



CITY OF MOUNTAIN VIEW 2015-2020 CONSOLIDATED PLAN AND 2015-2016 ACTION PLAN



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Prepared for:

City of Mountain View
Neighborhoods and Housing Division

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Table of Contents

Table of Contents	3
List of Tables	6
Executive Summary.....	9
ES-05 Executive Summary	9
The Process	15
PR-05 Lead & Responsible Agencies - 24 CFR 91.200(b) Requirement	15
PR-10 Consultation - 91.100, 91.200(b), 91.215(l) Requirements	16
PR-15 Citizen Participation	31
Needs Assessment.....	40
NA-05 Overview	40
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) Requirements	43
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) Requirement.....	53
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) Requirement..	56
NA-25 Disproportionately Greater Need: Housing Cost Burden – 91.205 (b)(2) Requirement.....	59
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) Requirement.....	61
NA-35 Public Housing – 91.205(b) Requirement.....	63
NA-40 Homeless Needs Assessment – 91.205(c) Requirement	68
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d) Requirement.....	74
NA-50 Non-Housing Community Development Needs – 91.215 (f) Requirement.....	78
Housing Market Analysis	81
MA-05 Overview.....	81
MA-10 Number of Housing Units – 91.210(a) & (b)(2) Requirement	84
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) Requirement	90
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) Requirement.....	95
MA-25 Public and Assisted Housing – 91.210(b) Requirement	98

MA-30 Homeless Facilities and Services – 91.210(c) Requirement.....	101
MA-35 Special Needs Facilities and Services – 91.210(d) Requirement.....	108
MA-40 Barriers to Affordable Housing – 91.210(e) Requirement.....	112
MA-45 Non-Housing Community Development Assets – 91.215 (f) Requirement.....	115
MA-50 Needs and Market Analysis Discussion.....	125
Strategic Plan.....	133
SP-05 Overview	133
SP-10 Geographic Priorities – 91.215 (a)(1) Requirement	134
SP-25 Priority Needs - 91.215(a)(2) Requirement.....	135
SP-30 Influence of Market Conditions – 91.215 (b) Requirement.....	141
SP-35 Anticipated Resources - 91.215(a)(4) and 91.220(c)(1,2)Requirements.....	143
SP-40 Institutional Delivery Structure – 91.215(k) Requirement	148
SP-45 Goals Summary – 91.215(a)(4) Requirement	155
SP-50 Public Housing Accessibility and Involvement – 91.215(c) Requirement.....	158
SP-55 Barriers to affordable housing – 91.215(h) Requirement.....	159
SP-60 Homelessness Strategy – 91.215(d) Requirement	161
SP-65 Lead based paint Hazards – 91.215(i) Requirement	166
SP-70 Anti-Poverty Strategy – 91.215(j) Requirement.....	167
SP-80 Monitoring – 91.230 Requirement.....	169
Fiscal Year 2015-16 (Program Year 2015) Action Plan	170
AP-15 Expected Resources – 91.220(c)(1-2) Requirement.....	170
AP-20 Annual Goals and Objectives	175
AP-35 Projects – 91.220(d) Requirement	176
AP-38 Project Summary	178
AP-50 Geographic Distribution – 91.220(f) Requirement	180
AP-55 Affordable Housing – 91.220(g) Requirement	181

AP-60 Public Housing – 91.220(h) Requirement.....	182
AP-65 Homeless and Other Special Needs Activities – 91.220(i) Requirement	183
AP-75 Barriers to affordable housing – 91.220(j) Requirement	184
AP-85 Other Actions – 91.220(k) Requirement.....	187
AP-90 Program Specific Requirements – 91.220(l)(1-2,4) Requirement.....	189
Appendix A: Citizen Participation Summary	191
Appendix B: Citizen Participation Plan	213
Appendix C: Table of Acronyms	217
Appendix D: Map of Lower Income Census Blocks and Minority Concentration Area(s).....	218
Appendix E: Response to Comments	219
Appendix F: Certifications and Forms.....	220
Appendix G: Additional Appendices	234

