



CITY OF MOUNTAIN VIEW

CITY OF MOUNTAIN VIEW
Consolidated Plan Annual Performance and
Evaluation Report (CAPER)



Fiscal Year 2018-19
(Program Year 2018)

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CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

FISCAL YEAR 2018-19/PROGRAM YEAR 2018

Overview

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 social programs, affordable housing developments, and community projects benefiting low income persons and areas.

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 Plan Annual Performance and Evaluation Report (CAPER) that documents the City's overall progress in carrying out priority projects identified in the five-year Consolidated Plan and annual Action Plan.

The City of Mountain View's 2018-19 CAPER will cover Program Year 2018 (July 1, 2018 - June 30, 2019), the fourth 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 2018 Program Year, the amount of funds allocated to those activities and the number of low income households who were assisted. The 2018 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 September 6-21, 2019 and reports generated by HUD's Integrated Disbursement and Information System (IDIS).

For Program Year 2018, the City of Mountain View received \$564,360 in CDBG funds and \$281,994 in HOME funds from HUD. No program income was distributed in Program Year 2018.

The City's major accomplishments for Program Year 2018 are listed as follows:

- 179 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.
- 20 persons with disabilities received services to aid them in transitioning from homelessness, unstable, or temporary housing to permanent, affordable and accessible housing
- 21 visually impaired persons were provided case management and support services to live independently.
- Over 2,700 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 two (82) seniors received legal assistance from Legal Services for Seniors
- Twenty (20) foster care children residing in Mountain View homes received advocacy services to help them gain access to counseling, medical care, and basic needs supplies.
- 124 affordable senior units received newly rehabilitated kitchens and other improvements through the rehabilitation of the Fountain Apartments.
- 33 persons were served by Rebuilding Together Peninsula through improvements to their homes. The improvements included accessibility, safety and maintenance improvements.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

As indicated in the 2015-20 Consolidated Plan and Program Year 2018 Action Plan, the highest priorities are on the provision and maintenance of affordable housing for lower income renters, preventing and ending homelessness and on 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. The rehabilitation funds were allocated in Program Year 2017 with the rehabilitation work completed in May 2019.

In Program Year 2018, the City continued to fund programs targeted at preventing and ending homelessness:

1. Homelessness Prevention Program
2. Homeless Shelter and Support Services Program

The first is operated by Community Services Agency of Mountain View, Los Altos and Los Altos Hills (CSA). The remaining program is operated by Life Moves (formerly Innvision Shelter Network). The City Council provided an additional \$5,000 each to two additional agencies to supplement funding for services to the homeless: CSA's Homelessness Prevention Program and Life Moves' Homeless Shelter and Support Services Program.

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

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)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program goals

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

Goal Name	Category	Source/ Amount	Goal Outcome Indicator	Unit of Measure	Expected/ Actual Program Year	Percent Complete
Affordable housing	Affordable Housing Homeless Non-Homeless Special Need	CDBG: \$450,000	Rental units rehabilitated: Fountain Apts. 124 Family Units	Housing Units	124/124	100%
Homelessness	Homeless	CDBG: \$28,112 (CSA) and \$12,711 (LifeMoves)	Public service activities other than for low/mod income housing benefit	Persons Assisted	3,000/2,786	93%
			Homeless persons given overnight shelter	Persons Assisted	12/20	167%
Basic Needs	Public Services Non-housing community development	CDBG: \$55,086	Public service activities other than for low/mod income housing benefit	Persons Assisted	420/521	124%
Strengthening Neighborhoods	Public Service Non-housing community development Public Improvement	CDBG: \$30,000	Homeowner housing rehabilitated	Persons Assisted	16/33	206%
Fair Housing Opportunities	Affordable Housing Homeless Non-Homeless Special Need	General Fund: \$25,000	Public service activities other than for low/mod income housing benefit	Persons Assisted	25 Persons/ 24 Persons	96%

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)

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

	CDBG	HOME
White	2,639	0
Black or African American	121	0
Asian	467	0
American Indian or American Native	39	0
Native Hawaiian or Other Pacific Islander	37	0
Total	3,303	0
Hispanic	1,833	0
Not Hispanic	1,324	0
Total	3,157	0

Narrative

CDBG data for this table consists of persons assisted under public service programs and beneficiaries of the Minor Home Repair and Home Access Program and the Fountains Apartment rehabilitation.

