

# City of Mountain View

## Draft FY 2021-2022 Annual Action Plan

Public Comment Period  
April 10, 2021 to May 11, 2021

Document Publish Date: April 10, 2021

# **Executive Summary**

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

### **Introduction**

The City of Mountain View (“City”) receives Community Development Block Grant (CDBG) and HOME investment Partnership funds each year from the United States Department of Housing and Urban Development (HUD) for housing, economic development and community development activities. As an “entitlement jurisdiction,” the City receives these funds on an annual basis directly from HUD. These funds are intended to meet the City’s priority needs locally identified by the City that primarily benefit persons with low- and moderate-incomes (incomes of 80% or less than the area median income).

To receive federal funds, the City must submit a strategic plan, the Consolidated Plan, every five years to HUD. The Consolidated Plan identifies the needs, priority goals, and strategies to meet those goals for each five-year cycle. Additionally, the City develops an Annual Action Plan (AAP) that implements the plan each year. The AAP identifies the projects and activities that will be funded each year to meet the five-year goals, as well as demonstrate how the City meets national goals to develop viable communities by providing decent housing, a suitable living environment, and economic opportunities set by the U.S. Congress. This Action Plan contains sections, tables, and information on the use of CDBG and HOME funds as required by HUD.

This Fiscal Year (FY) 2021-22 Annual Action Plan (AAP) implements the City’s 2020-25 Consolidated Plan, and is the second year of the five-year period. For FY 2021-22, the City’s allocation of CDBG funds is \$600,917 and \$271,350 for HOME funds. Combined with the substantial amount of program income received by the City in the past year from previously funded projects, as well as existing program funding, the City is allocating \$4,056,510 towards multiple projects for FY 2021-22. A complete list of projects, as well as the funded-agencies that will be delivering the projects (subrecipients), can be found in sections AP-35 and AP-38 of this AAP.

In addition to the CDBG and HOME funds, the City uses its General Fund to supplement CDBG- and HOME-funded projects as well as to fund projects that serves important local needs but may not qualify for federal funds. In the current Notice of Funding Availability (NOFA), the City made available \$171,000 from its General Fund that supplemented CDBG funds for public services. For the list of projects awarded from the City General Fund, see section AP-35 in this document.

### **Summarize the objectives and outcomes identified in the Annual Action Plan**

The Action Plan provides a summary of how the City intends to utilize its CDBG and HOME allocation to meet the needs of the City’s lower-income population. Over one-third of all Mountain View households, or approximately 11,285 households, low- and moderate-incomes (LMI), with nearly 14% extremely low-income households, over 9% very low-income households, and over 11% low-income households. Additionally, according to U.S. Census data, 6.7%<sup>1</sup> of all City residents within the City have incomes below the federal poverty level.

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<sup>1</sup> U.S. Census Bureau Quickfacts: Unites States, [www.census.gov/quickfacts/fact/table/mountainviewcitycalifornia,US/PST045219](http://www.census.gov/quickfacts/fact/table/mountainviewcitycalifornia,US/PST045219)

As mentioned above, this Action Plan implements the City's 2020-25 Consolidated Plan's Strategic Plan. The activities funded in the FY 2021-22 Action Plan reflect four of the six priority needs identified in the Consolidated Plan, including increasing affordable housing, responding to homelessness, supporting social services, and addressing and promoting fair housing. Summaries of the objectives and outcomes are in Sections AP-20 (Annual Goals Summary) and AP-38 (Project Summary) found later in this AAP.

### **Evaluation of past performance**

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG and HOME entitlement grant programs. The City's Consolidated Annual Performance and Evaluation Reports (CAPER) have provided many details regarding the goals, projects and programs completed by the City over the years. A review of past CAPERs demonstrates a strong record of performance in the use of CDBG and HOME funds.

The City evaluates the performance of subrecipients quarterly. Subrecipients are required to submit quarterly performance reports, including client data, performance objectives, and outcomes. Before each program year begins, program objectives are developed collaboratively by the subrecipient and the City, ensuring alignment with the City's overall goals and strategies. The City utilizes the quarterly reports to review progress towards annual goals.

### **Summary of citizen participation process and consultation process**

Per the federal notification requirements and the City's adopted Citizen Participation Plan, the City has solicited public input throughout the development of the FY 2021-22 Annual Action Plan and the accompanying NOFA process. A public notice was published in the Mountain View Voice, local newspaper of general circulation, regarding the March 4, 2021 public hearing held by the Human Resource Committee (HRC). The HRC, and advisory body to the City Council, provides funding recommendations for Council consideration.

Additionally, the City published a 30-day notice in the Voice for the public hearing and public review comment period for the Annual Action Plan. The public comment period started on April 10, 2021 and ended on May 11<sup>th</sup>, 202, and included Council meetings held on April 27 and May 11 for the Council to consider and adopt the AAP. The public notice was translated in three languages based on the language access needs of the community and posted to the City's website, along with the AAP.

### **Summary of public comments**

To be updated after the close of the comment period.

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

To be updated after close of comment period.

## AP-10 Consultation

### Introduction

The AAP is a one-year plan that describes the projects and activities to be undertaken with funds expected during FY 2021-22, and how the projects will advance the priority goals in the 2020-25 Consolidated Plan.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

During FY 2021-22, the City will work with non-profit organizations to provide programs and services for low-income households, and work with its partners to facilitate the development of affordable housing opportunities regionally and within the City. The City will continue to collaborate with other local jurisdictions, the County of Santa Clara, and the Santa Clara County Housing Authority (SCCHA) to advance regional activities (such as addressing homelessness) in a coordinated and effective manner. Examples of ways in which the City has participated in regional efforts include, but are not limited to, the following:

- CDBG/Housing Regional Coordinators Meeting: The City has attended regional meetings held on a periodic basis with housing staff throughout the jurisdictions in the County to provide information sharing, technical assistance, and collaboration on policy/program discussions and analysis.
- City-County partnership of affordable housing developments: The City works closely with the County to facilitate the development and financing of multiple affordable housing projects. A key funding source is the County Measure A bond measure, from provides funding for projects that include rapid rehousing/permanent supportive housing for homeless housing needs, extremely low-income units, and other priorities, as well providing services that may include case management, mental health services, and other resources. Passed by the voters in 2016, Measure A will provide nearly a billion dollars over ten years to support affordable housing throughout the county.
- Countywide homelessness response: The City has worked closely with its regional partners, including its network of non-profit agencies and the County, to respond to the needs of unsheltered persons and those living in vehicles. The City participates in the biennial Countywide point-in-time homeless count, partners with agencies to develop homeless response programs, and provides program funding such as for outreach, services, and housing. In December 2020, the City Council adopted a resolution endorsing the regional *Community Plan to End Homelessness*, which includes multiple strategies and actions with the goal to end homelessness. The Community Plan seeks to address the underlying factors that cause and contribute to homelessness, such as the criminal justice system and reentry, as well as systems that can help address homelessness, such as bolstering the public health system including mental health. The City participates in regional meetings such as the Continuum of Care (CoC), and staff participated in the development of the *Community Plan to End Homelessness*. Collectively, the intent of these collaborative efforts is to develop a multi-sectoral approach

composed of the public sector, non-profit sector, housing and shelter providers, homeless persons, housing advocates, affordable housing developers, and various private parties, including businesses and foundations, to identify gaps in homeless services, establish funding priorities, and pursue a systematic approach to addressing homelessness.

