reported progress.

To advance the Priority Need to increase affordable housing, in FY 2023-24, the City allocated approximately \$2.16 million toward the existing project to acquire and rehabilitate the Crestview Hotel to convert it into permanent affordable housing. Acquisition was completed in late 2022, and the rehabilitation began in July 2023. The partner developer has been selected and the 66 hotel units are being converted into a mix of studios and two-bedroom apartments providing permanent supportive housing to 48 households experiencing homelessness or chronic homelessness, including some units dedicated to transition-aged youth. It is anticipated that this project will be completed in Fall 2024.

To advance the Priority Needs related to responding to homelessness, and supporting social services, the City undertook many activities during FY 2023-24 that addressed these needs and is making steady progress toward meeting these goals.

## CR-10—Racial and Ethnic Composition of Families Assisted

In accordance with the Code of Federal Regulations 91.520(a), entitlement jurisdictions must provide a description of the families and persons assisted in the performance reports. This information must include the racial and ethnic composition of the families assisted.

	<b>CDBG</b>	<b>HOME</b>
White	3,844	0
Black or African American	59	0
Asian	914	0
American Indian or American Native	7	0
Native Hawaiian or Other Pacific Islander	17	0
<b>Total</b>	<b>4,841</b>	<b>0</b>
Hispanic	2,849	0
Not Hispanic	1,992	0

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

In FY 2023-24, the City's CDBG funded programs and services served 4,978 individuals. This includes:

- 4,841 persons in Table 2 composed of : 3,844 White; 59 Black or African American; 914 Asian; 7 American Indian/Alaskan Native; and 17 Native Hawaiian/Pacific Islander. Of the total beneficiaries served during the fiscal year, 2,849 identified themselves as Hispanic, accounting for approximately 58 percent (58%) of the total individuals served.
- The HUD Table 2 template does not include multi-racial categories but does require multi-racial data to be reported elsewhere. In addition to Table 2, the City's CDBG funded projects and programs also served 137 persons in the following multi-racial categories in Program Year 2023:
  - 8 American Indian/Alaskan Native and White
  - 22 Asian and White
  - 13 Black/African American and White
  - 1 American Indian or American Native and Black or African American
  - 93 Other/Multi-Racial

## CR-15—Resources and Investments 91.520(a)

### Resources



In accordance with the Code of Federal Regulations 91.520(a), entitlement jurisdictions must provide a description of the resources (or funding) that are made available to carry out its strategic plan and action plan.

Source of Funds	Source	Resources Made Available Program Year	Amount Expended During Program Year
CDBG	public - federal	\$1,339,726	\$3,888,376
HOME	public - federal	\$2,072,110	\$2,068,836

**Table 3 - Resources Made Available**

**Narrative**

As shown in Table 3, the resources made available in Program Year 2023 (PY23) includes \$610,539 in annual CDBG funding allocation, \$566,062 in CDBG Program Income, and \$163,125 in prior year CDBG funds for a total of \$1,339,726 in CDBG funds. The City also had prior year funds that were allocated to projects in previous years that were successfully expended in PY23. This allowed the City to expend \$3,888,375.87 in CDBG over the course of the fiscal year.

Similarly, the City received \$285,869 in annual HOME funding allocation, \$823,604.86 in HOME Program Income, and had \$962,636 in Prior Year Resources for a total of \$2,072,109.86 in HOME funds. In PY23, the City expended and \$2,068,836.17 in HOME funds.

**Geographic distribution and location of investments**

In accordance with the Code of Federal Regulations 91.520(a), entitlement jurisdictions must provide a description of the geographic distribution of how funding is allocated and expended and whether a certain proportion is expended in areas with a greater concentration of low- and moderate- income block groups (discussed in further detail below).

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	CDBG-funded activities were made available to Mountain View residents citywide.
Eligible LMI Block Groups	0	0	CDBG-funded activities were made available to Mountain View residents citywide.

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

As shown in the Table 4, the City of Mountain View used its CDBG funds to implement the activities detailed in the 2023 Action Plan on a citywide basis. This means that the stated activities were made

available to all Mountain View residents; there was no geographic concentration of resources.

The City invests its CDBG funding to principally benefit low- and moderate-income (LMI) persons. Activities may qualify for CDBG assistance if the activity will benefit all the residents of a primarily residential area where at least 51 percent of the residents are low- and moderate-income persons. This type of area is called an LMI block group. As a note, a census tract is composed of two or more block groups. The City has four LMI block groups, which is a relatively small area comparatively to the City as a whole. The City did not utilize funding for specific LMI block groups, and instead used funding on a citywide basis.

## **Leveraging**

This section describes how federal funds have been instrumental in leveraging additional resources, such as private, state, and local funds in the program year. It includes an explanation of how matching requirements were met, demonstrating how federal investments were complemented by other financial contributions. Additionally, the section covers the use of publicly owned land or property within the jurisdiction, highlighting how these assets were utilized to address the needs identified in the strategic plan. This comprehensive overview illustrates the collaborative effort and resourcefulness in maximizing the impact of federal funding.