The City funds fair housing activities using local funds and five lower income households were assisted through case investigation, conciliation or counseling. Through Project Sentinel, a local non-profit fair housing organization, the City hosted and/or performed a variety of fair housing educational and outreach activities, including attendance at resource fairs, five fair housing presentations and one training for property owners and managers. Additionally, thirteen fair housing cases were investigated and three audits (tests for discrimination) were performed at properties in Mountain View, in total benefitting 21 residents and five lower income households.

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.

Accomplishment data is collected by individual for activities under LMA, LMC, and LMJ National Objectives; and by representative individuals for households for activities under LMH National Objective (Note: Most activities under “households” fall under the category of housing; however there are some non-housing activities that collect data by household). As a result,

CDBG data must be separated between the two data measures. HOME data, however, is collected exclusively by household (representative individual/primary leaseholder of that household).

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds

Available Fiscal Year 2018-19 (Program Year 2018) funds were disbursed as stated in the table below during the 2016 CAPER reporting period:

Table 3: Resources made available for CDBG/HOME Federal Disbursements

	CDBG	HOME
Program Administration	\$ 107,272	\$28,199
Public Services	\$95,907	\$0
CHDO Reserve	\$0	\$0
Capital Projects/Housing	\$376,634	\$253,795
Total of Disbursed Funds	\$579,813	\$281,994

Narrative

For Fiscal Year 2018-19/Program Year 2018, the City of Mountain View received from HUD received \$579,813 in CDBG funds and \$281,994 in HOME funds. All of the CHDO-reserved funds were allocated to the development of 50 net new units at Shorebreeze Apartments and existing subsidized rental complex serving seniors and families.

Identify the geographic distribution and location of investments

Table 4 – Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Planned/Actual Percentage of Allocation
Citywide	100%	100%

Narrative Description

The City of Mountain View used its CDBG and HOME funds to implement the activities detailed in the 2018-19 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: CSA's offices where case management services were delivered for the Homelessness Prevention and Senior Services programs; the Senior Adults Legal Assistance satellite office; and the Fountains Apartments rehabilitation project and the Shorebreeze Apartments, a new construction project. One of these six activities was located in a lower income census block group with the Senior Adults Legal Assistance satellite office. The other projects and service agencies are not located in lower income census blocks but are spread around 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.

The CDBG-funded public service programs and the CDBG- and HOME-funded capital projects and activities initiated for FY 2018-19/Program Year 2018 involved the leveraging of other funding sources to some extent, either with funds from other jurisdictions, local funds, and/or funding secured by the project proponents. The extent to which CDBG and HOME funds are leveraged is part of the application process. For the new construction project at Shorebreeze Apartments, the City required a match of up to 25% from the property owner. Any remaining HOME entitlement funds are being leveraged with local housing funds and tax credit and bond financing, the primary sources of funding for the project. All of the public service agencies that received CDBG funding also utilized other funding resources to carry out their activities.

HOME Match

Summarized below is 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 2018-19/Program Year 2018. Going into the current fiscal/program year, the City had an excess match balance of \$1.45 million, due to 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 so an excess match balance of over \$7.6 million will carry over to Program Year 2019.

HOME Match Calculations

1. Excess match from prior Federal fiscal year - \$1,452,443
2. Match contributed during current Federal fiscal year - \$7,320,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2) - \$8,772,443

- 4. Match liability for current Federal fiscal year - \$63,448
- 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) \$8,708,995

HOME Program Income

Balance on hand at beginning of reporting period - \$0
 Amount received during reporting period - \$0
 Total amount expended during reporting period - \$0
 Amount expended for TBRA - \$0
 Balance on hand at end of reporting period - \$0

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.