- Development of Consolidated Plan and fair housing plans: Over the past three Consolidated Plan/fair housing plan cycles, the City has participated in a regional process whereby participating jurisdictions jointly develop their local plans. The purpose of this shared regional process is to streamline the development of local plans, but also to identify regional issues and opportunities that require coordinated responses.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The CoC is a multi-sectoral group composed of stakeholders throughout the County, including governmental agencies, homeless service and shelter providers, the homeless population, housing advocates, affordable housing developers, and various private parties, including businesses and foundations.

This CoC Board is composed of the same individuals who serve on the Destination: Home Leadership Board. Destination: Home is a public-private partnership committed to collective impact strategies to end chronic homelessness. It is the governing body for the CoC and is responsible for implementing bylaws and operational protocols of the CoC. The Santa Clara County Office of Supportive Housing is the administrator of the regional CoC.

The City coordinates with the CoC and Destination: Home to prevent and end homelessness in the County. As mentioned, the City attends and participates in CoC functions. Members of the CoC meet on a monthly basis to ensure successful implementation of the Plan, identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness. The CoC is governed by the CoC Board, which takes a systems-change approach to prevent and end homelessness.

Regional efforts of the CoC included the development of the *Community Plan to End Homelessness*, which identifies strategies to address the needs of homeless persons in the County, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. The plan also addresses the needs of persons at risk of homelessness. Also, during the development of this Consolidated Plan, the City consulted both the CoC and County Office of Supportive Housing for their expertise and experience in identifying community needs.

Finally, the City has prioritized funding opportunities for programs and activities that address homelessness. In FY 2021-22, the City will fund two agencies, the Bill Wilson Center and Community Services Agency (CSA), for programs that provide services to work homeless individuals and families and those at-risk of homeless.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City is not an emergency solutions grant (ESG) entitlement jurisdiction and therefore does not receive ESG funds. The County of Santa Clara’s Office of Supportive Housing is the Homeless Management Information System (HMIS) Lead for the County CoC. The County HMIS system incorporates a wide range of service provider participation and is utilized to capture information and report on special programming, including the CoCs Coordinated Assessment System and UPLIFT (the CoCs free transit pass program), and exceeds HUDs requirements for the implementation and compliance of HMIS Standards.

Although the City is currently not an ESG entitlement jurisdiction, the City’s Housing and Neighborhoods Division staff provides input on regional plans to use or that impact ESG funds as appropriate.

**Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

In August 2019, several entitlement jurisdictions within the County of Santa Clara including the City of Mountain View contracted with Michael Baker International (MBI) to develop the Consolidated Plan for fiscal years 2020-2025. In partnership with the participating jurisdictions, MBI launched an in-depth, collaborative effort to consult with elected officials, City/County departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the five-year plan.

Table 1 provides a list of all agencies, groups and organizations that participated in the Consolidated Plan regional public forums and local community meetings, or in stakeholder interviews. Several of the agencies, groups, and organizations identified in the table attended multiple forums.

**Table 1. Organizations**

<b>OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS</b>		
<b>1</b>	<b>Agency/Group/Organization</b>	<b>City of Gilroy, Recreation Department</b>
	<b>Agency/Group/Organization Type</b>	Local Government
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted and provided e-mailed feedback.
	<b>Website</b>	<a href="http://www.cityofgilroy.org/340/Recreation-Department">http://www.cityofgilroy.org/340/Recreation-Department</a>
<b>2</b>	<b>Agency/Group/Organization</b>	<b>CommUniverCity San Jose</b>

	<b>Agency/Group/Organization Type</b>	Education Services
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended stakeholder consultation conference call meeting on 11/25/19. Agency attended Regional Public Forum meeting in San Jose on 11/20/19.
	<b>Website</b>	<a href="http://cucsj.org/">http://cucsj.org/</a>
<b>3</b>	<b>Agency/Group/Organization</b>	<b>Community Services Agency</b>
	<b>Agency/Group/Organization Type</b>	Senior Services, Community/Family Services and Organizations, Cultural Organizations
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended stakeholder consultation conference call meeting on 11/15/19.
	<b>Website</b>	<a href="https://www.csacares.org/">https://www.csacares.org/</a>
<b>4</b>	<b>Agency/Group/Organization</b>	<b>Destination Home</b>
	<b>Agency/Group/Organization Type</b>	Homeless Services (strategic initiatives)
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Stakeholder consultation on via telephone meeting on 11/11/19.
	<b>Website</b>	<a href="https://destinationhomesv.org/">https://destinationhomesv.org/</a>
<b>5</b>	<b>Agency/Group/Organization</b>	<b>Health Trust</b>
	<b>Agency/Group/Organization Type</b>	Services-Health, HIV/AIDS Services, Disabled Services
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment and Strategic Plan

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended stakeholder consultation meeting on 11/21/19.
	<b>Website</b>	<a href="https://healthtrust.org/">https://healthtrust.org/</a>
<b>6</b>	<b>Agency/Group/Organization</b>	<b>Heart of the Valley</b>
	<b>Agency/Group/Organization Type</b>	Senior Services
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted through interview questions covering a range of issues such as: community needs, areas in need of neighborhood revitalization, housing needs, low-mod income vulnerabilities, CDBG and HOME funding priorities. Agency provided e-mailed feedback.
	<b>Website</b>	<a href="https://servicesforseniors.org/">https://servicesforseniors.org/</a>
<b>7</b>	<b>Agency/Group/Organization</b>	<b>Rebuilding Together (Silicon Valley)</b>
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended stakeholder consultation conference call meeting on 11/21/19.
	<b>Website</b>	<a href="https://rebuildingtogethersv.org/">https://rebuildingtogethersv.org/</a>
<b>8</b>	<b>Agency/Group/Organization</b>	<b>Asian Americans for Community</b>
	<b>Agency/Group/Organization Type</b>	Community Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Stakeholder meeting in San Jose, Ca on 11/13/19 from 9-10 AM.
	<b>Website</b>	<a href="https://aaci.org/">https://aaci.org/</a>