List of Tables

Table 1 - Responsible Agencies.....	15
Table 2 - Agencies, Groups, and Organizations that Attended Regional and Community Forums.....	20
Table 3 - Other Local / Regional / Federal Planning Efforts.....	28
Table 4 - Citizen Participation Outreach	35
Table 5 - Housing Needs Assessment Demographics (City)	43
Table 6 - Total Households (City)	44
Table 7 - Housing Problems (City).....	44
Table 8 - Severe Housing Problems (City)	45
Table 9 - Cost Burden > 30% Income Paid Toward Housing Costs (City).....	46
Table 10 - Cost Burden > 50% Income Paid Toward Housing Costs -Severe Cost Burden (City).....	46
Table 11 - Crowding Information (City).....	46
Table 12 - Households with Children Present (City).....	47
Table 13 - Section 8 Participants at 0-30% AMI (County).....	50
Table 14 - Disproportionately Greater Need 0 - 30% AMI (City)	53
Table 15 - Disproportionately Greater Need 30 - 50% AMI (City)	53
Table 16 - Disproportionately Greater Need 50 - 80% AMI (City).....	54
Table 17 - Disproportionately Greater Need 80 - 100% AMI (City).....	54
Table 18 - Disproportionately Greater Need (City).....	54
Table 19 - Severe Housing Problems 0-30% AMI (City).....	56
Table 20 - Severe Housing Problems 30-50% AMI (City).....	56
Table 21 - Severe Housing Problems 50-80% AMI (City)	57
Table 22 - Severe Housing Problems 80 - 100% AMI (City)	57
Table 23 - Disproportionately Greater Need (City).....	57
Table 24 - Greater Need: Number of Households with Cost Burden (City)	59
Table 25 - Percentage of Households with Cost Burden (City).....	59
Table 26 - Public Housing by Program Type (City)	64
Table 27 - Characteristics of Public Housing Residents by Program Type (City)	64
Table 28 - Race of Public Housing Residents by Program Type (City)	65
Table 29 - Ethnicity of Public Housing Residents by Program Type (City)	65
Table 30 - Resources Requested by Section 8 Participants (County)	67
Table 31 - Homeless Needs Assessment (City/County)	71
Table 32 - Exited Homelessness (City)	72
Table 33 - Days to Housing (County).....	72
Table 34 - Race and Ethnic Group of Homeless (City).....	73
Table 35 - Elderly Population (City)	75
Table 36 - Disability Status of Population (City)	75
Table 37 - Household Size (City)	76
Table 38 - Multi-family Developments of Five Units or More (City/County).....	84
Table 39 - Residential Properties by Unit Number (City).....	84

Table 40 - Unit Size by Tenure (City).....	85
Table 41 - Subsidized Rental Units (City).....	85
Table 42 - HACSC Housing Properties (County)	87
Table 43 - 2014-2022 Regional Housing Need Allocation (City)	89
Table 44 - HACSC Special Needs Populations (County)	89
Table 45 - Cost of Housing (City).....	90
Table 46 - Rent Paid (City)	90
Table 47 - Housing Affordability (City).....	91
Table 48 - Affordable Housing Supply Versus Need (City).....	91
Table 49 - 2013 Median Home Prices (City).....	91
Table 50 - Monthly Rent (City).....	91
Table 51 - Inventory of Rental Units (City)	91
Table 52 - Regional Housing Need Allocation 2014-2022 (County)	92
Table 53 - Condition of Units (City)	96
Table 54 - Year Unit Built (City)	96
Table 55 - Risk of Lead-Based Paint (City).....	96
Table 56 - Vacant Units (City)	96
Table 57 - Occupancy Status by Tenure (City)	96
Table 58 - Total Number of Units by Program Type (County)	98
Table 59 - HACSC Family Self Sufficiency Report (County).....	100
Table 60 - Facilities and Housing Targeted to Homeless Households (County).....	101
Table 61 - Homeless Housing Inventory Chart (County)	103
Table 62 - Licensed Community Care Facilities (City).....	108
Table 63 -Jobs / Employed Residents Ratio (County)	115
Table 64 - Business Activity (City)	116
Table 65 - Labor Force (City)	116
Table 66 - Occupations by Sector (City).....	117
Table 67 - Travel Time (City)	117
Table 68 - Educational Attainment by Employment Status (City).....	117
Table 69 - Educational Attainment by Age (City).....	117
Table 70 - Educational Attainment by Age - 25 and Older (City)	118
Table 71 – Median Earnings in the Past 12 Months (City).....	119
Table 72 - Unemployment Rates (County).....	120
Table 73 - Fastest Growing Occupations(County).....	122
Table 74 - Priority Needs Summary	136
Table 75 - Influence of Market Conditions.....	141
Table 76 - City Entitlement Funding Received FY10-FY14.....	143
Table 77 - Anticipated Resources	144
Table 78 - Institutional Delivery Structure	150
Table 79 - Homeless Prevention Services Summary	152
Table 80 - Goals Summary	155
Table 81 - Expected Resources – Priority Table	170