Table 6: Number of Households

One-Year Goal Actual	One Year Goal	Actual Goal
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
Number of households supported through the acquisition of existing units	0	0
Total	0	0

Table 7: Number of Households Supported

One-Year Goal Actual	One Year Goal	Actual Goal
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	50	0
Number of households supported through the rehab of existing units	0	124
Number of households supported through the acquisition of existing units	0	0
TOTAL	50	124

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, 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, a new of 50 affordable units. The site was acquired in April 2019. The affordable units should be completed in 18-24 months. Also, the rehabilitation of 124 senior affordable units in the Fountain Apartments was completed in Program Year 2018. All the kitchens and other areas of each unit were rehabilitated.

Discuss how these outcomes will impact future annual action plans.

None. Both projects will not require additional CDBG or HOME funds. The Fountains Apartment rehabilitation is completed and the Shorebreeze Apartments new construction is fully funded. It is proceeding on schedule.

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.

Table 8 - Number of Persons Served

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	2,108	0
Low-Income	896	0
Moderate-income	341	0
Total	3,255	0

Narrative Information

Through CDBG, the City funded Rebuilding Together Peninsula who funded the rehabilitation of 22 homes, of which 21 were owned by very low income households. In addition, with the Fountains Apartments rehabilitation, 124 multifamily, which has 84 very low income units and 39 low income units were rehabilitated serving 133 low and very low income seniors. Public services funded by CDBG were able to assist another 3100 households. Of the 3100 households, over 2000 households were extremely low income.

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

- The City funded the Community Services Agency’s Homeless and Homelessness Prevention program which served approximately 2700 persons through the provision of

comprehensive case management services to help unhoused individuals and families secure affordable, permanent housing. Outreach efforts are implemented to find homeless individuals and families, help them obtain public benefits, i.e., Social Security Disability Insurance, Supplemental Security income, General Assistance, CalFresh and support services, e.g. health, mental health and employment services. It also provided 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.

- The City funded the provision of homeless shelter and support services, including employment referrals, mental health counseling, and self-sufficiency training for approximately ten homeless persons through the CSA program and LifeMoves. Funding includes assistance for placement in transitional facilities.

Addressing the emergency shelter and transitional housing needs of homeless persons

- The City funded the provision of homeless shelter and support services, including employment referrals, mental health counseling, and self-sufficiency training for approximately ten homeless persons. Funding includes assistance for placement in transitional facilities. Sixty-nine (69) case management sessions were held and three individuals transitioned to permanent housing.
- The City provides ongoing monitoring and oversight 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.
- San Antonio Place consists of 118 efficiency studio units affordable to very low-income persons (15-45% of median income) and primarily serves persons who would typically 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.
- Over \$191,000 of the Program Year 2018 funding was allocated for Hope's Corner, an emergency shelter. The original purpose of the funds were to perform ADA improvements to the adjacent sidewalk, provide handicap parking and other accessibility improvements. The activity has changed in which the allocation will now be used to install a fire sprinkler system 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. Work is expected to be completed by the end of November 2019.

- The City Council budgeted \$36,000 in local housing funds for emergency rent assistance, in order to prevent persons from losing their homes due to an emergency situation. This funding has been annually allocated to the Community Services Agency as an additional resource to help prevent homelessness.

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

- The Community Services Agency's continued 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. Over 2,700 housed and unhoused clients were served through CSA provided services.
- For Fiscal Year 2018-19 activities, the City spent \$95,907 in CDBG and over \$220,000 in local funds for a variety of public services to address the needs of very low-income persons. Services provided included free food, clothing, medical care, legal assistance, and rental assistance. The Community Services Agency, in particular, provides a variety of emergency assistance services to homeless persons and those at risk of homelessness.
- With local funds, the City established and funded a Rental Assistance Program that provides low income tenants with assistance equivalent to the amount of a rent increase for a period of two months to help them stabilize their living situations to remain in their units. The program was meant for those households that faced unexpected housing bills to access the program so that they may stay in their unit.
- Also using local housing funds, the City has dedicated over \$900,000 for a case worker and other services dedicated to those living in vehicles. The City is in the process of creating additional spaces for its Safe Parking Program for up to 80 vehicles.
- The transitional house at 813 Alice Avenue provides transitional housing for up to five individuals plus an on-site resident manager. The City initially funded the development of this property and continues to provide ongoing oversight and monitoring.