9	<b>Agency/Group/Organization</b>	<b>Bridge Housing</b>
	<b>Agency/Group/Organization Type</b>	Housing Services
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in a Stakeholder interview.
	<b>Website</b>	<a href="https://bridgehousing.com/">https://bridgehousing.com/</a>
10	<b>Agency/Group/Organization</b>	<b>Charities Housing</b>
	<b>Agency/Group/Organization Type</b>	Housing Services
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Stakeholder interview in San Jose, Ca on 11/14/19 from 1-2 PM.
	<b>Website</b>	<a href="https://charitieshousing.org/">https://charitieshousing.org/</a>
11	<b>Agency/Group/Organization</b>	<b>Downtown Streets Team</b>
	<b>Agency/Group/Organization Type</b>	Community Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Stakeholder interview on 11/26/19 at 10 AM.
	<b>Website</b>	<a href="https://streetsteam.org/index">https://streetsteam.org/index</a>
12	<b>Agency/Group/Organization</b>	<b>Eden Housing</b>
	<b>Agency/Group/Organization Type</b>	<b>Housing Services</b>
	<b>What section of the Plan was addressed by Consultation?</b>	<b>Needs Assessment Strategic Plan</b>
	<b>How was the Agency/Group/Organization consulted and what are the</b>	<b>Participated in a conference call on 11/13/19 from 1-2 PM.</b>

	anticipated outcomes of the consultation or areas for improved coordination?	
	Website	<a href="https://www.edenhousing.org/">https://www.edenhousing.org/</a>
13	Agency/Group/Organization	Grid Alternatives
	Agency/Group/Organization Type	Environmental Sustainability Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in a Stakeholder interview on 11/13/19.
	Website	<a href="https://gridalternatives.org/">https://gridalternatives.org/</a>
14	Agency/Group/Organization	WeHOPE
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Conference Call on 11/21/19 from 2-3 PM.
	Website	<a href="https://www.projectwehope.org/">https://www.projectwehope.org/</a>
15	Agency/Group/Organization	Vista Center for the Blind and Visually Impaired
	Agency/Group/Organization Type	Disabled
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation via audio meeting on 12/9/19.
	Website	<a href="https://www.vistacenter.org/">https://www.vistacenter.org/</a>
16	Agency/Group/Organization	Housing Choices
	Agency/Group/Organization Type	Housing Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Stakeholder Interview on 11/11/19.
	<b>Website</b>	<a href="http://www.housingchoices.org/">http://www.housingchoices.org/</a>
17	<b>Agency/Group/Organization</b>	<b>LifeMoves</b>
	<b>Agency/Group/Organization Type</b>	Community Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Stakeholder Interview on 11/13/19 from 11-12 PM.
	<b>Website</b>	<a href="https://lifemoves.org/">https://lifemoves.org/</a>
18	<b>Agency/Group/Organization</b>	<b>Loaves and Fishes</b>
	<b>Agency/Group/Organization Type</b>	Community Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<b>Participated in Stakeholder Interview on 11/12/19.</b>
	<b>Website</b>	<a href="https://www.loavesfishes.org/">https://www.loavesfishes.org/</a>
19	<b>Agency/Group/Organization</b>	<b>Santa Clara Family Health Plan</b>
	<b>Agency/Group/Organization Type</b>	Health Services
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Conference Call on 11/12/19 from 4-5 PM.
	<b>Website</b>	<a href="https://www.scfhp.com/">https://www.scfhp.com/</a>

20	<b>Agency/Group/Organization</b>	<b>Silicon Valley FACES</b>
	<b>Agency/Group/Organization Type</b>	Community Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment Strategic Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Stakeholder Interview on 11/13/19 from 11-12 PM.
	<b>Website</b>	<a href="https://www.svfaces.org/">https://www.svfaces.org/</a>
21	<b>Agency/Group/Organization</b>	<b>Silicon Valley Leadership Group</b>
	<b>Agency/Group/Organization Type</b>	Community Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in a Stakeholder Interview on 1/3/20 from 12-1 PM.
	<b>Website</b>	<a href="https://www.svlrg.org/">https://www.svlrg.org/</a>
22	<b>Agency/Group/Organization</b>	<b>Santa Clara County Housing Authority (SCCHA)</b>
	<b>Agency/Group/Organization Type</b>	Housing Services
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization provided data and participated in a stakeholder interview. They provided information on public housing services countywide.
	<b>Website</b>	<a href="https://www.scchousingauthority.org/">https://www.scchousingauthority.org/</a>
23	<b>Agency/Group/Organization</b>	AT&T Internet
	<b>Agency/Group/Organization Type</b>	Broadband provider
	<b>What section of the Plan was addressed by Consultation?</b>	MA-60

<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A regional representative of AT&T was consulted during the community engagement process. They provide general data on internet providers, coverage, affordability, and future needs.
<b>Website</b>	<a href="https://www.at&amp;tcommunityforums.net">https://www.at&amp;tcommunityforums.net</a>

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

Not applicable. No agency types were intentionally left out of the consultation process. Over 20 agency types were contacted to participate.

**Describe other local/regional/state/federal planning efforts considered when preparing the Plan.**

The City, other entitlement jurisdictions, and the County participated in a joint regional effort to conduct consultations and public outreach for the Consolidated Plan, which forms the basis of implementing Annual Action Plans. City and County staff, with assistance from consultants, worked to involve housing, social service, and other agencies in the community engagement process, including direct solicitation for these agencies to participate in the community survey, stakeholder meetings, and focus groups. The Table below provides an overview of the local/regional/federal planning efforts considered during the preparation of the Plan.

**Table 1A. Other Local/Regional/Federal Planning Efforts**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Regional Continuum of Care Council	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the goal of the Strategic Plan to support activities to prevent and end homelessness.

<p>Community Plan to End Homelessness in Santa Clara</p>	<p>Destination: Home</p>	<p>The Community Plan to End Homelessness in the County is a five-year plan to guide governmental actors, nonprofits, and other community members as they make decisions about funding, programs, priorities and needs. This effort aligns with the Strategic Plan's goal to support activities to end homelessness</p>
<p>2024 – 2031 Housing Element (in process of being developed)</p>	<p>City of Mountain View</p>	<p>Determines physical conditions of housing that affect habitability. Identifies the number of affordable units that need to be allocated to households with different income levels.</p>

## Participation

### AP-12 Participation - 91.105, 91.200(c)

#### Summarize the citizen participation process and how it impacted goal-setting

As identified in the prior section, per federal notification requirements and the City’s adopted Citizen Participation Plan, the City has solicited public input throughout the development of the FY 2021-22 AAP. As mentioned, the City implemented a public hearing process that includes the HRC meeting (March 4, 2021) and two Council hearings meetings (April 27 and May 11, 2021). To further public participation, the City translated the public notices in Spanish, Russian, and Chinese and posted to the City’s website.

Table 2 below identifies the public outreach conducted throughout the development of the Annual Action Plan. Items marked as To-Be-Determined (TBD) will be filled out once those items have concluded.

