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**City of Mountain View
Consolidated Annual Performance Evaluation Report (CAPER)
FY 2019-2020
December 4, 2020**

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The City of Mountain View is the recipient of federal Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funding from the United States Department of Housing and Urban Development (HUD). HUD annually provides these funds to the City to use for public service programs, affordable housing developments, and community projects benefiting low- and moderate individuals and families.

As a recipient of these funds, the City is required to prepare a five-year strategic plan called a Consolidated Plan. The Consolidated Plan identifies housing and community needs of low-income persons and areas within the City, identifies and prioritizes resources to address the needs and establishes annual goals and objectives to meet them. On an annual basis, the City prepares an annual plan prior to the start of the fiscal year called an Action Plan. The Action Plan lists specific steps that City will take in the coming fiscal year toward meeting the Consolidated Plan goals and objectives. After the end of the fiscal year, the City prepares a Consolidated Annual Performance and Evaluation Report (CAPER) that documents the City's overall progress in carrying out the priority projects identified in the five-year Consolidated Plan and annual Action Plan.

The City of Mountain View's 2019-20 CAPER covers Fiscal Year 2019-20 and Program Year 2019 (July 1, 2019 - June 30, 2020), the fifth and final year of the 2015-20 Consolidated Plan cycle. This CAPER has been prepared to meet HUD's requirements for annual performance evaluation and includes the City's low-income housing and community development activities performed during the 2019 Program Year, the amount of funds allocated to those activities and the number of low- and moderate-income households who were assisted. The 2019 CAPER also documents the City's cumulative efforts toward meeting 2015-20 Consolidated Plan goals and contains a summary of public comments received by the City during a 15-day comment period held from December 4, 2020 to December 19, 2020 and reports generated by HUD's Integrated Disbursement and Information System (IDIS).

For Program Year 2019, the City of Mountain View received \$564,388 in CDBG funds and \$263,732 in HOME funds from HUD.

The City's major accomplishments for Program Year 2019 are listed as follows:

- 120 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.
- 16 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).
- 23 visually impaired persons were provided case management and support services to live independently.
- Over 4,000 low income residents accessed case management services to secure and retain stable housing to prevent homelessness with the Community Services Agency Homeless

Services program.

- Eighty (80) seniors received legal assistance from Legal Services for Seniors
- Twenty-one (21) foster care children residing in Mountain View homes received advocacy services to help them gain access to counseling, medical care, and basic needs supplies.

It should be noted that several tables in the CAPER appear to be incomplete. The CAPER is generated in HUD's IDIS system. If tables appear to be incomplete and did not populate correctly in IDIS, the City is fulfilling its CDBG and HOME reporting obligations through the narrative portion of the CAPER.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

In total, \$818,675.41 CDBG funds were expended leaving \$774,394.42 in unexpended CDBG funds that will be carried over to FY 2021-2020. A portion of the unexpended CDBG funds was related to Palo Alto Housing Corporation. In late 2019, Palo Alto Housing Corporation withdrew their request for 2019 CDBG funding in the amount of \$352,005. The agency expressed in a written letter provided to the City it would have been administrative burdensome to take the CDBG award and instead decided to pursue other funding sources. As a result of the agency's decision, City staff canceled the activity (385) in IDIS.

The combination of the return of the \$352,005 in CDBG dollars and the FY 2019-2020 HOME grant award not being utilized has left the City with unspent federal dollars. The City staff continues to pursue additional funding opportunities for the FY 2021/2022 program year to ensure that all of the City's CDBG and HOME funds are allocated and spent on eligible projects and activities that benefit the community's low- and moderate-income residents.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	0	0	0	70	0	0.00%
Affordable Housing	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	320	119	37.19%	0	119	100%
Basic Needs	Non-Housing Community Development Public Services; Economic Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	13000	310	2.38%	0	310	
Basic Needs	Non-Housing Community Development Public Services; Economic Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		391	0	0.00%
Fair Housing Opportunities	Affordable Housing Homeless Non-Homeless Special Needs	General Fund: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	38	0.00%	25	38	152%

Fair Housing Opportunities	Affordable Housing Homeless Non-Homeless Special Needs	General Fund: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		25	0	0.00%
Homelessness	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	7315	36.58%	0	7315	
Homelessness	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	0	2338	100%	2548	2338	91.76%
Strengthening Neighborhoods	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	532	53.20%	0	532	100%
Strengthening Neighborhoods	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	0	0.00%	0	0	0.00%
Strengthening Neighborhoods	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		302	0	0.00%

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

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

As indicated in the 2015-20 Consolidated Plan and Program Year 2019-20 Action Plan, the highest priorities for the City are: (1) the provision and maintenance of affordable housing for lower income renters; (2) preventing and ending homelessness; and (3) the provision of basic needs for lower income families, seniors and disabled households.