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

Actions taken to address the needs of public housing

There are no public housing units in the City of Mountain View, but the Housing Authority of the County of Santa Clara (HACSC) assists approximately 230 federal Section 8 Housing Choice Voucher (Section 8) holders in Mountain View.

In Program Year 2018, the City continued to support HACSC to ensure adequate outreach to minority, limited-English proficiency, and special needs populations regarding information on availability of Section 8 vouchers and other HACSC programs.

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)

As in past years, the most significant obstacle to addressing the underserved needs continues to be the lack of sufficient funds for public services. The City supplements its CDBG public service funds with local funding. Over the past several years, social service agencies experienced deep and significant funding cuts. It is important that CDBG funding levels are restored to assist agencies in maintaining their services, which are so vital in serving the City's most vulnerable citizens.

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

The following actions were taken in Program Year 2018:

- City staff continued to 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 is provided 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.
- The City is using its local affordable housing funds in order to increase the supply of affordable housing in the community and to supplement declining CDBG and HOME funding. Two affordable housing developments, one development with 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. One more project recently started construction with the addition of 62 new units on an existing subsidized rental property (Shorebreeze Apartments Expansion Project). Of the three projects the City is funding, only one, the Shorebreeze Apartments Expansion Project, will use CDBG or HOME funds.

Actions to Eliminate Barriers to Affordable Housing

A barrier to developing affordable housing 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 been approving 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.

Fear and misunderstanding regarding affordable housing pose yet another barrier. Many people believe affordable housing will result in crime and lead to lower property values and an overall deterioration of a neighborhood. In order to alleviate these concerns when affordable housing projects are proposed, the City conducts extensive outreach campaigns to surrounding neighborhoods and communities. The outreach helps to stem the flow of negative perceptions of affordable housing. Community outreach processes are being used for the 779 East Evelyn Avenue and Shorebreeze Apartments Expansion Projects. Due to the success of the outreach campaigns in addressing community concerns and building local support, the City will continue to implement them in future affordable housing developments.

In an effort to increase affordable housing supply, the City recently adopted higher standards for its Below Market Rate Housing (BMR). It increased the percentage that a developer would need to set aside as affordable in new residential developments. And the new units would be affordable in perpetuity. The City also increased its Rental Housing Impact Fee (RHIF) and Housing Impact Fee (HIF) levels.

Actions to Overcome Gaps in Institutional Structures. 91.220(k); 91.320(j)

To improve intergovernmental cooperation, the City of Mountain View continues to participate with other local jurisdictions in sharing information and resources. Collaborative efforts include regular quarterly meetings among the entitlement jurisdictions, joint city Request for Proposals and project review committees, and coordination on project management for projects funded by multiple jurisdictions. One example is the effort by the County to create a regional affordable housing fund using former redevelopment funds that could be returned to the County to use for affordable housing. Another effort underway involves possibly pooling funds

for a Rapid-Rehousing Program using City, County and private funding. These interactions among agencies generate cohesive discussion and forums for bridging funding and service gaps on a regional scale.

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

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 are meeting regionally to implement the countywide Community Plan to End Homelessness (CPEH). 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. In Program Year 2018, the City began discussions with Destination Home, the oversight agency for CPEH, on how to best match and utilize a \$1,00,000 grant from a local technology company for short-term housing subsidies and long-term permanent supportive housing.

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.

The subsidized properties undergoing green rehabilitation activities in Program Year 2018 followed the City's Plan and federal guidelines. The rehabilitation of the Fountains Apartments will be required to follow the City's lead based paint procedures.