**Table 2. Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted/reasons
1	HRC Meeting	Non targeted/ broad community	The Human Relations Commission met on March 4th, 2021 to discuss the FY 2021-22 funding allocations and review the draft FY 2021-22 Annual Action Plan	No public comments received	No public Comments
2	Public Hearing	Non targeted/ broad community	The City Council met on April 27th, 2021 to discuss the FY 2021-22 funding allocations.	TBD	TBD
3	Public Notice	Nontargeted/ broad community	Notice of Public Hearing and Public Comment Period on the Draft AAP was published in the Mountain View Voice and posted to the City’s website, including translated notices.	TBD	TBD
4	Website	Nontargeted/ broad community	Draft AAP FY 2021-22 posted at: <a href="https://www.mountainview.gov/depts/comdev/housing/">https://www.mountainview.gov/depts/comdev/housing/</a>	TBD	TBD
5	Council Meetings	Nontargeted/ broad community	The City Council met on April 27, 2021 and May 11, 2021 to consider the adoption of the FY 2021-22 Action Plan	TBD	TBD

## **EXPECTED RESOURCES**

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

#### **Introduction**

The federal grant allocation to Mountain View for FY 2021-22 is \$600,917 for CDBG and \$271,350 for HOME. Additionally, the City received a significant amount of program income i.e., (grant repayments received from developers of previously funded capital projects) in FY 2020-21, which can be used on FY 2021-22 for public services and capital projects. Up to fifteen percent of the FY 2021-22 CDBG allocation, as well as the FY 2020-21 CDBG program income can be used for public services. Similarly, the City also received a large amount of HOME program income, which will be used for capital projects (HOME cannot be used for public services). Additional amounts of prior year resources for both CDBG and HOME are also available.

Collectively, the above resources allow the City to use \$340,000 in CDBG for public services, and \$3.7 million in available CDBG and HOME funds for capital projects. Note that the City operates on a two-year grant funding cycle for CDBG public service grants, and the \$340,000 is to be expended by the non-profit agencies over this two-year period. The City funds CDBG and HOME capital projects, public facility, and capital improvement projects on an annual cycle. The remaining balance of CDBG and HOME grants is allocated to the program administration.

Even with the additional resources available for public services in this AAP, the need for funding was insufficient to meet the request for funding received in this funding cycle. The need for public service funding continues to exceed the federal funds available. To supplement the federal HUD dollars, the City will leverage an additional \$171,000 from its General Fund to help public services support low-income individuals and families in Mountain View.

As required by HUD, the Anticipated Resources in Table 2 below identifies only the CDBG and HOME funds, and does not include the additional \$171,000 in City General Fund leveraged to supplement public services in the City. Table 2 also provides an estimated program income of \$100,000 for FY 2021-22 for CDBG and HOME based on the typical amounts received in past years. It is difficult to predict program income, and the actual amount of program received may differ significantly from the estimate such as during FY 2020-21. Finally, the column labeled “Expected Amount Available Remainder in the Consolidated Plan” is a projection of the future grant allocation plus program income for the remaining three years of the five-year Consolidated Plan. For example, the estimated amount of CDBG funding available for the remaining three years is based on a \$600,000 annual grant allocation plus \$100,000 in estimated program multiplied by the three remaining years in the Consolidated Plan years.



## Anticipated Resources

**Table 3 - Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Estimated Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	<ul style="list-style-type: none"> <li>• Housing</li> <li>• Public Services</li> <li>• Admin and Planning</li> </ul>	\$600,917	\$100,000	\$1,940,334	\$2,641,251	\$2,100,000	The City is allocating \$2,641,251 in CDBG funds for this AAP.
HOME	public - federal	<ul style="list-style-type: none"> <li>• Multifamily rental rehab</li> </ul>	\$271,350	\$100,000	\$1,271,044	\$1,642,394	\$1,110,000	The City is allocating \$1,642,394 in HOME funds for this AAP.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

**Local Funds**

In FY 2021-22, the City will leverage its General Fund to provide an additional \$171,000 to eligible public service activities. Separate from the General Fund, the City uses its housing impact fees and BMR in-lieu fees to fund affordable housing projects, including CDBG and HOME funded projects. For the projects funded with HOME dollars, per HOME requirements, the City provides 25% in matching funds primarily generated from the City's affordable housing funds.

**Other State and Federal Grant Programs**

In addition to the CDBG and HOME funds, 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 Federal Home Loan Bank Affordable Housing Program (AHP), and others. The State of California also offers additional funding sources for affordable housing development such as the 4% and 9% low-income housing tax credits. In most cases, the City would not be an applicant for these funding sources, as many of these programs offer assistance directly to affordable housing developers. However, City may assist and support affordable housing developers in securing these additional sources as needed.

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

On May 19, 2020, City Council selected the joint development team of Related and Alta Housing as the developer to redevelop Lot 12, currently a City-owned parking lot with 160 public parking spaces. The project would provide 120 affordable housing, including units for extremely low-income households.

**Discussion**

CDBG and HOME funds are critical for funding important public services and capital projects to meet the needs of LMI households. However, the funds are not sufficient to address all of the needs. Therefore, the City will continue look for opportunities to leverage other State, federal, and local funding sources to support affordable housing and provide services to populations in need.

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Table 4 below is required by HUD and identifies the goals addressed in this annual action plan and funded with federal funds. Three of the four goals listed below are funded with CDBG and HOME funds. The fourth goal – addressing and promoting fair housing – although not listed in Table 4, remains an applicable goal in FY 2021-22 for public services funded by the City General Fund.

**Table 4. Goal Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding (FY 2021-2022)	Goal Outcome Indicator
1	Increase Affordable Housing	2020	2025	Increase Affordable Housing	Citywide	Increase Affordable Housing	CDBG: \$2,061,068 HOME: \$1,515,259	Rental units rehabilitated: 66 Household Housing Units
2	Respond to Homelessness	2020	2025	Respond to Homelessness	Citywide	Respond to Homelessness	CDBG: \$148,400	Public service activities other than Low/Moderate Income Housing Benefit: 1485 Persons Assisted
3	Support Social Services	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Support Social Services	CDBG: \$191,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

## Applicable Goal Descriptions for FY 2021-2022

1	<b>Goal Name</b>	Increase Affordable Housing
	<b>Goal Description</b>	Support affordable housing initiatives and opportunities through the development of units and programs. Illustrative examples could include: new construction and acquisition/rehabilitation of existing housing units to meet a diverse range of housing needs, including for families or special needs populations; Examples of programs can include a partnership with non-profit organizations for rental opportunities and affordable homeownership programs, etc.
2	<b>Goal Name</b>	Respond to Homelessness
	<b>Goal Description</b>	Establish and support homeless prevention services and programs in collaboration with the County and non-profit agencies. Illustrative examples include programs and activities that will assist the homeless or individuals/families/households at-risk of Homelessness; anti-displacement measures; financial assistance for essential non-housing needs; crisis intervention; job training and job search assistance; and other vital social services.
3	<b>Goal Name</b>	Support Social Services
	<b>Goal Description</b>	Support services that promote safety, security, wellness & wellbeing of individuals and households, social capital, and civic engagement. Illustrative examples could include financial literacy, physical and mental health programs, parenting classes, access to childcare, civic participation classes, diversity awareness, and cultural sensitivity, and other similar services. Support opportunities and programs for the special needs populations, and services including but not limited to, abused and abandoned children, victims of domestic violence, seniors, and physically disabled individuals. Collaborate with social service partners to extend the reach of services to the population in need.
4	<b>Goal Name</b>	Address and Promote Fair Housing
	<b>Goal Description</b>	Address and promote Fair Housing with counseling, compliance, education and removal of barriers to housing, in collaboration with organizations, agencies, social service entities and the County. Illustrative examples of addressing and promoting fair housing include: provide counseling, and/or legal resources for families and individuals with fair housing concerns, tenant/landlord mediation services, actively monitor and test for fair housing compliance, and outreach to the underrepresented population.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The projects listed in the table below will receive FY 2021-22 CDBG and HOME funds from the City to address the Consolidated Plan goals as mentioned in AP-20, including a total of \$340,000 for public services (to expended over a two-year period) and \$3.58 million for affordable housing.