The City is making steady progress toward meeting these goals. Under the affordable housing category, the City reserved all available HOME funds, including CHDO funds, for the site acquisition to construct 62 new subsidized units with 50 net new affordable units in the Shorebreeze Apartments. MidPen Housing, the developer, is a qualified CHDO. In addition, the City amended an existing agreement to begin the rehabilitation activities at the Fountains Apartments, a 124-unit subsidized rental complex serving low income seniors. Shorebreeze Apartments was expected to be completed in October 2020 after experiencing delays in construction and the rehabilitation of Fountains Apartments was completed in May 2019.

In Program Year 2019, the City continued to fund programs targeted at preventing and ending homelessness including the Homelessness Prevention Program. This program is operated by Community Services Agency (CSA) of Mountain View, Los Altos and Los Altos Hills. Despite the COVID-19 pandemic, the agency was able to provide services to 5,007 homeless or at risk of homelessness individuals. Of these individuals, 234 were female head of households. The City of Mountain View also CDBG-funded four additional public service programs that provide basic need services to lower income families, the elderly, foster care youth and the disabled:

- Child Advocates of Silicon Valley
- CSA - Senior Services
- VISTA –Support Services for the Blind
- Senior Adults Legal Assistance

Overall, these four programs provided services to 187 individuals of which 158 were extremely low-income; 20 were female heads of households, and 39 were disabled.

Finally, the City awarded \$341,846 in CDBG-CV 1 funds to Community Services Agency to administer the City’s COVID-19 Rent Relief Program (C-19 RRP), and was supplemented by City funding, for a total program of approximately \$2.6 million. The C-19 RRP provides emergency rental assistance to low-income individuals/households who were expecting financial difficulties due to the pandemic. The program has served nearly 1,000 households, of which 96 percent are lower-income households and 55 percent are extremely low-income households.

CR-10 - Racial and Ethnic composition of families assisted

**Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)**

	CDBG	HOME
White	6,696	0
Black or African American	193	0
Asian	857	0
Native Hawaiian or Other Pacific Islander	45	0
American Indian/Alaskan Native	22	0
American Indian/Alaskan Native and White	11	0
African American/Black and White	32	0
Asian and White	27	0
American Indian or American Native/Black or African American	2	0
Other Multi-racial	391	0
Total	8,276	0
Hispanic	4,962	0
Not Hispanic	3,314	0

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

Narrative

In FY 19/20, the City’s CDBG funded programs and services served 8,276 individuals. In 2019, 1,837 of the beneficiaries served were White and not Hispanic (approximately 22%); 182 of the beneficiaries were Black or African American and not Hispanic (approximately 2%); 850 of the beneficiaries were Asian and not Hispanic (approximately 10%). Of the total beneficiaries served in the 2019 fiscal year, 4,962 individuals identified themselves as Hispanic, accounting for approximately sixty-one percent (60%) of the total.

Table 2 has been modified to reflect all of the racial categories served by the City’s CDBG funded projects and programs. Below is a summary of the additional racial categories that were served in FY 19/20.

- individuals as American Indian/Alaskan Native (*less than 1%*)
- individuals as Native Hawaiian/Pacific Islander (*less than 1%*)
- individuals as American Indian/White (*less than 1%*)
- individuals as Asian/White (*less than 1%*)
- individuals as Black/White (*less than 1%*)
- individuals as American Indian or American Native/Black or African American (*less than 1%*)
- individuals as Other/Multi-Racial (*4.6%*)

The City of Mountain View, through all of the CDBG funded programs, served a total of 78 people living with a disability during fiscal year 2019. Additionally, 1,071 female heads of households and 876 elderly seniors were provided services. The City’s public service providers

included: Advocacy Program for Santa Clara Foster Youth, Community Services Agency, Next Door Solutions to Domestic Violence, SALA, Silicon Valley Independent Learning Center; and Vista Center for the Blind and Visually Impaired. Additionally, the City funded a Rental Relief Program through the Community Services Agency (CSA) to assist low-income renters during the COVID-19 health pandemic.