In PY 2023, the City provided \$128,968 in CDBG funds to nonprofit agencies for public service programs. Because the funding requests for CDBG funding were oversubscribed, the City provided \$47,701 from the General Fund to supplement the CDBG public services. The agencies that received a combination of CDBG and General Fund public service funding are as follows:

- CSA—Homeless Prevention and Homeless Services
- CSA—Senior Case Management
- LifeMoves Graduate House
- Next Door Solutions to Domestic Violence
- Senior Adults Legal Assistance
- Silicon Valley Independent Living Services
- Vista Center for the Blind and Visually Impaired

In PY 2023, the City separately allocated an additional \$230,954 from the General Fund to public and human service agencies within the City. HUD limits the amount of CDBG funding that can be spent on public service activities each year, and also limits the types of activities that can receive CDBG public service funds. By using the General Fund to help supplement the limited amount of CDBG public service funding, the City can increase the number of local nonprofit organizations that receive assistance, as well as provide funding for activities that might not meet the CDBG eligibility criteria. The supplemental funds were utilized for the following services:

- Community School of Music and Arts
- CSA—Senior Nutrition Program

- Day Worker Center of Mountain View—Education, Skills Training, and Job Placement
- Day Worker Center of Mountain View—Healthy Meals Program
- Healthier Kids Foundation—Vision Screening
- Junior Achievement of Northern California
- MayView Community Health
- Parents Helping Parents, Inc.—Support Services for Households with special needs children
- The Health Trust’s Meals on Wheels Program
- YWCA Domestic Violence Department

While these services provided much needed services and made a positive impact in the community, the outcomes are not counted towards the AAP goals and CAPER reporting because they were achieved with the General Fund and did not include any CDBG/HOME funds.

In addition to the above activities, the City has had an ongoing fair housing program implemented by Project Sentinel, who implements a variety of fair housing educational and outreach activities. This is a non-CDBG funded activity and therefore not reported in the CAPER outcomes/tables.

The City is also developing on two City-owned sites:

- The City has funded a joint-development team to redevelop Lot 12, a City-owned Downtown parking lot, for affordable housing. This is a 100 percent affordable housing project with 120 units affordable to households up to 80 percent AMI. The project is entitled, and the developer has been applying for external funding to close the remaining funding gap as well as securing building permits. Depending on the success of securing the external funding, the project is targeting fall 2025 to begin construction.
- On September 26, 2023, the City Council selected Affirmed Housing to develop the City-owned site at the former VTA park and ride lot (87 East Evelyn Avenue) into approximately 268 units of affordable housing. The site is currently used for safe parking as an interim use. Affirmed Housing anticipates starting construction in Q4 2026, pending project entitlement, completing the building permit process, and securing all necessary funding sources.

In addition, three projects in construction or are nearing construction completion are listed below. These projects are not on City-owned sites but include City funding:

- La Avenida: The City provided a \$15 million loan for the first fully affordable project (100 affordable units) in North Bayshore. The project is expected to be complete in Q1 2025.
- Montecito: The City provided a \$16m loan which will add 85 affordable units to the City’s housing stock. The project is expected to be complete in Q1 2026.
- Crestview: In addition to the Federal funds provided, the City supplemented the project with \$880,000 in housing funds. This project is expected to be complete in Q3 2024.

Per HUD requirements, entitlement jurisdictions must provide a match of non-HOME funding for every HOME dollar for affordable housing developments. Due to the timing of the project and this CAPER, there is no HOME match to report for Tables 5 and 6 below. The City anticipates reporting on the HOME Match in next year's CAPER representing funding for the Crestview Hotel conversion.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	8,670,603
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	8,670,603
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	8,670,603

**Table 5 – Fiscal Year Summary - HOME Match Report**

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
-	-	-	-	-	-	-	-	-

**Table 6 – Match Contribution for the Federal Fiscal Year**

**HOME MBE/WBE report**

<b>Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at beginning of reporting period</b>	<b>Amount received during reporting period</b>	<b>Total amount expended during reporting period</b>	<b>Amount expended for TBRA</b>	<b>Balance on hand at end of reporting period</b>
<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
2,389,835	823,605	2,039,634	0	1,173,806

**Table 7 – Program Income**

This section discusses HOME reporting requirements related to Minority Business Enterprises and Women Business Enterprises. The conversion of Crestview Hotel is the only project currently funded with HOME. There is no data to report for Tables 8 through 11 as Jamboree Housing Corporation is the developer for Crestview, and Jamboree is not owned by a minority or women, and the project does not involve any displacement.

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

**Table 10 – Relocation and Real Property Acquisition**

<b>Households Displaced</b>	<b>Total</b>	<b>Minority Property Enterprises</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 11 – Households Displaced**

## CR-20—Affordable Housing 91.520(b)

### Evaluation of Progress in Providing Affordable Housing

This section assesses the jurisdiction's progress in delivering affordable housing using CDBG and HOME funding. It provides a comparison between the goals and actual number and types of households in each income category (extremely low-income, low-income, moderate-income, and middle-income) served for the program year. This overview highlights the effectiveness of the jurisdiction's efforts in meeting the housing needs of diverse income groups and provides insight into the overall impact of the affordable housing initiatives.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	6	4
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>6</b>	<b>4</b>

**Table 12 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	6	4
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>6</b>	<b>4</b>

**Table 13 – Number of Households Supported**

### Goals, Outcomes, and Challenges

In PY 2023, Rebuilding Together Peninsula (RTP) provided health and safety repairs to rehabilitate 4 existing homes occupied by low- and moderate-income senior households. Although this falls slightly short of achieving the annual goal of 6, RTP provided much needed funding to complete the

repair/rehabilitation of the 4 units of low- and moderate-income housing. Additionally, RTP began the process for the remaining two households and anticipates completing them in Fiscal Year 2024-25.