	<b>CDBG/HOME Projects</b>	<b>Project Type</b>	<b>Amount</b>
1	Senior Adults Legal Assistance - Legal Services for Seniors	Public Service	\$30,000
2	Community Services Agency - Senior Services Case Management	Public Service	\$48,000
3	Next Door Solutions to Domestic Violence - Services for Victims of Domestic Violence	Public Service	\$14,000
4	Vista Center for the Blind and Visually Impaired - Services for the Blind	Public Service	\$62,000
5	Bill Wilson Center - Family Advocacy Services	Public Service	\$70,000
6	Catholic Charities of Santa Clara County - Long-Term Care Ombudsman Program	Public Service	\$15,600
7	Silicon Valley Independent Living Center - Services for the Disabled	Public Service	\$22,000
8	Community Services Agency - Services for Homeless and Homeless Prevention	Public Service	\$78,400
9	Hotel Conversion/Rehabilitation for Affordable Housing	Capital Project	\$3,576,327
10	CDBG & HOME - Program Administration	Administration	\$140,183
	<b>Total</b>		<b>\$4,056,510</b>

In contrast to the HUD required table above, the below table identifies the public services that will be funded in FY 2021-22 with the City’s General Fund. Although not anticipated, should these expected resources, be revised prior to the Plan being adopted, the City will adjust each project/program listed below on a pro-rata basis to reflect the overall funds available.

	<b>General Fund Projects</b>	<b>Amount</b>
1	Community Services Agency – Senior Nutrition Program	\$31,500
2	The Health Trust – Meals on Wheels	\$27,432
3	United Way of the Bay Area – 211	\$5,000
4	Parents Helping Parents – Support for families raising children with special needs	\$7,500
5	Ravenswood Family Health Network – Primary health care for uninsured Mountain View residents	\$22,500
6	Healthier Kids Foundation – Vision First Screening	\$11,245
7	Day Worker Center – Healthy Meals Program	\$18,000
8	Community Legal Services in East Palo Alto – Promoting Economic Advancement Worker’s Rights Outreach Program	\$18,000
9	Child Advocates of Silicon Valley (CASA) – Advocacy program for foster youth	\$15,525
10	YWCA – Domestic Violence Services	\$7,149
11	Community School of Music and Arts	\$7,149
	Total	\$171,000

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

The City awards CDBG and HOME funding to projects that will primarily benefit low-income, homeless, and/or special needs households. Funding for public services is based on a competitive process that involved a Notice of Availability of Funding (NOFA) released on December 22, 2020. Interested applicants submitted funding proposals to the City based on the priorities goals developed in the Consolidated Plan. Proposals were reviewed and evaluated by staff and presented to the HRC for review, who provided funding recommendations to the City Council. Funds were awarded based on the applicants meeting the priority goals, submitting a competitive funding application, and funding availability.

The main obstacle to fully addressing the underserved needs is the limited availability of funding, even with the City’s use of its General Fund to supplement CDBG and HOME funds. As previously noted, the amount of funding requests through the NOFA significantly exceed the fund federal and City funds available. As a result, not all applicants were able to be funded and most funded organizations did not receive the full amount requested.

## AP-38 Project Summary

The following table identifies only CDBG and HOME funded projects for FY 2021-22 as required by HUD. Note that the funding amounts for public services are for two years because the City operates on a two-year grant funding cycle for CDBG public services grants, as noted earlier in the expected resources section.

### Project Summary Information

<b>1</b>	<b>Project Name</b>	Hotel Conversion/Rehabilitation for Affordable Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase Affordable Housing
	<b>Needs Addressed</b>	Increase Affordable Housing
	<b>Funding</b>	CDBG: \$2,061,068 HOME: \$1,515,259
	<b>Description</b>	Utilize CDBG and HOME funds in the City of Mountain View for the conversion/rehabilitation of a hotel for affordable housing.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	67 families/households.
	<b>Location Description</b>	Mountain View. 901 East El Camino Real (Crestview Hotel)
	<b>Planned Activities</b>	Conversion/rehabilitation of hotel to affordable housing.
<b>2</b>	<b>Project Name</b>	Catholic Charities of Santa Clara County - Long-Term Care Ombudsman Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Social Services
	<b>Needs Addressed</b>	Support Social Services
	<b>Funding</b>	CDBG: \$15,600 (two-year total)
	<b>Description</b>	The Long-Term Ombudsman Program's mission is to seek resolution to complaints, related to the quality of care and abuse, made by or on behalf of long-term care (LTC) facility residents. The Ombudsmen protects and helps improve the quality of care and quality of life via in-person or phone/other technology-facilitated communication with residents, and visits residents of Mountain View LTC facilities regularly.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 Individuals will benefit per year. (60 total) Elderly; Disabled
	<b>Location Description</b>	Catholic Charities of Santa Clara County
<b>Planned Activities</b>	Ombudsman for long-term care facility residents.	
<b>3</b>	<b>Project Name</b>	Bill Wilson Center - Family Advocacy Services

	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Respond to Homelessness
	<b>Needs Addressed</b>	Respond to Homelessness
	<b>Funding</b>	CDBG: \$70,000 (two-year total)
	<b>Description</b>	The Family Advocacy Program (FAS) is a school-based, homeless family and youth prevention and intervention program to help families remain intact and decrease or prevent homelessness and poverty. FAS is a multigenerational program that helps parents access resources needed to stabilize their family, while also supporting their children with tutoring and counseling services.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 Individuals will benefit per year. (120 total) Serves low- to extremely low-income students and their families;
	<b>Location Description</b>	Bill Wilson Center: SJ Unified, East Side Union High School, and Santa Clara Unified School Districts
	<b>Planned Activities</b>	Homeless prevention and intervention service program
4	<b>Project Name</b>	Community Services Agency - Services for Homeless and Homeless Prevention
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Respond to Homelessness
	<b>Needs Addressed</b>	Respond to Homelessness
	<b>Funding</b>	CDBG: \$78,400 (two-year total)
	<b>Description</b>	Provide financial assistance and case management services to low-income individuals and families. The program supports both housed and un-housed community members with case management services, which including advocacy, enrollment in benefits and housing.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,425 Individuals will benefit per year. (2,850 total)
	<b>Location Description</b>	Community Services Agency of Mountain View, Los Altos, and Los Altos Hills
	<b>Planned Activities</b>	Basic needs services, supplies, and assistance for the homeless and those at risk of homelessness.
5	<b>Project Name</b>	Silicon Valley Independent Living Center - Services for the Disabled
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Social Services
	<b>Needs Addressed</b>	Support Social Services
	<b>Funding</b>	CDBG: \$22,000 (two-year total)