For HOME, work commenced in Program Year 2018 for the Shorebreeze Apartments, an existing affordable housing development that is constructing an additional 50 affordable units on site. The project's completion date was postponed for a number of different reasons. As a result, the project was not completed in FY 19/20 but is expected to be completed in 2021. As mentioned previously, the City HOME awarded project in FY 19/20 fell through and as a result the encumbered HOME funds to this project were not disbursed. City staff is working to identify a variety of eligible projects through additional outreach to interested non-profit organizations and developers that may have projects that qualify for and would benefit from the use of HOME dollars.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$664,388	\$818,675.41
HOME	public - federal	\$263,732	\$263,732.00
Other	public - local	\$25,000	\$0.00

Table 3 - Resources Made Available

Narrative

In FY 19/20, the City received \$564,388 in entitlement CDBG funds and \$579,222.38 in CDBG program income. The City also received \$263,732 in HOME funds and \$640,265.31 in HOME program income. In FY 19/20, the City expended \$818,675.41 in CDBG and \$413,213.36 in HOME funds. The amount of CDBG funds spent in FY 19/20 is greater than the entitlement allocation for the fiscal year due to the higher than anticipated program income received.

It should be noted that in FY 19/20, Palo Alto Housing Corporation (now Alta Housing) returned its CDBG grant of \$352,005. The agency was concerned with the administrative burden of taking on a CDBG grant and instead pursued other funding sources to complete the proposed acquisition and site construction. The IDIS activity for this project 385 was canceled.

Additionally, the COVID-19 health pandemic and extended restrictions on local businesses has had a negative impact on low and moderate households in the City. To address this issue, the Council approved the C-19 RRP to assist low- and moderate-income renters. Community Services Agency administered the program with a \$341,846 CDBG grant and served 720 households.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	All CDBG funds must be spent within the City of Mountain View.

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Mountain View used its CDBG funds to implement the activities detailed in the 2019 Action Plan. The stated activities were performed throughout the City and the programs were made available to all Mountain View residents; there was no geographic concentration of resources.

All activities were based in Mountain View. The CSA offices where case management services were delivered for the Homelessness Prevention and Senior Services programs and the legal

services through the Senior Adults Legal Assistance (SALA) took place at satellite offices in Mountain View. The SALA satellite office is located in a lower income census block. The other projects and service agencies are not located in lower income census blocks but are spread throughout the City and serve lower income households.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

In addition to the entitlement dollars listed above, the federal government has several other funding programs for community development and affordable housing activities. These include: Section 8 Housing Choice Voucher Program, Section 202, Section 811, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others.

There are a variety of countywide and local resources that support housing and community development programs. Some of these programs offer assistance to local affordable housing developers and community organizations while others provide assistance directly to individuals.

The City of Mountain View established a Below Market Rate (BMR) which requires developers to reserve a percentage of units for lower-income households or pay an in-lieu fee. Most developers have previously opted to pay the in-lieu fee. The collected revenue is pooled with Housing Impact Fees assessed on new office, industrial, hotel and retail development. The pooled funds are then leveraged with Low Income Housing Tax Credit (LIHTC) and CDBG and HOME for the provision of affordable housing.

In FY 19/20, the City Council allocated \$220,707 from the General Fund to public and human service agencies within the City. The funds were utilized for the following services:

- Catholic Charities – Long Term Care Ombudsman
- Community School of Music and Arts
- CSA – Homeless Prevention/Homeless
- CSA – Senior Nutrition Program
- Day Worker Center of Mountain View
- Healthier Kids Foundation – Vision Screening
- Housing and Economic Rights Advocates – Legal and Financial Counseling
- Junior Achievement of Silicon Valley and Monterey Bay
- LifeMoves – Services for Homeless
- Mayview Community Health Center
- Parents Helping Parents, Inc. – Support Services for Households with Disabled Children
- Project Sentinel – Fair Housing
- The Health Trust’s Meals on Wheels Program
- United Way of the Bay Area – Information and Referral Services
- YWCA Domestic Violence Department/Maitri

It should be noted that during FY 19/20, Project Sentinel hosted and/or performed a variety of fair housing educational and outreach activities, including attendance at resource fairs, four fair housing presentations and one training for property owners and managers. Additionally, 2 fair housing cases were investigated. In total, the program provided services to twelve Mountain

View Households for a total of 38 individuals. Seven of the households served were extremely low- or low-income.