Section CR-20 relates to the production of new affordable units. Work on Crestview project began in Fiscal Year 2023-24 and the units will be delivered in Fall 2024. The goal is to convert 66 units of the Crestview Hotel with CDBG and HOME funds into 48 permanent supportive housing units which will be a mix of studios, 1- and 2-bedroom apartments and serve approximately 90 people. The project was awarded State funding through Project Homekey in April 2022 and the timeline for converting the units has shifted accordingly. In addition to State and City funding, the project will also be funded by the County. The rehabilitation work began in July 2023 and is nearing completion. It is expected to be completed in Fall 2024. As the project is still underway, the 48 households that it will serve are not reflected in the Tables 12 and 13. Upon completion of the project, these 48 households will be reported in the next CAPER. Tables 12 and 13 only includes projects that were funded through CDBG. The City still has an affordable housing pipeline that is being developed that is separate from CDBG-funded projects, and that pipeline currently includes 12 projects.

**Impact of Outcomes on Future Action Plans**

The City met its spending and outcome goals for FY 2023-24. The City has already adopted and submitted its FY 2024-25 Annual Action Plan. Future Annual Action Plans will be based on the future 5-year Consolidated Plan (2025-2030) that is currently in the process of being developed.

**Number of Households Served by Affordable Housing Projects**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	3	0
Moderate-income	1	0
<b>Total</b>	<b>4</b>	<b>0</b>

**Table 14 – Number of Households Served**

Table 14 above includes data on the number of individuals served by each funding source, categorized by income level: extremely low-income, low-income, and moderate-income. This breakdown helps in understanding how different income groups are represented and supported by the various funding sources. For FY 2023-24, the Minor Home Repair Program operated by Rebuilding Together Peninsula was able to assist 3 low-income households and 1 moderate-income household by providing them with critical health and safety home repairs.



## **CR-25—Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

This section evaluates how effectively the jurisdiction has met its specific objectives aimed at reducing and ultimately ending homelessness and other special needs. It assesses the achievements and advancements made towards addressing homelessness, including the strategies developed and implemented, the outcomes achieved, and any challenges encountered. This analysis provides insight into the jurisdiction's efforts and effectiveness in tackling homelessness and working towards its long-term goals.

### **Homeless (especially unsheltered) persons outreach and needs assessments**

In July 2023, the County of Santa Clara's Office of Supportive Housing (OSH) released the results of the county-wide point in time (PIT) count of the number of unhoused community members. The PIT is a census of sheltered and unsheltered people experiencing homelessness on a single night. It provides data used for federal funding allocations and national estimates of homelessness.

The numbers for the County remain relatively stable compared to 2022, when the last PIT was completed. The overall number of homeless individuals counted this year decreased by 1% in Santa Clara County (to 9,903). At the same time, there was a 4% decrease Countywide in homeless individuals living outdoors. The PIT count of individuals experiencing homelessness in Mountain View for 2023 increased 62% from the 2022 count. However, the 2022 count had shown a decrease of 43% from the last pre-pandemic count, which was performed in 2019. The 2022 count was the first post-Covid-19 count when many new programs had been implemented Countywide creating some challenges in interpreting the data. Overall, for the period from 2019 to 2023, the PIT found homelessness in Mountain View decreased 7% from pre-pandemic numbers to this year (606 in 2019, 346 in 2022, and 562 in 2023). The one-year shift for Mountain View from 2022 to 2023, is mainly explained by data collection change to count the safe parking program operating in the City directly from the safe parking provider. The County contractor has determined the safe parking participants were likely not counted in 2022, since they did not share with volunteers covering those census tracts that safe parking lots existed. This program partnership with the County provides essential services and links participants to services.

In an effort to address homelessness, in Program Year 2023 the City funded the Community Services Agency's Homeless and Homelessness Prevention program with \$31,201 in CDBG funds and \$11,541 in General Funds. The program served approximately 4,611 persons, and of the clients served, 86% were extremely low-income, 179 were female heads of households, and 1,000 were seniors. The Homeless and Homelessness Prevention Program provides homeless individuals and families with case management services which includes advocacy, enrolling in applicable public benefits, and accessing vital support services. The Program also connects unstably housed and unhoused individuals and families to safety-net resources that address or improve their housing situation.

## **Emergency shelter and transitional housing needs of homeless persons assessments**

The City supports efforts to address the emergency shelter and transitional housing needs of homeless persons. As mentioned previously, in Program Year 2023, the City funded the Community Services Agency's (CSA) Homeless and Homelessness Prevention program which served approximately 4,611 persons through the provision of comprehensive case management services to help unhoused individuals and families secure affordable, permanent housing.

The Quetzal House is a youth shelter operated by Bill Wilson Center that serves approximately 40 clients annually. The City initially funded the development of this property, and in 2016 also provided CDBG funding for its rehabilitation.

In addition to CDBG-funded activities, the City has implemented other homelessness response programs, often in collaboration with its nonprofit and private sector partners. Other programs/activities include implementation of a Safe Parking Program in partnership with the County of Santa Clara to provide safe parking along with case management and a range of services to support unstably housed residents living in vehicles on a path to permanent housing. The City Safe Parking program provides capacity for up to 114 vehicles. The City also partnered with LifeMoves by jointly applying for State Project Homekey funding to develop 100 units of interim housing at 2566 Leghorn serving up to approximately 124 formerly unsheltered persons at any given time. The project was completed in May 2021. LifeMoves provides case management services to connect participants with housing opportunities across the spectrum of needs.