	<b>Description</b>	Housing placement assistance and referrals for residents with disabilities, including seniors with disabling conditions. Participants learn how to locate affordable, accessible community-based housing in which to transition from homelessness, nursing homes or unstable, temporary housing. The program provides individualized services, housing workshops, and referral services to other organizations.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 Individuals will benefit per year. (70 total)
	<b>Location Description</b>	Silicon Valley Independent Living Center, Mountain View Senior Center
	<b>Planned Activities</b>	Housing placement assistance and referrals for disabled persons.
6	<b>Project Name</b>	Vista Center for the Blind and Visually Impaired - Services for the Blind
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Social Services
	<b>Needs Addressed</b>	Support Social Services
	<b>Funding</b>	CDBG: \$62,000 (two-year total)
	<b>Description</b>	Vision Loss Rehabilitation Program provides visually impaired adults the skills necessary to remain safe and independent in their home by creating an individual rehabilitation plan, rehabilitation services including assistive technology, and training in orientation, mobility, and daily living skills.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45 Individuals benefit per year. (90 total)
	<b>Location Description</b>	Vista Center for the Blind
	<b>Planned Activities</b>	Services for blind and visually impaired persons
7	<b>Project Name</b>	Senior Adults Legal Assistance - Legal Services for Seniors
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Social Services
	<b>Needs Addressed</b>	Support Social Services
	<b>Funding</b>	CDBG: \$30,000 (two-year total)
	<b>Description</b>	Provide free legal services to Mountain View seniors focusing on: public benefits, housing, elder abuse/domestic violence, nursing homes, consumer/finance, advance health care directives, and incapacity/end of life planning.
	<b>Target Date</b>	6/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 individuals will benefit per year (80 total)
	<b>Location Description</b>	Senior Adults Legal Assistance
	<b>Planned Activities</b>	Legal services for seniors and persons with disabilities
<b>8</b>	<b>Project Name</b>	Community Services Agency - Senior Services Case Management
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Social Services
	<b>Needs Addressed</b>	Support Social Services
	<b>Funding</b>	CDBG: \$48,000 (two-year total)
	<b>Description</b>	Provide case management to seniors over age 60 to keep them living independently at home through wrap-around services, advocacy at medical appointments, assistance enrolling in benefits, and home visits to assess needs and address safety concerns.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	115 Individuals will benefit per year (230 total)
	<b>Location Description</b>	Community Services Agency
	<b>Planned Activities</b>	Case management services for seniors
<b>9</b>	<b>Project Name</b>	Next Door Solutions to Domestic Violence - Services for Victims of Domestic Violence
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Social Services
	<b>Needs Addressed</b>	Support Social Services
	<b>Funding</b>	CDBG: \$14,000 (two-year total)
	<b>Description</b>	Serve Mountain View low-income residents per year who identify as victims and/or survivors of domestic/intimate partner violence through systems advocacy (crisis intervention counseling, legal advocacy, restraining orders, risk assessment and safety planning, and other support services), self-sufficiency case management, and support groups to increase resilience, knowledge of supportive services, increase safety strategies, and reduce isolation.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 Individuals will benefit per year (70 total)
	<b>Location Description</b>	Next Door Solutions to Domestic Violence
	<b>Planned Activities</b>	Services for victims of domestic violence
<b>10</b>	<b>Project Name</b>	Program Administration

<b>Target Area</b>	Citywide
<b>Goals Supported</b>	All Goals
<b>Needs Addressed</b>	Increase Affordable Housing Respond to Homelessness Support Social Services Enhance Physical Infrastructure Address and Promote Fair Housing Promote Economic Resiliency
<b>Funding</b>	CDBG: \$140,183 HOME: \$27,135
<b>Description</b>	Mountain View will continue to provide the planning and administration services required to manage and operate the City CDBG and HOME programs. Such funds will assist in addressing community development and housing projects.
<b>Target Date</b>	6/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
<b>Location Description</b>	CDBG Program Administration is located at City of Mountain View, 500 Castro Street, Mountain View, CA 94041
<b>Planned Activities</b>	Program administration for CDBG & HOME programs

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Projects for FY 2021 focus on public services and housing which will continue to serve the low-to-moderate-income community throughout the City. The program beneficiaries will be based on individual or household income rather than location within the City.

#### Geographic Distribution

Target Area	Percentage of Funds
Eligible LMI Block Groups	0
Citywide	100

### Rationale for the priorities for allocating investments geographically

Not applicable. The City allocates funds Citywide.

### Discussion

See discussion above.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

As noted above, the City is allocating a significant portion of its CDBG and HOME funds, approximately \$3.6 million, for affordable housing through the planned conversion/rehabilitation of the Crestview Hotel. This hotel conversion/rehabilitation project identified in AP-38 is a key opportunity for the City to provide up to 67 affordable housing units. This opportunity is through a partnership with the County of Santa Clara. The intent is for the County to acquire the hotel, and, upon successfully acquisition, convert and rehabilitate the hotel into permanent affordable housing through a selected non-profit developer. The target population will be determined as the City and County takes next steps regarding this opportunity. As such, the type of households to be supported are to-be-determined, shown as “TBD” in the first table below.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	TBD
Non-Homeless	TBD
Special-Needs	TBD
Total	TBD

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	Up to 67
Acquisition of Existing Units	0
Total	Up to 67

#### Discussion

In addition to the hotel conversion/rehabilitation project, and although not directly related to creating or preserving housing units, the City is funding two activities that will respond to homelessness: the Bill Wilson Center (Family Advocacy Program) and Community Services Agency (Homeless Prevention Services). Together, these programs will support 1,485 households annually during this two-year public service cycle.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There are no public housing units in the City. However, the Santa Clara County Housing Authority (SCCHA) does assist approximately 336 households through housing choice voucher holders in the City. Throughout the County, SCCHA assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program (Section 8). There is always a significant demand for Section 8 vouchers. At the time of completion of the Consolidated Plan, the Section 8 waiting list contained 3,500 households and remains closed at this time.

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

Not applicable. There are no public housing units in the City.

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

Not applicable. There are no public housing units in the City.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable. There is no city public housing authority.

### **Discussion**

See above discussion.