Finally, in FY 19/20, the City initiated a marketing process to redevelop a City-owned Downtown parking lot for affordable housing. The development team was selected in May 2020 and the City has been working with the selected developer on the next steps of the project, which is to be a 100 percent affordable housing project with 120 units affordable to households up to 80 percent AMI.

HOME Match

The table below summarizes the status of the HOME match funds. There was \$253,795 in HOME expenditures for the Shorebreeze project that required a local match in Fiscal Year 2019-2020. Additionally, the City had an excess match balance of \$1.45 million, due primarily to \$1,591,187 in local housing fund expenditures for the 1585 Studios Project in Fiscal Year 2013-14/Program Year 2013. There was a match liability of \$253,795 for the Shorebreeze new construction project. As part of the financing of the Shorebreeze Apartments, the City contributed an additional \$6.3 million of local impact funds.

HOME Match Calculations

1. Excess match from prior Federal fiscal year - \$8,770,953
2. Match contributed during current Federal fiscal year - \$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2) - \$8,770,953
4. Match liability for current Federal fiscal year - \$100,350.75
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) \$8,670,602.25

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$8,770,953
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$8,770,953
4. Match liability for current Federal fiscal year	\$100,350.75
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$8,670,602.25

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
		0	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

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						
	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

Relocation and Real Property Acquisition – 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		
Households Displaced	Total	Minority Property Enterprises			White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	
Number	0	0	0	0	0
Cost	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	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	50	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	50	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	720
Number of households supported through The Production of New Units	50	0
Number of households supported through Rehab of Existing Units	0	119
Number of households supported through Acquisition of Existing Units	0	0
Total	50	839

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The annual goal is the production of 50 new affordable units. While 50 new units were not produced in FY 19/20, the City is in the process of achieving the goal. In Program Year 2018, HOME and CDBG funds were allocated for the site acquisition at the Shorebreeze Apartments for the demolition of 12 affordable units to redevelop the site for the construction of 62 affordable units. The affordable units should be completed in 2021.

In FY 19/20, the City was able to provide emergency rental relief to 720 households negatively by the COVID-19 health pandemic through the Rental Relief Program. The Program is administered by Community Services Agency and provides up to \$3,000 of rental assistance for one month of rent to qualifying Mountain View tenants. Of the 720 households, 49.79% were extremely low-income (approximately 358 households), 26.33% were low-income (approximately 190 households), 18.76% were moderate income (approximately 135 households), and 5.12% were above moderate (approximately 37 households).

Additionally, in FY 19/20, the Fountain Apartments rehabilitation project was completed. One hundred and nineteen (119) units were repaired at the property of which seventy-nine households were extremely low-income (66%); thirty-one were low income (26%) and nine were moderate income (8%).

Finally, it should be noted that the City has a number of rental projects in the development pipeline that will add hundreds of additional units.

Discuss how these outcomes will impact future annual action plans.

The programmatic outcomes of FY 19/20 will have no impact to the City’s future annual action plans. The projects funded will not require additional CDBG or HOME funds. The Shorebreeze Apartments new construction project is fully funded. The construction was delayed but the project will be completed in 2021.

The City has available carryover balances of CDBG and HOME funds and will pursue several new funding options in FY 21/22 through the annual Notice of Funding Application (NOFA) process. Eligible activities being considered for the use of HOME funds include but are not limited to a TBRA rental assistance program and acquisition/construction costs for an affordable housing project.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income (0-30% AMI)	437	0
Low-income (31-50% AMI)	221	0
Moderate-income (51%-80% AMI)	144	0
Above Moderate-income (81% AMI +)	37	0
Total	839	0

Table 13 – Number of Households Served

Narrative Information

Of the 839 households, 437 were extremely low-income (approximately 52%), 221 were low-income (approximately 26%), and 144 households were moderate-income (approximately 17%). Less than 5% were above moderate income (81% AMI or greater). As mentioned previously, there was no HOME recipient in FY 19/20. The City is actively pursuing additional projects and program to utilize the HOME funds in FY 21/22.