The City also has existing affordable housing projects that provide a range of units to meet various housing needs. One example is San Antonio Place (operated by Charities Housing), which consists of 118 efficiency studio units affordable to very low-income persons (15-45% of median income) and serves persons who would be at risk of homelessness. The City helped fund and continues to monitor this property. Ten units at this complex are specifically designated for person transitioning from homelessness. Another example is Eagle Park which has 66 studios and one-bedroom apartments of which 30 units are reserved for veterans.

## **Preventing Homelessness for High-Risk Low-Income Individuals and Families**

The below narrative highlights efforts to support those who might be at risk of homelessness after leaving publicly funded institutions, such as healthcare facilities, mental health centers, foster care, and correctional programs. Additionally, it covers how assistance from various public and private agencies in areas like housing, health, social services, employment, education, and youth support contributes to preventing homelessness among these vulnerable populations.

In Program Year 2023, the City provided \$128,968 in CDBG funds to the following agencies to provide vital services to extremely low- and low- income individuals and families to help low-income households remain housed and meet critical needs:

- **Community Services Agency (\$31,201 in CDBG funds):** The Community Services Agency's continues to provide services to Mountain View homeless persons and persons transitioning from or at-risk of homelessness through its homeless program. Their program provides health and nutrition services, rental assistance and other supportive services. In FY 2023-24, 4,611 clients were served.
- **Community Services Agency (\$19,929 in CDBG funds):** The Community Services Agency administers the Senior Case Management Program. Seniors experience fewer hospitalizations and live independently for longer when social and medical care are integrated under the direction of a case manager. This means considerable savings in monies not spent on medical care and nursing facilities by Federal and State health care programs. In FY 2023-24, the Senior Case Management Program served 173 seniors.
- **LifeMoves (\$25,550 in CDBG funds):** The LifeMoves Homeless Prevention Services program provided case management services to 3 clients in FY 2023-24. Their executive team has decided that this program will no longer be in operation moving forward.
- **Next Door Solutions (\$10,950 in CDBG funds):** The agency provides services and assistance to victims of domestic violence. In FY 2023-24, the agency provided services to 37 individuals.
- **Senior Adults Legal Assistance (\$12,045 in CDBG funds):** The Legal Assistance to Elders program provided support to older persons in their efforts to live safely, independently, non-institutionalized, and with dignity. In total, 49 seniors were served in FY 2023-24.
- **Silicon Valley Independent Living Center (\$7,393 in CDBG funds):** The Housing Program is dedicated to improving the lives of people of all ages with all types of disabilities. The program provides housing assistance to disabled individuals. In FY 2023-24, the program provided assistance to 50 disabled individuals.
- **Vista Center for the Blind and Visually Impaired (\$21,900 in CDBG funds):** Through the Safe and Healthy Living Program, the agency provided 51 individuals with case management and support services to live independently.

As mentioned in previous CAPER reports, the City provided funds to Community Services Agency (CSA) for the Rental Relief Program. The Program provided emergency rental relief to prevent homelessness and the City continued the Rental Relief Program with CSA for the City's CDBG-CVIII monies, totaling \$609,214. In Program Year 2023, CSA has disbursed \$207,376 to 83 households. Approximately \$6,648 of CDBG-CVIII remains (after factoring in expenditures made in Program Year 2022 and 2023).

### **City collaboration with County Continuum of Care**

The City collaborates with the Santa Clara County Continuum of Care (CoC) to address the housing needs for the unsheltered. The CoC developed the discharge policy based on their processes in August 2021. The policy addresses discharge planning for individuals in custodial institutions including post-release services, programs for behavioral health and drug-use. It also addresses discharge planning from medical institutions for patients from the County hospital system, emergency psychiatric services and a skilled nursing facility. The Santa Clara County CoC oversees the implementation of the programs under this

policy along with program partners and service providers. The City's Human Services division and Community Outreach Officer (member of the Neighborhood and Event Services team in the Police Department) meet regularly with staff from the County Office of Supportive Housing and share relevant updates via informational flyers with unsheltered residents. The City will follow the CoC's guidance as received.

### **Supporting Transitions to Permanent Housing for Homeless Individuals**

This section addresses efforts made in this program year to assist homeless individuals, with a focus on chronically homeless people, families with children, veterans, and unaccompanied youth. It details initiatives aimed at expediting their move to permanent housing and independent living. Key aspects include reducing the duration of homelessness, improving access to affordable housing units, and implementing measures to prevent recently housed individuals and families from falling back into homelessness.

As mentioned earlier, the City provided \$31,201 in CDBG funds to Community Services Agency (CSA) to administer its Homelessness and Homeless Prevention Program. The Program provide services to Mountain View homeless persons and persons transitioning from or at-risk of homelessness through health and nutrition services, rental assistance, and other supportive services. In Program Year (PY) 2023, the Program provided services to 4,611 Mountain View residents.

The City allocated \$125,000 in FY 2023-24 towards a revenue share agreement with the County of Santa Clara which was used to provide case management for permanent supportive housing to 20 chronically homeless households. The City also provided \$120,000 in funding to Community Services Agency (CSA) to provide housing problem solving and case management services to help resolve the household's immediate housing crisis, or quickly connect the household to existing emergency or crisis housing services. In addition, the program may provide temporary financial assistance. The CSA contract also includes an additional \$42,000 for outreach services, defined as focused outreach and assessments for individuals living in vehicles to help ensure the most vulnerable households experiencing homelessness receive information about supportive housing opportunities.