Table 82 - Goals Summary.....175
Table 83 - Project Information.....176
Table 84 - Project Summary Information.....178
Table 85 - Geographic Distribution..... 180
Table 86 - One Year Goals for Affordable Housing by Support Requirement..... 181
Table 87 - One Year Goals for Affordable Housing by Support Type 181

Executive Summary

ES-05 Executive Summary

1. Introduction

As an entitlement jurisdiction, the City of Mountain View (City) receives Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) funding from the U.S. Department of Housing and Urban Development (HUD).

The purpose of CDBG funding is to help jurisdictions address their community development needs. CDBG grantees are eligible to use the resources they receive for Public Services, Community Development activities, Capital Improvement Projects (CIP) Public Facilities/Infrastructure, and Housing Rehabilitation. Public Service programs and activities provide social services and/or other direct support to individuals and households in need of assistance. Community and Economic Development activities are focused on neighborhood improvement and enhancement. CIP Public Facilities/Infrastructure projects are those which aim to improve public facilities and infrastructure. Housing Rehabilitation projects are for housing rehabilitation improvements and energy efficiency upgrades that benefit lower income households.

HOME funding is intended to be used for various housing-related programs and activities. HOME funds are generally used to address the housing needs of jurisdictions through the preservation or creation of affordable housing. New construction, rehabilitation, and tenant-based rental assistance are all eligible uses of HOME funds.¹

Every five years, HUD requires that entitlement jurisdictions complete a Consolidated Plan that outlines their market environment and affordable housing and community development needs. The City creates an Annual Action Plan to report funding allocations that will advance the goals outlined and discussed in the Consolidated Plan and a Consolidated Annual Performance Evaluation Report (CAPER) to report the City's performance.

This five-year Consolidated Plan for Fiscal Years 2015-2020 (Program Years 2015-2019) provides a needs assessment and market analysis of the City and serves as the strategic plan that identifies how CDBG and HOME funding will be allocated. To complement the quantitative data gathered through citizen participation, the Consolidated Plan also incorporates a qualitative component that helps to identify the City's highest priority needs.

The following goals were approved to meet the City's high priority needs:

1. Support affordable housing for lower income and special needs households.
2. Support activities to prevent and end homelessness.

¹ The U.S. Department of Housing and Urban Development. "The HOME Program: HOME Investment Partnerships." <http://portal.hud.gov/hudportal/HUD?src=/hudprograms/home-program>

3. Support activities that provide basic needs to lower income households and special needs populations, such as seniors, abused and neglected youth, and the disabled.
4. Support programs and activities that strengthen neighborhoods.
5. Promote fair housing opportunities.

2. Summary of the objectives and outcomes identified in the Needs Assessment Overview

Situated in the northern region of the County with a population around 75,000,² the City of Mountain View (City) is known for being a center of technological innovation and job creation. The City covers approximately 12 square miles, most of which consists of residential neighborhoods. Many of the technologically-based businesses are located in the North Shoreline and North Whisman neighborhoods in the City, along with several large-scale retailers. There is a growing prevalence of high paying jobs which impacts housing demand and availability, particularly for lower income households. Funding for services, including federal funding, has been steadily declining. To help address the City's community needs, the City has assessed and identified goals and strategies to use the federal funds it receives to benefit low income persons and areas.