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

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In FY 19/20, the City funded the Community Services Agency's Homeless and Homelessness Prevention program with \$32,810 in CDBG funds. During the fiscal year, the Homeless and Homeless Prevention Program served approximately 5,007 persons through the provision of comprehensive case management services to help unhoused individuals and families secure affordable, permanent housing. Of the 5,007 clients served, 3,465 were extremely low-income (approximately 69%). Six hundred and fifty-nine (659) were female heads of households, six hundred and forty-one (641) were seniors and 3,052 were Hispanic (approximately 61%). The Homeless and Homeless Prevention Program conducts outreach efforts throughout the City of Mountain View to locate homeless individuals and families. The Program helps homeless individuals and families obtain public benefits (Social Security Disability Insurance, Supplemental Security income, General Assistance, Cal Fresh) and vital support services (health, mental health and employment services). The Program also provides 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City supports efforts to address the emergency shelter and transitional housing needs of homeless persons. As mentioned previously, in FY 19/20, the City funded the Community Services Agency's (CSA) Homeless and Homelessness Prevention program which served approximately 5,007 persons through the provision of comprehensive case management services to help unhoused individuals and families secure affordable, permanent housing.

Additionally, the City provides ongoing monitoring and oversight of the Graduate House a transitional home, operated and owned by the non-profit organization LifeMoves, serving five formerly homeless persons, and Quetzal House a youth shelter operated by Bill Wilson Center that serves approximately 40 clients annually. The City initially funded the development of these properties and also invested rehabilitation funding.

Another property operated by Charities Housing is San Antonio Place 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.

While work for the next project was completed in November 2019, over \$191,000 of Program Year 2018 funding was allocated for Hope's Corner, an emergency shelter. The original purpose

of the funds was to perform ADA improvements to the adjacent sidewalk, provide handicap parking and other accessibility improvements. Subsequently the activity was amended and the allocation was applied towards the life-safety upgrade of a fire sprinkler system install and remodel the bathroom at Hope's Corner. An amendment to the Program Year 2018 Annual Action Plan was approved by the City Council during the Program Year 2019 allocation process.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

In FY 19/20, the City provided \$99,658 in CDBG in local funds to: Community Services Agency (Homelessness and Homeless Prevention Program and Senior Case Management), Child of Silicon Valley, Silicon Valley Independent Living Center (SVILC), Next Door Solutions Vista Center for the Blind and Visually Impaired, and SALA. These agencies and programs provided vital services to extremely low- and low- income individuals and families to prevent homelessness.

- **Community Services Agency (\$32,810 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 19/20, 5,007 clients were served.
- **Community Services Agency (\$20,482 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 19/20, the Senior Case Management Program served 120 seniors.
- **Child Advocacy of Silicon Valley (\$15,000 in CDBG funds):** The Advocacy Program for Santa Clara County Foster goal for its Court Appointed Special Advocates (CASA) Program is to ensure every child in the Santa Clara County Dependency Court System (foster care) has a caring, stable adult in their life to mitigate the effects of having experienced abuse, neglect, and/or abandonment. In FY 19/20, the Program served 28 foster youths.
- **Silicon Valley Independent Living Center (\$5,519 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 19/20, the program provided assistance to 16 disabled individuals.
- **Next Door Solutions (\$5,000 in CDBG funds)** provides services and assistance to victims of domestic violence. In FY 19/20, the agency provided services to 43 individuals.

- **Vista Center for the Blind and Visually Impaired (\$8,193 in CDBG funds):** Through the Safe and Healthy Living Program, the agency provided 23 individuals with case management and support services to live independently.
- **Senior Adults Legal Assistance (\$10,000 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, 80 seniors were served in FY 19/20.

In addition, the City and nonprofit/private have contributed over \$300,000 for a case worker and other services dedicated to those individuals and families living in vehicles in Mountain View. Over the past three years, the City Council has pursued a multi-pronged approach to help unhoused residents in need, such as vehicle dwellers by creating additional spaces for its Safe Parking Program for up to 80 vehicles.

Finally, it should be noted that the City of Mountain View follows the policy guidance provided by Santa Clara County CoC. The CoC works actively with health care facilities, mental health facilities, and corrections programs and institutions to locate shelter beds for an individual discharge from the programs/institutions. All though the CoC does not currently have a formal discharge policy, the CoC will likely explore options to develop a policy in 2021.

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

As mentioned above, the City provided \$32,810 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 FY 19/20, the Program provided services to 5,007 Mountain View residents.

In total in FY 19/20, the City allocated approximately \$99,658 in CDBG and \$220,707 in General Fund money to provide a variety of support services for low-income Mountain View households. Services provided include the provision of food, clothing, legal assistance, emergency rental assistance, and a variety of other services.