LifeMoves received CDBG funding in FY 2023-24 for its Graduate House Program. This program provided case management services for homeless individuals at a long-term transitional housing site. During the program year LifeMoves informed the City that they discontinued and are no longer operating the program, therefore they will not be receiving Year 2 CDBG funding for this program.

## **CR-30—Public Housing 91.220(h); 91.320(j)**

### **Actions to address public housing needs**

The Santa Clara County Housing Authority (SCCHA) does not own or operate any public housing properties within the City, and there is no other public housing in the City. SCCHA currently provides 427 vouchers through its various programs to fund existing affordable housing in Mountain View.

In Program Year 2023, the City worked on several affordable projects in the pipeline that included evaluating the potential for project-based vouchers to assist with project feasibility. The City continues to coordinate with the non-profit developers, the County, and SCCHA to ensure that the funding will be made available to finance the projects.

### **Actions Taken to Encourage Public Housing Residents' Involvement in Management and Homeownership Participation**

While there is no public housing in Mountain View, SCCHA incorporates resident input into the agency's policy-making process. An equitable and transparent policy-making process that includes the opinions of residents is achieved through the involvement of two tenant commissioners, one being a senior citizen, on the SCCHA board.

The City also partners with Housing Trust Silicon Valley to provide down payment assistance funds to Mountain View residents, as well as hold homebuyer education programs. Additionally, the City works with its BMR program administrator to navigate the homeownership and lending process for lower-income households wishing to purchase a below-market rate home.

### **Actions taken to provide assistance to troubled PHAs**

The Santa Clara County Housing Authority is not considered troubled, and therefore does not require assistance at this time.

## **CR-35—Other Actions 91.220(j)-(k); 91.320(i)-(j)**

This section addresses the measures implemented by the City to address and mitigate the adverse effects of public policies that hinder access to affordable housing. It covers actions related to overcoming barriers such as restrictive land use controls, tax policies impacting land, zoning ordinances, building codes, associated fees and charges, growth limitations, and policies influencing residential investment returns.

The City's Analysis of Impediments to Fair Housing (AI)/Assessment of Fair Housing (AFH) includes policies and strategies to promote fair housing, and its Consolidated Plan also includes promoting fair housing as one of the City's priorities/goals for the 2020-2025 cycle.

City Council's leadership role is to protect the vulnerable populations and facilitating a diverse range of housing, including affordable housing continues through two major Council goals:

- "Promote a Community for All with a Focus on Strategies to Protect Vulnerable Populations and Preserve Mountain View's Socioeconomic and Cultural Diversity."
- "Improve the Quality, Diversity, and Affordability of Housing by Providing Opportunities for Subsidized, Middle-Income, and Ownership Housing."

Additionally, the City is working on several priority projects related to housing as part of its Strategic Plan, including the following:

- Developing a displacement response strategy, evaluation is currently underway to evaluate a comprehensive, six-pronged strategy to address tenant displacement.
- Facilitating the development of affordable housing, including in partnership with the regional transit authority as well as the redevelopment of a City-owned Downtown parking lot for affordable housing.
- The City worked with the City Attorney and the Clerk's Office to update the reasonable accommodation policy language for public documents.
- Finally, there are various non-governmental constraints that are just as – if not more – impactful than governmental constraints in terms of creating barriers to housing, and systemic approaches need to be made to address such non-governmental constraints. These include issues such as the cost of land and the displacement of residents during redevelopment. Staff continue to pursue policies to address these constraints to the development and preservation of affordable housing.
- Homeless Response Strategy: 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 October 2024 with anticipated Plan adoption in winter 2024.

Finally, the City's 2023-2031 Housing Element was adopted by City Council on April 11, 2023, and certified by HCD on May 26, 2023. Housing Element is a component of its General Plan that outlines strategies to meet current and future housing needs for all income levels. It includes an assessment of housing needs, an inventory of available land, and plans for addressing barriers to housing development. The Housing Element must be updated periodically to reflect changes in population and housing market conditions, ensuring that the City provides adequate and affordable housing options for its residents. The Housing Element also addresses the Assessment of Fair Housing as it relates to the State of California's requirements.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

As mentioned in the City's Consolidated Plan, increasing the supply of affordable housing is a high priority. To address this need, the City will undertake the following:

- Annually monitor and inspect the City's subsidized housing developments in order to maintain their affordability and the quality of the housing stock including Ginzton Terrace Apartments (107 senior units) 1585 Studios (27 units for adults with developmental disabilities) and San Veron Park (32 family units). The funding for the properties was accompanied by deed restrictions that extended affordability for a minimum of thirty-five years.
- Provide ongoing oversight for Quetzal House, a youth shelter operated by Bill Wilson Center that serves approximately 40 clients annually. The City initially funded the development of this property and also invested rehabilitation funding.
- Invest local affordable housing funds in order to increase the supply of affordable housing in the community and to supplement CDBG and HOME funding. The City currently has an active and robust pipeline of 100% affordable housing projects totaling approximately 1,300 new permanent units. Additionally, there are 764 Below-Market-Rate (BMR) units in the pipeline across multiple market rate projects. An example of an affordable housing development completed in 2021, Luna Vista Apartments has 70 studios serving individuals earning between 30 – 70% AMI and of these 15 are reserved for adults with intellectual or developmental disabilities. The Crestview Hotel Project which began rehabilitation and conversion in July 2023 after acquisition in late 2022 and will provide affordable housing opportunities to 48 individuals or households earning 30% AMI or below. This Project is in partnership with the County of Santa Clara.
- The City's significant affordable housing (100% affordable housing and BMR) pipeline will double the City's affordable housing supply. At this time, there is a significant gap to fully fund the affordable housing projects in the pipeline.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