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

### Introduction

As mentioned above, the City participates in regional efforts to end homelessness and is funding two public services to respond to homelessness for FY 2021-2022 and FY 2022-2023. Additionally, the City has undertaken several measures to fund local programs, including using CDBG CARES Act funds from the 2020 federal stimulus bill (CV I & CV III) to fund the City's COVID-19 Rent Relief Program. In total, the City has provided approximately \$3.8 million to this rent relief program, which is implemented by the Community Services Agency, one of the City's key non-profit partners. This section of the AAP provides the City's various homelessness response efforts in more detail.

### Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

City staff, and in partnership with the County and non-profit agencies and developers, contact and work with homeless persons to connect them to services and housing. Besides the hotel conversion/rehabilitation project identified above, the City has over 1,400 affordable housing units. When these units become available, the developer/property manager affirmatively markets these units.

The City also uses non-federal funds for other programs to reach out to homeless person in partnership with Santa Clara County, including the City's 24/7 Safe Parking program (largest in Santa Clara County), an emergency shelter through the Santa Clara County Cold Weather Shelter Program (CWSP), and a Mobile Outreach Worker/Case Manager based at the Community Services Agency.

The City also currently provides housing for the homeless through the Graduate House, a permanent supportive housing, operated by LifeMoves. This organization which provides transitional housing for up to eighteen months for six men and women. Another site in the City is the Quetzal House, a group home with ten beds for girls ages 13-17 who are chronic runaways from the Santa Clara County Foster Care System. The City also funds (with no CDBG/HOME) the Permanent Supportive Housing program operated through the Peninsula Healthcare Connection.

As part of the City's COVID-19 response efforts, the City allocated CARES Act Funding to the County's Isolation and Quarantine Support Program. This program helps vulnerable Mountain View residents who test positive for, or are in close contact with, individuals with COVID-19 isolate or quarantine at a motel. City funding to the Community Service Agency's COVID-19 Response Team offered multilingual engagement to residents who tested positive for COVID-19 and needed rental assistance, utility bill assistance, food/grocery delivery and services, and other support services. Expanded hygiene and sanitation initiatives continue, including portable restrooms and hand wash stations, and funding for expanded mobile shower services hosted by Community Services agency in

partnership with Dignity on Wheels, an initiative by Project WeHope.

- **Addressing the emergency shelter and transitional housing needs of homeless persons**

In partnership with LifeMoves and through the State's Project HomeKey program, a new interim housing development is being developed for people experiencing homelessness. The site will provide 100 rooms targeted for seniors and households (approximately 124 people). The project is anticipated to be in service in May 2021 and will be operated by LifeMoves.

- **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Every two years, the City participates in a countywide homeless census to identify homeless persons and administer a detailed survey about their needs. The City will continue to rely on regional programs that assist the City's homeless population in FY 2021-2022, including the Valley Homeless Healthcare Program; Social Services Agency; and Santa Clara County's Department of Behavioral Health Services, Department of Mental health, and Office of Supportive Housing. In collaboration with shelter services, various services are provided to homeless or at-risk of being homeless, including food and shower facilities, counseling, health care, wrap-around services, and rapid rehousing and supportive housing options. The Housing Choice Vouchers (HCV) program, administered by the SCCCHA, serves 264 persons, including 28 individuals with disabilities. There are 212 supportive housing units dedicated to veterans.

- **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

In FY 2021-2022, the City will continue implementing its 2020-2025 Consolidated Plan by increasing affordable housing and supporting homeless individuals and families or individuals and families at risk of homeless. As mentioned earlier, with the use of CDBG, CDBG CARES Act (CDBG-CV) and local funds, the City has provided over \$3.8 million for its COVID-19 Rent Relief Program. The rent relief program helps stabilize households and prevent homelessness for lower-income individuals and families who have experienced job or income loss, or increased childcare or medical costs, due to the coronavirus pandemic.

## Discussion

See above discussion.



## AP-75 Barriers to Affordable Housing – 91.220(j)

### Introduction

The 2020-2025 Consolidated Plan examined barriers to affordable housing in the region, informing the Assessment of Fair Housing (AFH) being prepared in FY 2021-2022. The Consolidated Plan identified several barriers to affordable housing, including the following key items:

- Rising housing costs outpace household income growth within the City.
- The growing economy within the Silicon Valley region has led to household growth outpacing the production of new housing units.
- Economic growth has also increased the number of lower-wage jobs that leave employees without the income and/or assets to compete in the local and regional housing market.
- Federal HOME and CDBG funds have decreased gradually over the last decade. Without sufficient resources/subsidies, it is difficult for non-profit housing developers to outbid for-profit housing developers for land and other housing development costs.
- The high cost of land in Silicon Valley, and in Mountain View specifically, makes developing affordable housing challenging. Estimates vary, but residentially zoned land in Mountain View can cost between \$10 million/acre to \$20 million/acre.
- Soft housing markets and economic recessions do not necessarily reduce local land prices in the region.
- Potential affordable housing development sites are higher in cost because the desirable sites for housing, especially affordable/special needs housing, are close to jobs, transit, services, and amenities. Sites with these amenities are competitively sought after for all housing development, making the sites for affordable housing scarcer in supply.
- Over the past several years, the economic and construction boom in Silicon Valley has led to a significant shortage of skilled labor, including construction workers, increasing labor costs, and making it more challenging to finance residential projects, especially for affordable housing.
- Local corporate housing funds are primarily geared for initial, short-term financing strategies (typically between one to five years) that soon need another funding source to “take out” the private capital. However, the primary need for capital for affordable housing is long-term funding willing to stay in a project for the duration of an affordable housing development (typically 55 years).

The City of Mountain View 2015-2023 Housing Element includes policies that specifically address the creation of more affordable housing, even with the barrier of high land costs. The affordable housing policies listed in the Plan are:

- Policy 1.5: Support the development of both rental and ownership housing serving a broad range of incomes, particularly extremely low-, very low-, and low-income households.
- Policy 4.3: When feasible, consider reducing or deferring development fees and continue streamlining the entitlement process to facilitate the provision of affordable housing.
- Policy 5.3: Encourage and support the maintenance/preservation and development of subsidized housing that serve low-income households, seniors, disabled individuals, the

homeless, larger households, and other special needs populations.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

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

- In 1999, the City adopted a Below Market Rate Housing program, which requires developers to set aside a portion of the total development as affordable to lower-income households. All BMR units must be comparable to the market-rate units in terms of size and design. In June 2019, Mountain View completed a two-phase process to update the City’s BMR Program requirements. Updates to the requirements included increasing the rental percentage requirement to 15 %, increasing the ownership percentage requirement to 15 % for all housing types except rowhouses, and townhouses must meet a 25 % on-site requirement. Alternative mitigations to providing the units on-site are allowed, but must be requested by a market-rate developer, have a greater value than providing the units on-site, and be approved by the City Council.
- The City has two housing impact fees charged on new commercial development. Also known as commercial linkage fees, these fees are based on the affordable housing needs generated by commercial and office development.
- Affordable housing project development program – The City implements a robust program to finance the development of 100 % affordable housing developments by using the City’s fee programs as mentioned above. Over 1,000 deed-restricted affordable units have been developed in Mountain View through this program, and currently, there are several projects in the pipeline comprising several hundred affordable housing units.
- Tenant Relocation Assistance Ordinance (TRAO) – The City implements a tenant relocation assistance ordinance for eligible tenants displaced from their rental unit.
- Community Stabilization and Fair Rent Act – In 2016, the voters passed Measure V, known as the Community Stabilization and Fair Rent Act (CSFRA), which provides rent stabilization and just cause protections for tenants in properties with three or more units built before 1995. The CSFRA also provides just cause protections for rental units built up to 2016.
- Displacement response strategy – The City Council identified evaluation of a displacement response strategy as a top work plan priority for FY 2019-21. Evaluation is currently underway to evaluate a comprehensive, six-pronged strategy to address tenant displacement.