CR-30 - Public Housing 91.220(h); 91.320(j)
Actions taken to address the needs of public housing

Santa Clara County Housing Authority (SCCHA) does not own or operate any public housing properties within the City.

SCCHA assists approximately 336 vouchers which includes Housing Choice, Project Based, Chronically Homeless, and all other SCCHA programs.

In Program Year 2019, the City continues to work collaboratively with SCCHA to outreach to minority, limited English proficiency, and special needs populations regarding information on the availability of vouchers and other SCCHA programs.

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

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.

Actions taken to provide assistance to troubled PHAs

Not applicable.

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

Actions taken 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. 91.220 (j); 91.320 (i)

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 leadership role 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 a comprehensive workplan with multiple housing-related priorities is in progress and includes:

- a study session on a displacement response strategy and no net loss, and will develop a plan for follow-up actions
- review and propose revisions to the R3 Zone standards that consider form-based zoning, incentivizing stack flats, and updated row house guidelines
- Update City documents, including the Density Bonus Ordinance, to implement new housing laws
- Facilitate 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
- Update the 2015-2023 Housing Element in support of rental and ownership housing serving a broad range of incomes.

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

As mentioned in the City's Consolidated Plan, the City's highest need is for affordable housing for low-income households. 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 recently completed Quetzal House, an eight-bed shelter in Mountain View serving homeless youth, Ginzton Terrace Apartments (107 senior units) and Tyrella Garden Apartments (56 family units). The rehabilitation funding for the properties was accompanied by deed restrictions that extended affordability for a minimum of thirty-five years.
- Ongoing monitoring and oversight for LifeMoves' Graduate House, a transitional home

serving five formerly homeless persons and Quetzal House, a youth shelter operated by Bill Wilson Center that serves approximately 40 clients annually. The City initially funded the development of these properties 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. Two recent affordable housing developments completed include 116 units (Evelyn Family Apartments) and another one with 67 units including 20 units that serve the developmentally disabled (1701 El Camino Real project). Both projects are now fully occupied. Shorebreeze Apartments Expansion Project, with an addition of 62 new units on an existing subsidized rental property, will be completed in 2021.

Actions to Eliminate Barriers to Affordable Housing

A barrier to developing affordable housing in the City of Mountain View has been the lack of available vacant land. Mountain View is a built-out City. Vacant land is scarce and usually confined to a few small parcels or areas. Development opportunities typically involve redevelopment/reuse of land with existing structures and uses.

To help overcome this barrier, the City Council has approved affordable projects on infill parcels. Recent examples include 1701 El Camino Real, a 67-unit project serving extremely and very low-income veterans and other special needs persons; 779 East Evelyn Avenue Project, a 116-unit complex serving very low- and low-income families; and the Shorebreeze Apartments Expansion Project, 62 new family units (50 net new affordable units) at an existing subsidized complex serving seniors and families.

Negative stigma and misperceptions could also create community opposition and barriers to affordable housing. The City and its non-profit developer partners hold several community meetings as part of the process of every affordable housing development. The outreach facilitates engagement and interaction with residents and stakeholders, and input received is used to inform the design and programming of the each development.

In an effort to increase affordable housing supply, the City recently modified its Below Market Rate (BMR) housing program. In June 2019, Mountain View completed a two-phase process to update the program requirements, including: increasing the BMR requirement from 10 to 15 percent for market rate residential projects for both rental and ownership (with a 25 percent requirement for rowhouse/townhouse projects); requiring that the BMR units be affordable in perpetuity; establishing the provision of the BMR units onsite integrated with the market rate units as the priority and objective standard of the program; and providing updated requirements for alternative mitigations, of which in-lieu fees is one; and increasing the in-lieu fee levels to being economically equivalent to providing the BMR units onsite.

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.

There were no new construction projects undertaken in FY 19/20. The rehabilitation of the Fountains Apartments was required to follow the City's lead-based paint procedures.

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

The City continues to take actions to reduce the number of poverty-level families in Mountain View. As mentioned previously, the San Antonio Place Project yielded 118 units affordable to very low income one- and two-person households. Ten of the units at the property are reserved for homeless persons. The project was targeted to households whose incomes are too low to qualify for even traditional affordable housing, and a significant percentage of these persons are living below the poverty level. San Antonio Place also provides on-site case management and other support services as well as a computer center and weekly educational workshops to further help the tenants advance and build skills. By accessing affordable housing and case management services, these households will have a safe, habitable place to reside while attaining employment and life skills to assist in lifting them out of poverty.