Methodology

The majority of data utilized is provided by HUD for the purpose of preparing the Consolidated Plan. HUD periodically receives custom tabulations of data from the U.S. Census Bureau that are largely not available through standard Census products. Known as the Comprehensive Housing Affordability Strategy (CHAS) data, it demonstrates the extent of housing problems and housing needs, particularly for low income households. The CHAS data is used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.³

When CHAS data is not available other data is utilized, including 2000 and 2010 U.S. Census data and American Community Survey (ACS) 2008-2012 five-year estimates. While ACS one-year estimates provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and are considered more reliable and precise.⁴

Federal funds provided under the Community Development Block Grant (CDBG) are primarily concerned with activities that benefit low income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for smaller or larger families.⁵ HUD utilizes three income levels to define LMI households:

- Extremely low income: Households earning 30 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)

² 2008-2012 ACS

³ U.S. Department of Housing and Urban Development. "Consolidated Planning/CHAS Data."
<http://www.huduser.org/portal/datasets/cp.html>

⁴ United States Census Bureau. "American Community Survey: When to Use 1-year, 3-year, or 5-year Estimates."
http://www.census.gov/acs/www/guidance_for_data_users/estimates/

⁵ U.S. Department of Housing and Urban Development. "Glossary of CPD Terms."
http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/library/glossary

- Very low income: Households earning 50 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Low income: Households earning 80 percent or less than the AMI (subject to adjustments for areas with unusually high or low incomes or housing costs)

Within the City, almost one-third of households (32 percent or 10,155 households) are LMI with incomes ranging from 0-80% AMI.

- 13 percent (3,950 households) at 0-30% AMI
- 11 percent (2,595 households) at 30-50% AMI
- 8 percent (2,320 households) at 50-80% AMI

The following provides a brief summary of the results of the Needs Assessment, which will be discussed in more detail in each corresponding section of this chapter.

NA-10 Housing Needs

- Thirty-seven percent of households experience at least one of the four housing problems; 64% of those households are LMI.
- Thirty-four percent of households are cost burdened and paying more than 30 percent of their income toward housing costs.
- Fourteen percent of households are severely cost burdened and paying more than 50 percent of their income toward housing costs.

NA-15 Disproportionately Greater Need: Housing Problems

- Black/African American households and Hispanic households within the 50-80% AMI category experience a disproportionate amount of housing problems compared to the jurisdiction as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems

- Hispanic households in the 0-30% AMI and 50-80% AMI categories are disproportionately affected by severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burden

- Hispanic households experience a disproportionate severe housing cost burden.

NA-35 Public Housing

- Although there are no public housing units located in Mountain View, Housing Authority of the County of Santa Clara (HACSC) assists approximately 268 federal Section 8 Housing Choice Voucher (Section 8) holders in Mountain View. Countywide, HACSC assists over 17,000 households through the Section 8 program.
- The Section 8 waiting list contains 21,256 households, including 415 applicants with Mountain View addresses; this is estimated to be a ten year wait.

NA-40 Homeless Needs

- The Santa Clara region is home to the fourth-largest population of homeless individuals and the highest percentage of unsheltered homeless of any major city.
- As of the 2013 Point in Time Homeless Survey, Mountain View had 139 homeless residents, with over 98 percent unsheltered and living in a place not fit for human habitation.
- Mountain View clients – those who report that their last permanent zip code was in Mountain View – represent approximately one percent of the County’s homeless clients.

NA-45 Non-Homeless Special Needs

- Households containing an elderly member are more likely to be LMI, with 49 percent of LMI households having at least one member aged 62 or older, compared to 32 percent of the jurisdiction as a whole.
- LMI households with elderly members are more likely to experience cost burden, with 54 percent paying more than 30 percent of their income toward housing costs, compared to 34 percent of the jurisdiction as a whole.
- The elderly are disproportionately disabled with almost one-third (31 percent) of the 65 and older population having a disability, compared to six percent of the jurisdiction as a whole.
- Seven percent of households within the City are large-family households comprised of five or more persons.
- Four percent of all City households are single parent, female-headed households with children under the age of 18.