Actions to Reduce the Number of poverty-level families. 91.220(k); 91.320(j)

The City took steps to address the needs of households living below the poverty level. The San Antonio Place Project yielded 118 units affordable to very low income one- and two-person households, 10 of which 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 that will assist in lifting them out of poverty.

The City funded the Franklin Street Apartments, which offers 51 units affordable to extremely low and very low income families. The targeted household incomes of the intended tenant families are below the poverty level. On-site is bicycle storage, a computer and an after-school room where children in the complex can do homework. Both NOFA projects that the City funded (the 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.

The City continued to fund the Community Services Agency Emergency Assistance Program, which provides 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 can't afford due to their limited incomes (2,600 households assisted).

Due to the high cost of housing in this area, efforts have been concentrated 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 more capable of focusing on obtaining job skills and securing employment opportunities. During Fiscal Year 2018-19/Program Year 2018, the City Council budgeted \$36,000 of local Below Market Rate Housing Funds for emergency rental assistance in an effort to help prevent at risk households from losing their housing. This additional 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 event 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 in sharing information and resources. Collaborative efforts include regular quarterly meetings among the entitlement jurisdictions, joint city Request for Proposals and project review committees, and coordination on project management for projects funded by multiple jurisdictions. One example is the effort by the County to create a regional affordable housing fund using former redevelopment funds that could be returned to the County to use for affordable housing. Another effort underway involves possibly pooling funds for a Rapid-Rehousing Program using City, County and private funding. These interactions among agencies generate cohesive discussion and forums for bridging funding and service gaps on a regional scale.

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

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 are meeting regionally to implement the countywide Community Plan to End Homelessness (CPEH). 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. In Program Year 2018, the City began discussions with Destination Home, the oversight agency for CPEH, on how to best match and utilize a \$1,00,000 grant from a local technology company for short-term housing subsidies and long-term permanent supportive housing.

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 2018. In addition to investigating cases and providing consultations and audits, sixteen outreach and educational activities were also completed during Fiscal Year 2018-19/Program Year 2018 directly benefitting Mountain View residents to increase 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 and walk in hours for its Community Stabilization and Fair Rent Act (CSFRA) implementation. The CSFRA stabilizes rents by limiting annual rent increases.

In Program Year 2018, the City implemented Phase II of its Below Market Rate Program revisions. To increase the supply of affordable housing, the City Council voted to increase the percentage that the developer needs to set aside as affordable as well as increasing the in-lieu fees. This follows Phase I of the revisions that increased the inclusionary percentage of rental developments.

CR-40 - Monitoring 91.220 and 91.230

Description of 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

The City continued active monitoring of all subrecipients and projects to ensure compliance with the CDBG and HOME program and comprehensive planning requirements. Monitoring involved review of quarterly invoices, project budgets and supporting financial records, client reports and agency audit reports. Annual on-site monitoring of subrecipients was also carried out per the City's Monitoring plan in Exhibit A and involved a review of client files, financial records, policies and procedures as well as compliance with all applicable federal requirements.

CDBG Timeliness Expenditure Requirement

The City last met this deadline in April 30, 2019. The CDBG expenditure requirement has become challenging to meet, since the City's allocation is now less than \$600,000. CDBG funds must be spent on smaller projects that can be completed quickly instead pooling the funds for new affordable housing developments, which typically take longer than a year to complete. On June 21, 2018, the City received a letter from HUD notifying that the City had not met its timeliness requirement. The City responded to the letter proposing to implement an expenditure plan to meet its timeliness requirement. The City met its May 2019 timeliness requirement by expending over \$1 million for the rehabilitation of the Fountains Apartments in January 2019.

HOME Commitment and Expenditure Deadline

The City met its HOME commitment and expenditure deadlines for Fiscal Year 2018-19/Program Year 2018. All of the available Fiscal Year 2018-19/Program Year 2018 HOME funds, \$253,753 and \$97,050 in CDBG funds was allocated to the Shorebreeze Apartments for the construction of 50 affordable units. The Shorebreeze Apartments did experience a short delay but is now moving forward after submitting its 4% tax-exempt bond application.