Additionally, the City funded the Franklin Street Apartments, which offers 51 units affordable to extremely low- and very low- income families. The property provides on-site bicycle storage, a computer and an after-school room where children in the complex can do homework.

Two additional projects that the City funded (1581-85 El Camino Real Studio West Project, a 27-unit rental complex for extremely low- and very low-income developmentally disabled adults and the 819 North Rengstorff Avenue Project, a 49-unit rental complex serving extremely low and very low-income households) will serve persons and households at or below the poverty level.

In FY 19/20, 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 5,007 individuals and the Senior Case Management Program served 120 seniors.

Finally, due to the high cost of housing in this area, the City has focused its efforts on providing and maintaining the affordable housing of low-income households in order to prevent them from becoming homeless. Once a household has affordable housing, they are able to focus on obtaining job skills and securing employment opportunities. During Fiscal Year 19/20, the City Council budgeted \$220,707 of local general fund monies. This funding combined with current efforts will greatly assist households living below the poverty level and help keep them from losing their housing due to an unanticipated life events such as an illness.

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 quarterly meetings among the entitlement jurisdictions; and coordination on project management for projects funded by multiple jurisdictions. Another effort underway involves the possibility of pooling funds for a Rapid-Rehousing Program using City, County and private funding. 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 met regionally to develop the countywide Community Plan to End Homelessness (CPEH) in FY 2019-20. Strategies in the Plan include partnerships with private entities to help fund housing subsidies and a one-stop information clearing house through improvements to the HMIS system that lists available shelter beds throughout the County.

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 to provide these services in Program Year 2019. In FY 2019-20, Project Sentinel investigated two cases and provided twelve consultations. The agency also held two 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.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Given the COVID-19 health pandemic, the City's annual monitoring is delayed and the City has developed a revised approach to annual monitoring. On a quarterly basis, the City continued to actively 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 is anticipating completing its annual monitoring through a desk review, phone conference call, and file review in early 2021. The desk review will involve the review of quarterly invoices, project budgets and supporting financial records, client reports and client files, and agency audit reports. Additionally, staff will review agency's financial and programmatic policies and procedures to ensure compliance with all applicable federal requirements.

Attached in Exhibit A is the City's annual on-site monitoring of subrecipients.

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

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Draft FY 2019-20 CAPER was made available for public review for a 15-day period, December 4, 2020 through December 19, 2020. An advertisement was placed in the Mountain View Voice, a newspaper of general circulation, advertising the availability of the CAPER. Copies of the CAPER report were available to the public free of charge and were also posted on the City's website. Announcements were posted at the City Library, Senior Center, and Community Center. Due to COVID, the public could either come to the Community Development Department, upon request and by appointment only, 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. Notices were sent to persons and groups on the City's CDBG interest list, announcing the availability of the CAPER. A telecommunications device for the deaf (TDD) phone number was available for hearing impaired individuals to use.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

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

Not applicable.

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

Not applicable.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The pandemic has hindered all cities including the City of Mountain View's ability to complete on-site inspections of all HOME housing projects. The County of Santa Clara issued a Shelter in Place order on March 16, 2020 and the County/City remains under the order as of the date of this report. On-site inspections will resume as soon as it is safe to do so. It should be noted that in FY 2018-19, all of the City's funded HOME housing projects were inspected within the required timeframe.

Overall, Mountain View's subsidized housing complexes are generally kept in good condition and the inspected units are in compliance with Housing Quality standards and ADA requirements.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Prior to a project sponsor 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 project sponsor intends to target all segments of the community. A project sponsor must coordinate with the City's outreach team and track applicants' race and ethnicity data for reporting purposes.

The City requires that owners of subsidized properties 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 other languages 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.