NA-50 Non-Housing Community Development Needs

- Residents and stakeholders who participated in the community outreach for the Consolidated Plan identified the following community development needs as high priorities within these three categories:
 - Public Services: food assistance and nutrition programs for vulnerable populations, year-round activities for youth, health care services for seniors and low income families, and services for homeless persons
 - Public Facilities: increased homeless facilities, youth centers, rehabilitation of senior centers, and recreational facilities
 - Public Improvements: complete streets that accommodate multiple transportation modes, pedestrian safety, ADA curb improvements, and increased access to parks and open space amenities

3. Evaluation of past performance

The City must comply with all rules and regulations associated with its HUD entitlement grant programs, CDBG and HOME. The City’s Annual Action Plans and CAPERs provide information regarding projects, and programs launched and/or completed by the City over the past five years. The City

recognizes that it must evaluate past performance to ensure that the City and subrecipients are effectively implementing activities and programs that align with the goals and strategies outlined in the Consolidated Plan.

Previous programs and activities completed in the 2010-2015 Consolidated Plan cycle include the following:

- Completion of the Franklin Street Apartments, a 51-unit development that will serve lower income families, for which the City contributed \$1.3 million in site acquisition funding.
- Construction of the 1581-85 El Camino Real West Studio Project, which consists of 27 units for developmentally disabled adults. The City contributed \$920,000 in HOME funds to assist the developer with site acquisition.
- Upgrades, such as new windows and insulation, roof replacement, water-saving landscape improvements, and other rehabilitation activities with an emphasis on energy efficiency, were completed at four existing subsidized complexes benefitting units a total of 379 units. The units serve lower income seniors, disabled persons and families. About \$1.3 million in CDBG and \$2.1 million in HOME funds were used for the rehabilitation activities.
- Renovation of a teen center facility located in a lower income neighborhood.
- Reconstructed sidewalks and construction of ADA-compliant curb ramps and other pedestrian-friendly improvements in a lower income area.
- In addition to the programs listed above, the City continued to fund and support emergency shelter and assistance programs that served over 5,000 homeless or households at risk of becoming homeless. Also over 2,700 non-homeless residents received access to services, such as employment referrals, free legal help, fair housing services, counseling, and assistance with basic needs and healthcare related equipment.

4. Summary of citizen participation process and consultation process

The City launched a comprehensive outreach strategy to enhance and broaden citizen participation in the preparation of the Consolidated Plan. The City informed the public that it was in the process of creating the 2015-2020 Consolidated Plan and encouraged public participation in the process by conducting a Community Needs Survey and hosting regional and community forums.

The City provided public notice of the Community Needs Survey and regional and community forums through various outreach methods, including newspaper postings, the internet, social media, and hard copy fliers distributed to various organizations and at local community centers. Approximately 25,000 persons on Facebook and 11,000 persons on Twitter were engaged. Two hundred and nine (209) individuals participated in the regional and community forums, including residents, service providers, community advocates, and interested stakeholders. A total of three regional forums were each held in Mountain View, San José, and Gilroy from September 2014 to November 2014. Additionally, Mountain View held a local community forum on October 23, 2014. The community needs survey was distributed to 4,847 entities, organizations, persons directly engaged via email; outreach flyers and survey links posted on websites of the Entitlement Jurisdictions of the County. One thousand four

hundred seventy-two (1,472) individuals completed the regional needs survey, and approximately 80 surveys were collected from respondents that identified themselves as residents of Mountain View.

Additionally, the City recently updated its Housing Element in 2014. Since the Consolidated Plan and Housing Element both address housing and community development needs, the actions listed in the 2015-2016 Strategic Plan were formulated to align with the City's Housing Element policies and programs. To solicit community input for the 2015-2023 Housing Element update, the City organized several community events targeting different segments of the local population. Two Housing Element community meetings were held, one in October 2013 and another in December 2013, in addition to two study sessions held on April 16, 2014 and May 11, 2014. A total of 35 persons attended the meetings and study sessions.

5. Summary of public comments

A summary of all comments received and staff's response to those comments can be found in Appendix E: Response to Comments.

6. Summary of comments or views not accepted and reasons for not accepting them

Not applicable. All comments were accepted.

The Process

PR-05 Lead & Responsible Agencies - 24 CFR 91.200(b) Requirement

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source are shown in the table below.