Outreach to Minority and Women Business Enterprises and Section 3-Eligible Businesses

The City awarded CDBG and HOME funding to Mid-Peninsula Housing, Inc. (Mid-Pen) for green rehabilitation work completed at the Fountains Apartments, a subsidized apartment complex. Work includes mostly interior rehabilitation of the units. For this work, Mid-Pen coordinated with City staff who provided oversight of the bid process for selecting a contractor. City staff sent a MBE/WBE/Section 3 outreach contact list to include in the bid noticing. Mid-Pen sent notices to several apprenticeship and non-profit agencies whose mission is to notify low-income businesses of contracting opportunities. The City also directed Mid-Pen to notify the City's list of applicable locally-owned Women and Minority owned businesses, in addition to disadvantaged businesses registered on BidSync, a State database containing certified micro and low income businesses.

The primary contractor for Ginzton Terrace Apartments was a Section 3 business interest, since the workers utilized new hires and had more than 30% low income workers on the job. Reporting for Tyrella Gardens took place in Program Year 2015, since the work for that project was completed in Program Year 2015 but inspections and closeouts occurred in Program Year 2018.

The City also contracted with a woman-owned and minority-owned firm to perform Prevailing Wage monitoring for the Quetzal House Renovation project.

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 Fiscal Year 2018-19/Program Year 2018 CAPER was made available for public review for a 15-day period, September 6 through September 23, 2019. An advertisement was placed in the San Jose Post Record, 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 web site. Announcements were posted at the City library, Senior Center, and Community Center. The public could either come to the Community Development Department during normal business hours to pick up a copy of the report or they could call or e-mail the City and have the report mailed or e-mailed to them. Notices were sent to persons and groups on the City's CDBG interest list, announcing the availability of the CAPER. A 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.

There were no changes to the City's program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? No

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

Not applicable as Mountain View is not a BEDI grantee.

CR-60 - ESG 91.520(g) (ESG Recipients only)

Not applicable as Mountain View is not an ESG recipient.

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.

On-site inspections of all HOME housing projects have been completed within the required timeframe. Overall, Mountain View's subsidized housing complexes are generally kept in good condition and the inspected units were in compliance with Housing Quality standards and ADA requirements. There was one complex where three floating HOME units had to be re-

designated among the low and very low tenant income eligibility categories. The property owner completed the re-designations within a timely manner.

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 project sponsor intend to target all segments of the community. Generally a project sponsor must coordinate with the City's outreach team and statistically track applicants' race and ethnicity data for reporting purposes. This method has resulted in a diversity of the tenant populations.

The City requires that owners of subsidized properties follow its affirmative action marketing plan. Prior to leasing units at subsidized properties, an extensive amount of bilingual outreach is carried out by the property owners and City's bilingual outreach workers. Marketing materials are translated into Spanish 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, community meetings are held to explain the application process and answer questions and announcements are placed in a variety of other media publications. 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 2018 at Shorebreeze Apartments, a CHDO project utilizing roughly \$230,000 in HOME funds.

Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

No program income was received or used for HOME-funded projects in Program Year 2018.