In addition to the above, the City has addressed its land use and zoning ordinances and policies to help facilitate affordable housing:

- 2015-2023 Housing Element Updated
  - Policy 1.5: Support the development of both rental and ownership housing serving a broad range of incomes, particularly extremely low-, very low-, and low-income households.
  - Policy 4.3: When feasible, consider reducing or deferring development fees and continue streamlining the entitlement process to facilitate the provision of affordable

housing.

- Policy 5.3: Encourage and support the maintenance/preservation and development of subsidized housing that serve low-income households, seniors, disabled individuals, the homeless, larger households, and other special needs populations.
- Zoning changes to allow for more high-density, mixed-use development and secondary dwelling units. The City is also in the process of updating its R3 zoning regulations to allow greater densities, new development standards and new multi-family building types. With updated R3 zoning regulations, it is estimated approximately 10,000 new units could be created.
- The development of precise plans to coordinate future public and private improvements on specific properties and incorporate innovative programs to incentivize affordable housing development. The North Bayshore Precise Plan, the East Whisman Precise Plan, and the El Camino Real Precise Plan significantly increased the capacity for housing by 15,000 new units (which is a 50% increase in total current units) with unique strategies in each to facilitate affordable housing.
- The City has been updating the accessory dwelling unit ordinance to increase the feasibility of constructing second units.

All residential developments, including market-rate and affordable housing, must include a public outreach component as part of the entitlement process. This allows the community to provide input on the projects, including design, programming, and other important aspects to the community.

### **Discussion**

See discussion above.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

This section discusses the City's efforts to address the underserved needs, expand and preserve affordable housing, reduce lead-based paint hazards, and develop an institutional structure for delivering housing and community development activities.

### **Actions planned to address obstacles to meeting underserved needs**

As mentioned in preceding sections, the City supplements its CDBG and HOME funding with other resources and funds to meet the underserved needs of low and moderate-income households and individuals in the City.

The City will continue to work with its external partners, non-profits, businesses, and philanthropic organizations, on a multi-sectoral approach to identify funding resources and programs to meet the City's housing and public service needs. The City will also continue to work with the State and federal government to help meet the community's housing and public service needs.

### **Actions planned to foster and maintain affordable housing**

To foster and maintain affordable housing, the City supplements its CDBG funding with local funds, such as the BMR affordable housing program and housing impact fees to facilitate the development of affordable housing.

### **Actions planned to reduce lead-based paint hazards**

Approximately 72 % of the City's housing stock is over 40 years old and therefore is potentially prone to Lead-Based Paint (LBP) Hazards.

The City requires that properties built before 1978 that use CDBG or HOME funds, or which are not exempt under the Residential Lead-Based Paint Hazard Reduction Act of 1992, conduct testing for LBP. Properties that test positive must undergo appropriate reduction and abatement procedures. The City informs all CDBG and HOME subrecipients carrying out rehabilitation or acquisition activities of the dangers of lead-based paint and the requirements for lead abatement. It also inspects for defective paint on projects being rehabilitated or acquired with CDBG or HOME funds in compliance with the City's Lead-Based Paint Management Plan, which it uses to carry out CDBG and HOME funded projects.

At the County level, the Santa Clara County Childhood Lead Poisoning Prevention Program (CLPPP) offers services to reduce LBP hazards. These include outreach and education, public health nurse case management and environmental investigations, resources and referrals for children who require lead testing, and investigation of complaints of unsafe work practices and lead hazards. The relatively low number of elevated blood lead level cases in the County suggests that these measures are effective.

### **Actions planned to reduce the number of poverty-level families**

The City, in its effort to address poverty, funds agencies that provide services that address its

Consolidated Plan priority goals, including directly assisting the homeless and those in danger of becoming homeless. In FY 2021-22, these programs include the following:

- **Bill Wilson Center - Family Advocacy Services**  
The Family Advocacy Program (FAS) is a school-based, homeless family and youth prevention and intervention program to help families remain intact and decrease or prevent homelessness and poverty. FAS is a multigenerational program that helps parents access resources needed to stabilize their family, while also supporting their children with tutoring and counseling services.
- **Community Services Agency - Services for Homeless and Homeless Prevention**  
Provide financial assistance and case management services to low-income individuals and families. The program supports both housed and un-housed community members with case management services, which including advocacy, enrollment in benefits, and housing.

### **Actions planned to develop institutional structure**

The City will implement the 2020-2025 Consolidated Plan through a network of non-profit organizations, public-private partnerships, such as Destination Home, and collaboration with County agencies and other jurisdictions. According to the Consolidated Plan goals and objectives, the City allocates CDBG and HOME funds to non-profit agencies and affordable housing developers.

The City will continue to work with its external partners, non-profits, businesses, and philanthropic organizations, on a multi-sectoral approach to identify funding resources and programs to meet the City's housing and public service needs. The City will also work with State and federal government to help meet the community's housing and public service needs. These efforts have been discussed in prior section of this AAP.

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

The City benefits from a strong local and regional network of housing and community development partners, such as the County and County homeless collaborative. To improve intergovernmental and private sector cooperation, the City participates with other local jurisdictions and developers in sharing information and resources. Collaborative efforts include regular quarterly meetings among the entitlement jurisdictions and coordination on project management for projects funded by multiple jurisdictions.

### **Discussion**

See above discussion.

## Program Specific Requirements

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

#### Introduction

This section addresses the program-specific requirements for the FY 2021 Annual Action Plan. Details about the City’s planned actions during this program year are available in previous sections of this Plan.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$1,741,001
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>1,741,001</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

The City is not using other forms of investment.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In FY 2021-2022 the City does not intend to acquire or resell any properties to homebuyers.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

This does not apply.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b) are as follows:

This does not apply.

**Housing Trust Fund (HTF)  
Reference 24 CFR 91.220(l)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

N/A

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

N/A

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

N/A

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the state (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

N/A

- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

N/A

- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

N/A

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

N/A

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

N/A

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

N/A

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

N/A

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

N/A

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

N/A

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

N/A

5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".



In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

N/A

**6. Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

**7. HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 % of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

**8. Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its Consolidated Plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

N/A

**9. Refinancing of Existing Debt.** Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

N/A

**Discussion:**

See above discussion.