As required by federal regulations, the City has a Lead Based Paint Management Plan and carries out projects according to the Lead Based Paint Management Plan. The City will continue to require testing and hazard reduction in properties that use CDBG or HOME rehabilitation funds where lead and other risks may be present. The City will also continue to provide information on lead-based paint hazards to property owners.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City’s current affordable housing stock and pipeline represent both a commitment to affordable housing, as well as significant areas of need and critical gaps, as shown in Table A below. Table A shows the number of affordable units that the City currently has, the number of units currently approved through the City’s planning process, but not yet built, and the number of units the City anticipates over the next five years. The “Below Market Rate” row includes units that are built by residential developers as an inclusive part of their market-rate developments, per the requirements of the City’s Below Market-Rate (BMR) Ordinance. While the BMR units include different AMI levels, each project needs to average 65% AMI across the BMR units within the project.

<b>Unit Type</b>	<b>Completed Units (FY23-24)</b>	<b>Entitled Units (FY23-24)</b>	<b>Anticipated Pipeline (Five Years)</b>
Below-Market Rate - AMI 30% to 120%	0 units	4 units	Approximately 764 units
100% Affordable Housing Development	0 units	48 units	Approximately 1,300 units
Total	0 units	52 units	Approximately 2,064 units

**Table A - City of Mountain View Affordable Housing Pipeline**

The 100% Affordable Housing Development row includes projects funded through the City’s NOFA process, as well as projects the City anticipates on future sites where the land will be dedicated to the City for affordable housing.

In the City’s 2023 Annual Action Plan, the City set aside approximately \$2.1 million in CDBG and HOME funds to the conversion/rehabilitation of the Crestview Hotel into an affordable housing property. The converted/rehabilitated property will provide affordable housing to 48 households experiencing homelessness or chronic homelessness, including some units dedicated to transition-aged youth. The rehabilitation of Crestview began in July 2023 after acquisition was completed in late 2022. The project is anticipated to be completed in the Fall of 2024.

In FY 2023-24, the City continued to fund the Community Services Agency (CSA). The programs at CSA provide a variety of services, including rental assistance, food, clothing, and job search to help prevent at-risk households from becoming homeless and to provide them with basic necessities which they cannot afford due to their limited incomes. As mentioned previously, the Homelessness and Homeless Prevention Program served 4,611 individuals and the Senior Case Management Program served 173 seniors.

From 2016 through 2024, the City has invested nearly \$130 million in affordable housing developments and is committed to implementing the robust pipeline of 1,500 affordable housing units. In addition, approximately 15,000 rental units are rent-protected under the Community Stabilization and Fair Rent



Act voter initiative adopted in 2016.

In FY 2021-22 Council authorized development of a Guaranteed Basic Income Pilot program which would provide direct cash payments of \$500 a month to 166 randomly selected ELI households with at least one child under the age of 18. This program launched on September 16, 2022, and direct cash payments have been approved for 24 months with the first disbursement beginning in December 2022. The program is operated through the City's partner Community Services Agency (CSA), supported by YMCA, working with the payment processor Community Financial Resources. This pilot program is a research study and will be a part of a national study conducted by the University of Pennsylvania Center for Guaranteed Basic Income (CGIR) along with participants from other cities across the State and nation.

The Council also approved \$800,000 in FY 2022-23 to support the Mountain View Solidarity Fund. The goal of the Solidarity Fund is to distribute one-time direct cash assistance to eligible Mountain View residents who have been financially impacted by the pandemic through job loss, reduced working hours, school closures, or COVID-19-related illness. The funding provided up to \$4,000 in one-time broad-based financial assistance to extremely low-income eligible residents (at or below 30% AMI).

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

To improve intergovernmental cooperation, the City of Mountain View continues to participate with other local jurisdictions and the County in sharing information and resources. Collaborative efforts include regular monthly meetings among the entitlement jurisdictions; and coordination on project management for projects funded by multiple jurisdictions. These interactions among agencies provide opportunities to identify potential joint actions to address local and regional needs.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City continues to work with the County and local jurisdictions to coordinate on regional housing issues. As an example, to enhance coordination between homeless service providers, transitional and permanent housing opportunities and cities that fund the services and, in some cases housing units, the City of Mountain View, along with other Santa Clara County jurisdictions meet, regionally to share information and discuss issues, challenges, and opportunities to work together.

The City was involved with developing the 2025 Santa Clara County Community Plan to End Homelessness (2025 Community Plan). The 2025 Community Plan was endorsed by the Council in December 2020 and has three key strategies, noted below, which work together to help the homeless access housing and services as quickly as possible and ensure that households at risk of homelessness receive the services they need to remain in their homes.

- Strategy 1: Address the root causes of homelessness through system and policy change.
- Strategy 2: Expand homelessness prevention and housing programs to meet the need.
- Strategy 3: Improve quality of life for unsheltered individuals and create healthy neighborhoods for all.