EXHIBIT A - CDBG Public Service Agencies/Capital Projects Monitoring Plan

I-Inspection M- Monitoring

Monitoring of Funded Programs, Fiscal Year 2018-19

	Location/ Responsible City	Amount Granted/First Funded	Type of Project	No. of Units or Work Type	Monitoring Frequency	Monitoring Date for 2018- 19 Files	Date of Planned Monitoring for 2018-19 files
Child Advocates	Mountain View/Milpitas	\$9,249/2018-19	PSA	Foster Care Youth	Annually	N/A	11/18
CSA-Homelessness Prevention (combined with Alpha Omega program)	Mountain View/ Mountain View	\$24,019/2016-17	PSA	Low-Income Clients	Every Other Year	N/A	11/18
CSA-Senior Services	Mountain View/ Mountain View	\$18,821/2016-17	PSA	Low-Income Clients	Every Other Year	N/A	11/18
Life Moves	San Mateo/Mountain View	\$18,499/2016-17	PSA	Low-Income Clients	Every Other Year	11/17	N/A
Mayview Community Health Center	Palo Alto/ Mountain View	\$9,000/2016-17	PSA	Low-Income Clients	Every Other Year	N/A	11/18
Senior Adult Legal Services	San Jose/ Mountain View	\$5,549/2016-17	PSA	Low-Income Clients	Every Other Year	11/17	N/A
Silicon Valley Indepnt. Living Center	San Jose/ Mountain View	\$5,000/2018-19	PSA	Disabled Clients	Annually	N/A	11/18
Vista	Palo Alto/ Mountain View	\$5000/2018-19	PSA	Blind Persons	Annually	N/A	11/18
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	1/18 – I & M	1/19 – M
Paulson Park II (Central Park Apartments)	90 Sierra Vista Avenue Mountain View	\$1.59 million	Acq.-Rehab	149 Total 8 HOME units	Annually	1/18 – I & M	1/19 – M
Maryce Freelen Place Apartments	2230 Latham Street Mountain View	\$1,044,012	Acq.-Rehab	74 Total, 4 HOME	Annually	1/18 – I & M	1/19 – M
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	1/18 M	1/19 – 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	1/18 — I & M	1/19 — M

EXHIBIT A - CDBG Public Service Agencies/Capital Projects Monitoring Plan

I-Inspection M- Monitoring

	Location/ Responsible City	Amount Granted/First Funded	Type of Project	No. of Units or Work Type	Monitoring Frequency	Monitoring Date for 2018- 19 Files	Date of Planned Monitoring for 2018-19 files
Fountains Apartments	2005 San Ramon Avenue	\$1,026,213	Green Rehab	124 Total, 93 HOME units	Annually	1/18 – I & M	1/19 M
San Veron Park Apartments	807-841 San Veron Avenue	\$1,161,149	Green Rehab	32 Total, 24 HOME units	Annually	1/18 – I & M	1/19 M
San Antonio Place, Charities Housing	Mountain View/ Mountain View	\$2,188,815	Acq.-New Const.	120 Total Units, 32HOME Units	Annually	1/18 – I & M	1/19 M
Stoney Pine, Charities Housing	Sunnyvale/ Sunnyvale	\$115,050	New Const.	23 Units	Every 2 Years	1/18 - M	1/19 M
Home Safe	Santa Clara/ Santa Clara	\$100,000	New Const.	25 Total Units, 1 HOME unit	Every 2 Years	1/18 M	1/19 M
Quetzal House	Mountain View/ Mountain View	\$135,000 in 2007 \$50,000 in 2017	Acq-Rehab.	Youth Families	Annually (For Five Years)	8/18 – M	8/19/ M
Evelyn Street Rental Housing	Mountain View/ Mountain View	\$1.3 million	Acq.	51 Rental Units	Annually	1/18 - M	1/19 - M
Ginzton Terrace Aparments	Mountain View/ Mountain View	\$340,000 CDBG \$185,000 HOME	Rehab	107 units, 30 HOME units: 1 Studio, 13 1-bd, and 1 2bd	Annually	8/18 – I & M	8/19 M
Tyrella Gardens Apartments	Mountain View/ Mountain View	\$653,000 HOME \$172,000 CDBG	Rehab	56 subsidized family units, 30 HOME units	Annually	1/18 M	1/19 – I & M