This process was followed when San Veron Park Apartments (32-unit subsidized family rental complex) and Fountains Apartments (124-unit senior subsidized rental complex), two properties that previously received HOME funding, opened their waitlist application periods in Program Year 2015. The same approach will be implemented for the 62 new subsidized rental units

coming online in Program Year 2020 at Shorebreeze Apartments, a CHDO project utilizing roughly \$230,000 in HOME funds.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Attachment

Monitoring Schedule

Monitoring of Funded Programs, Fiscal Year 2019-20

	Location/ Responsible City	Amount Granted/First Funded	Type of Project	No. of Units or Work Type	Monitoring Frequency	Monitoring Date for 2019- 20 Files	Date of Planned Monitoring for 2019-20 files
Child Advocates	Mountain View/Milpitas	\$15,000/2018-19	PSA	Foster Care Youth	Annually	N/A	1/21
CSA-Homelessness Prevention (combined with Alpha Omega program)	Mountain View/ Mountain View	\$32,810/2016-17	PSA	Low-Income Clients	Every Other Year	N/A	1/21
CSA-Senior Services	Mountain View/ Mountain View	\$23,136/2016-17	PSA	Low-Income Clients	Every Other Year	N/A	1/21
Senior Adult Legal Services	San Jose/ Mountain View	\$10,000/2016-17	PSA	Low-Income Clients	Every Other Year	11/17	1/21
Silicon Valley Indepnt. Living Center	San Jose/ Mountain View	\$5,519/2018-19	PSA	Disabled Clients	Annually	N/A	1/21
Vista	Palo Alto/ Mountain View	\$8,193/2018-19	PSA	Blind Persons	Annually	N/A	1/21
Paulson Park I (New Central Park Apartments)	111 Montebello Avenue Mountain View	\$3.32 million/2007- 08	Acq.-New Const.	103 Total Units, 11 HOME Units, 9 1-bd & 2 2-bd	Annually	2/21 – I & M	2/21 – M
Paulson Park II (Central Park Apartments)	90 Sierra Vista Avenue Mountain View	\$1.59 million	Acq.-Rehab	149 Total 8 HOME units	Annually	2/21 – I & M	2/21 – M
Maryce Freelen Place Apartments	2230 Latham Street Mountain View	\$1,044,012	Acq.-Rehab	74 Total, 4 HOME	Annually	2/21 – I & M	2/21 – M

	Location/ Responsible City	Amount Granted/First Funded	Type of Project	No. of Units or Work Type	Monitoring Frequency	Monitoring Date for 2019- 20 Files	Date of Planned Monitoring for 2019-20 files
Project Match Senior Group Home	1675 S. Wolfe Road, Sunnyvale/ Sunnyvale	\$131,850	Acq.-Rehab	SFR, w/4-bds	Every 2 Years- M Annually - I	2/21 M	2/21 – M
Shorebreeze Apartments	460 No. Shoreline Blvd Mountain View	\$320,031	Acq.-Rehab	104 Total, 5 HOME Units, 3 1-bd and 2 2-bd	Annually	2/21 — I & M	2/21 — M

Legend

I – Inspection

N/A – Not Applicable

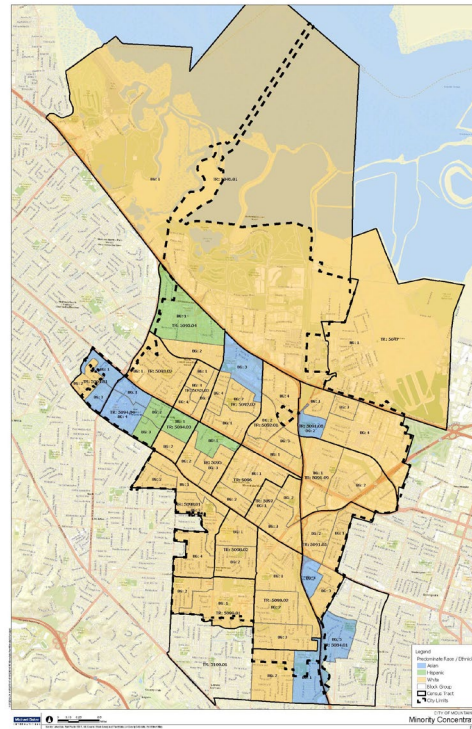
M – Monitoring

Rehab. – Rehabilitation

Ac. – Acquisition

Map of LMI Households

EXHIBIT B – Map of Areas of Minority and Low Income Concentration



Current 2020-2025 Consolidated Plan: colors denote predominate race/ethnicity
Blue: Asian; Green: Hispanic; Beige: White Box: Block Group; Bold Box: Census Tract; Outer Line: City Limits

Narrative:

The map displays areas of minority concentration within the City. Most concentrations of minority and low income are located in the West side of the City, encompassing the entirety of census tract 5094.04, while also including 5094.01, 5094.03, and 5093.03. Selected block groups in these areas of minority concentration also are LMI concentrated