There is substantial alignment between the 2025 Community Plan and the City's existing homeless response framework and the City's developing homeless response strategy. A local nonprofit, Destination: Home, provided a grant of \$450,000 in FY 2021-22 to be distributed equally over three fiscal years in recognition of the City's initiatives in responding to the needs of unstably housed persons and will support the City's ongoing and new initiatives that align with the 2025 Community Plan and the City's homeless response strategy and expenditure plan.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Annually the City funds fair housing education, investigation, enforcement, and outreach. The City funded Project Sentinel with local general funds to provide these services in FY 2023-24. In FY 2023-24, Project Sentinel assisted Mountain View households and investigated cases. The agency also held outreach and educational activities that directly benefitted Mountain View residents and increased community awareness about fair housing. Regional fair housing efforts included researching possible disparate impacts from the displacement of primarily lower income Latino/Hispanic households due to rising rents throughout the County. In addition, the City continues to hold outreach meetings for its Community Stabilization and Fair Rent Act (CSFRA) implementation. The CSFRA stabilizes rents by limiting annual rent increases.

Additionally, during Program Year 2023, the City continued to organize and staff a bi-weekly Housing Help Center at the Rent Stabilization office every first and third Thursday afternoon of the month, helping tenants and landlords access information about rental assistance, tenant rights, below market rate housing, and affordable housing. The Center also focused its services on reducing evictions and promoting community stability by connecting community members with housing support services and resources. Community members can access information, receive 1:1 support, and connect with services provided by the City's community partners.

## **CR-40—Monitoring 91.220 and 91.230**

The City must ensure compliance with CDBG and HOME program requirements over the long term and this is managed through monitoring. The standards and procedures established by the City to monitor the implementation of activities related to the plan are outlined in this section.

On a quarterly basis, the City continued to review all of its subrecipients and projects to ensure compliance with the CDBG and HOME program and comprehensive planning requirements through submitted financial expense reports and program performance reports.

The City conducted annual and bi-annual monitoring of CDBG and HOME funded affordable housing developments and CDBG public service sub-recipients through onsite visits, a desk review, and file review in PY 2023. The desk review involved the review of quarterly invoices, project budgets and supporting financial records, client reports and client files, and agency audit reports. Staff reviewed agencies' financial and programmatic policies and procedures to ensure compliance with all applicable federal requirements. In addition, staff worked with the subrecipients to assess their affirmative marketing plans and reasonable accommodation policies in order to give them feedback so they align with the City's templates. The City continues to monitor sub-recipients in the current year which will be reported in the CAPER for Program Year 2024.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

Notice regarding the availability of the Annual Action Plan, the Consolidated Annual Performance Evaluation Report, five-year Consolidated Plan, and any amendments, is outlined in the City's Citizen Participation Plan. The Citizen Participation Plan is developed by the City and guided by federal regulations. It outlines the notice period, means of publications and procedures for technical assistance. It also stipulates the languages that the notice must be made available and how non-English speakers may access the performance report,

The Draft FY 2023-24 CAPER was made available for public review for a 15-day period, August 27, 2024 through September 10, 2024. An advertisement was placed in the Palo Alto Daily Post, a newspaper of general circulation, advertising the availability of the CAPER. In addition, a summary advertisement was placed in the Mountain View Voice, a digital newspaper. The public notice was also made available in Spanish, Mandarin, and Russian. Copies of the CAPER report were available to the public upon request and free of charge and were also posted on the City's website. The public could either come to the Housing Department during normal business hours to pick up a copy of the report, or they could call or e-mail the City and have the report mailed or e-mailed to them.

The public notice for the CAPER was published in accordance with the City's Citizen Participation Plan.

**CR-45—CDBG 91.520(c)**

As stipulated in the Code of Federal Regulations 91.520(c), any modifications to the jurisdiction's program objectives must be provided. The nature of these changes and the reasons behind them must be included. If any modifications were made the jurisdiction must provide plans to adjust its programs based on its experiences and lessons learned. The focus is on providing a clear understanding of why adjustments were made and how these changes will improve program effectiveness and responsiveness to evolving needs.

The City of Mountain View had no changes to the program's objectives in the program year.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

The City does not have any open BEDI grants.

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

Not applicable.

## CR-50—HOME 24 CFR 91.520(d)

On-site inspections of affordable rental housing supported by the program should be conducted during the program year. This section provides an overview of the results from on-site inspections of affordable rental housing supported by the program. It includes findings related to compliance with housing codes and other relevant regulations, if any. The aim is to assess whether the properties meet the required standards for safety, habitability, and overall quality, ensuring that they adhere to all applicable rules and guidelines.

### On-Site Inspections for Program Year 2023-24 per 24 CFR §92.504(d)

In addition to listing the projects scheduled for on-site inspection, this section provides a summary of any issues identified during these inspections. For projects that were not inspected, it explains the reasons for the lack of inspection and outlines the plan to address and remedy the situation.

In PY 2023, the City initiated monitoring for the following developments:

1. 1585 Studios,
2. Ginzton Terrace,
3. San Veron Park and
4. Franklin Street

A desk and file review was completed which involved the review of quarterly invoices, project budgets and supporting financial records, client reports and client files, and agency audit reports. Additionally, staff reviewed agency's financial and programmatic policies and procedures to ensure compliance with all applicable federal requirements. The City is currently in the process of completing onsite inspections. It should be noted that Mountain View's subsidized housing complexes are generally kept in good condition and the units with Project Based Vouchers are inspected by the Housing Authority of the County of Santa Clara on an annual basis.