Legend

I – Inspection

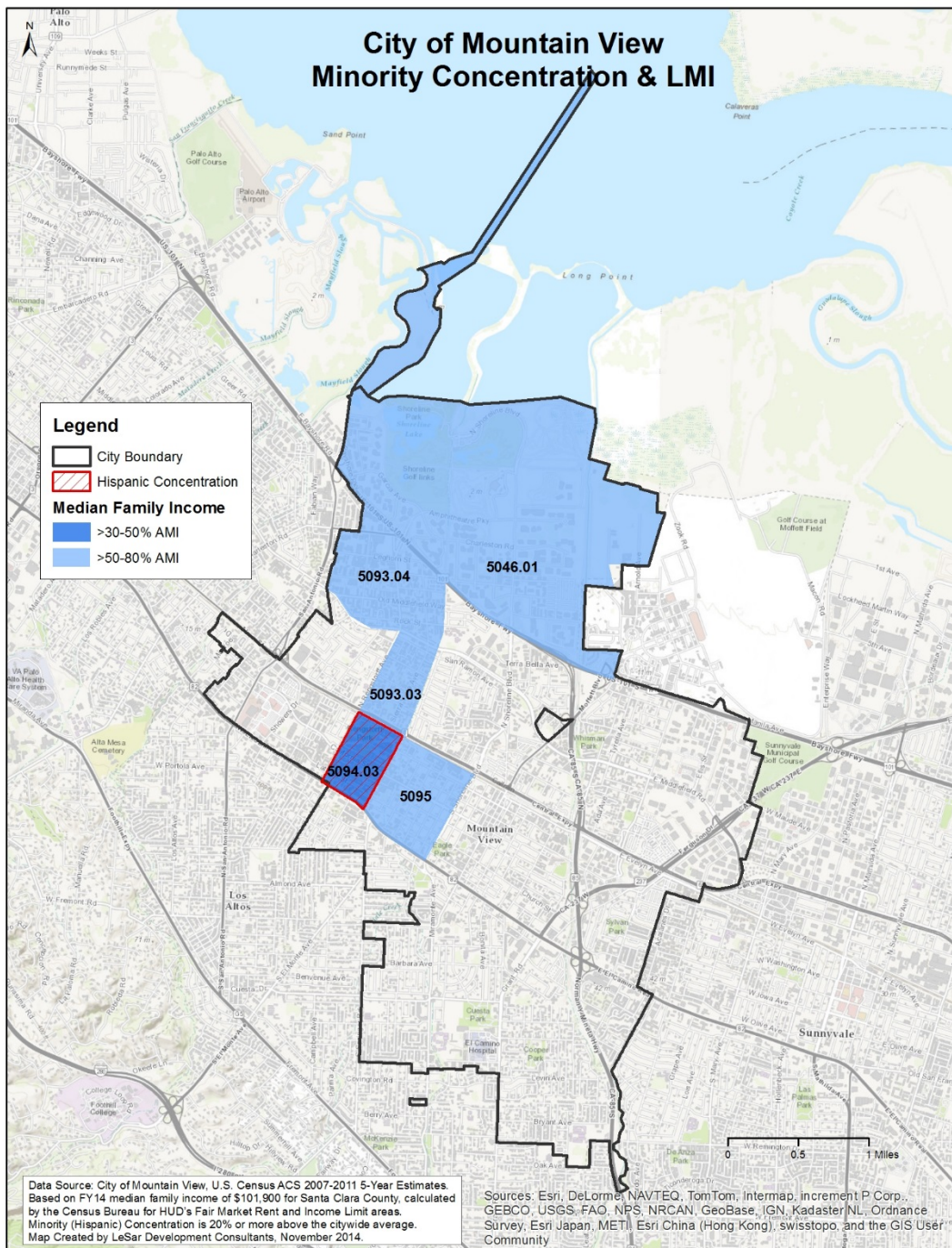
M – Monitoring

Ac. – Acquisition

N/A – Not Applicable

Rehab. – Rehabilitation

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



Data Source: ACS 2007-2011

Data Source Comment: Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. LMI concentration is defined as census tracts where the median household income is below 80% AMI. Based on FY 14 median family income for Santa Clara County, calculated by the Census Bureau for HUD's Fair Market Rent and Income Limit areas.

EXHIBIT C – Public Notice