The status of the monitoring efforts for the developments at the end of the program year was, as follows:

Project	Status
1585 Studios	In progress; anticipated completion in Fiscal Year 2024-25
Ginzton Terrace	In progress; anticipated completion in Fiscal Year 2024-25
San Veron Park	In progress; anticipated completion in Fiscal Year 2024-25
Franklin Street	In progress; anticipated completion in Fiscal Year 2024-25

**Table B – HOME Monitoring**

## **Assessment of the Jurisdiction's Affirmative Marketing Actions for HOME Units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

Prior to a developer's initially selling or leasing any CDBG or HOME-funded units, the City requires submittal of an affirmative action marketing plan that must demonstrate how the developer intends to target all segments of the community. A developer must coordinate with the City and track applicants' race and ethnicity data for reporting purposes.

The City requires that owners of subsidized properties have and follow its affirmative action marketing plan. Prior to leasing units at subsidized properties, bilingual outreach is carried out by the property owners and City's bilingual outreach team. Marketing materials are translated into Spanish, Mandarin, and Russian and distributed throughout the community. Individuals who request it are given assistance in completing the applications. Information about the rental process is also provided to nonprofit service agencies so they can pass the information to their clients and assist them with the application process. Announcements about the opening of the wait list are widely distributed. Developers, during the wait list intake process, have been instructed to have multilingual resources available to address limited English proficiency individuals and application process questions.

The City updated its policies and procedures for Waitlist and Application management in February 2023 which included revisions to the application form, closing the waitlist after a maximum of 30 days and processing all applicants on the waitlist for eligibility first prior to processing new applicants on a reopened waitlist. This process was followed when San Antonio Place Apartments (120-unit subsidized rental complex), a property that previously received HOME funding, opened their waitlist application period in Program Year 2022. The City also evaluated the Affirmative Marketing plans for 18 fully affordable housing projects in the City and found they were in substantial compliance overall with HUD requirements.

## **Other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

The City is implementing its State-certified 2023-31 Housing Element increase the supply of affordable housing as well as prevent tenant displacement through various strategies includes developing an acquisition/preservation program focused on preserving existing rent-stabilized housing units. Additionally, the City has a robust affordable housing pipeline representing approximately 1,300 new affordable housing units to be built over the next few years. These projects will require the developers to leverage tax credits – as well as other external funding sources – for the projects to be financially feasible. The City is also pursuing applicable State and Federal funding opportunities to leverage City funds and address existing funding gaps the City faces in funding its affordable housing pipelines.

## CR-58—Section 3

Section 3 of the Housing and Urban Development Act of 1968 is a provision designed to ensure that employment and business opportunities generated by certain HUD-funded projects are directed to low- and very low-income persons, particularly those residing in the areas where the HUD funds are being used.

The key aspects the Section 3 addresses includes:

1. **Employment Opportunities:** It requires that, to the greatest extent feasible, HUD-funded projects provide job training and employment opportunities to low- and very low-income individuals, especially those living in the vicinity of the project.
2. **Business Opportunities:** Section 3 also aims to ensure that businesses owned by or that employ low- and very low-income individuals are given opportunities to participate in contracts funded by HUD.
3. **Requirements for Recipients:** Recipients of HUD funds are required to make efforts to comply with Section 3. This includes notifying residents and businesses about opportunities, including Section 3 provisions in contracts, and reporting on Section 3 compliance.
4. **Reporting and Compliance:** Agencies and contractors must report on their efforts to comply with Section 3 requirements, demonstrating how they have provided employment and business opportunities to the target groups.

The goal of Section 3 is to promote economic self-sufficiency and ensure that HUD-funded projects have a positive impact on the local community, particularly for those who are economically disadvantaged.

There is no information to report for this CAPER. It is anticipated that there will be data from the Crestview Hotel conversion that will be reported on next year's CAPER due to the timing of the project and the reporting requirements.

### Number of individuals assisted and the types of assistance provided under Section 3

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	-	-	N/A	N/A	N/A
Total Labor Hours	-	-	N/A	N/A	N/A
Total Section 3 Worker Hours	-	-	N/A	N/A	N/A
Total Targeted Section 3 Worker Hours	-	-	N/A	N/A	N/A

Table 15 – Total Labor Hours

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	-	-	-	-	-
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	-	-	-	-	-
Direct, on-the job training (including apprenticeships).	-	-	-	-	-
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	-	-	-	-	-
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	-	-	-	-	-
Outreach efforts to identify and secure bids from Section 3 business concerns.	-	-	-	-	-
Technical assistance to help Section 3 business concerns understand and bid on contracts.	-	-	-	-	-
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	-	-	-	-	-
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	-	-	-	-	-
Held one or more job fairs.	-	-	-	-	-
Provided or connected residents with supportive services that can provide direct services or referrals.	-	-	-	-	-
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	-	-	-	-	-
Assisted residents with finding child care.	-	-	-	-	-
Assisted residents to apply for, or attend, community college or a four year educational institution.	-	-	-	-	-
Assisted residents to apply for, or attend, vocational/technical training.	-	-	-	-	-
Assisted residents to obtain financial literacy training and/or coaching.	-	-	-	-	-
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	-	-	-	-	-
Provided or connected residents with training on computer use or online technologies.	-	-	-	-	-
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	-	-	-	-	-



<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	-	-	-	-	-
Other.	-	-	-	-	-

**Table 16 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

The City has no Section 3 data to report for Program Year 2023.