Table 1 - Responsible Agencies

Agency Role	Name	Department/Agency
CDBG & HOME Administrator	City of Mountain View	Community Development Department/Housing and Neighborhoods Division

Lead and Responsible Agencies

The City of Mountain View (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City’s Housing and Neighborhoods Division is responsible for the administration of HUD Entitlements which includes the Community Development Block Grant Program (CDBG) and the HOME Investment Partnerships Program (HOME). By federal law, each jurisdiction is required to submit to HUD a five-year Consolidated Plan and Annual Action Plans listing priorities and strategies for the use of federal funds.

The Consolidated Plan is a guide for how the City will use its federal funds to meet the housing and community development needs of its populations. For the 2015-2020 Consolidated Plan process, the City worked collaboratively with the County of Santa Clara (County) and other entitlement jurisdictions in the County to collect regional data and qualitative information on housing and community development needs.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l) Requirements

1. Introduction

Public participation plays a central role in the development of the Consolidated Plan. The City of Mountain View consulted with agencies that provide services to the homeless and special needs populations, residents and stakeholders in the community, members of neighborhood groups, the Housing Authority of Santa Clara County, and the City of San Jose, which receives HOPWA and ESG funding and distributes that funding to Santa Clara County public service agencies.

In addition, Mountain View collaborated with other jurisdictions within the County to collect regional data that were used to help develop the priorities and strategies contained within this five-year plan. This group of jurisdictions, referred to within this document as the “Santa Clara County Entitlement Jurisdictions” or simply “Entitlement Jurisdictions,” includes:

- City of Mountain View
- City of Cupertino
- City of Gilroy
- City of Palo Alto
- City of Sunnyvale
- City of San José
- City of Santa Clara
- Santa Clara Urban County

As part of the collaborative process, Mountain View and the other entitlement jurisdictions jointly issued a Request for Proposals to hire LeSar Development Consultants (LDC) and MIG, Inc. (MIG), consulting firms to assist with the outreach, data collection and preparation of each entitlement jurisdiction’s 2015-20 Consolidated Plan. With LDC’s and MIG’s assistance, participating jurisdictions facilitated a comprehensive outreach process to engage the public, affordable housing providers, legal advocates, private and governmental health agencies, mental health service providers, and other stakeholders that utilize funding for eligible activities, projects, and programs.

2. 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[1]).

A Needs Survey was conducted to solicit input from residents and workers in the region. Mountain View posted this survey on its website and made copies available at City Hall, and at the Library, Senior Center, and Community Center. The City’s outreach division also distributed the survey at City and neighborhood events. The survey allowed respondents to identify the cities they live/work in. The survey informed respondents that the information would be used to update the Consolidated Plan and that the Plan would contain goals and strategies for pending federal funds to benefit low-income (LMI) residents and areas. The Needs Survey polled respondents about the level of need in their respective neighborhoods for various types of improvements that could be addressed by the CDBG and HOME funds.

Regional Forums

Mountain View, along with the County of Santa Clara and other participating jurisdictions, held three regional public forums to gather housing and community development needs data. The public forums were conducted as part of a collaborative regional approach to help the participating jurisdictions make data-driven, place-based investment decisions for federal funds. Mountain View hosted one of the forums which was attended by a total of 43 persons consisting of community members, service providers, nonprofit representatives, and interested stakeholders. A total of 33 persons attended the other two regional forums, hosted by San Jose and Gilroy.

Community Forums in Local Jurisdictions

In addition to participating in the regional forums, Mountain View held a local community forum to solicit public input on issues, needs and priorities specific to Mountain View. The community forum was held in tandem with the regional public forums to expand the outreach process and gather specific place-based input. Fourteen individuals attended the community forum, including residents, service providers, nonprofit representatives, and interested stakeholders.

Outreach

Approximately 4,840 entities, organizations, agencies, and persons were directly engaged via outreach efforts and asked to share materials with their beneficiaries, partners, and contacts – approximately 900 of these agencies provide services that benefit Mountain View residents. These stakeholders were also encouraged to promote attendance at the public forums and to distribute and respond to the Needs Survey. Stakeholder engagement included phone calls, targeted emails, newsletter announcements, social media posts, and personalized requests from City staff. Each participating jurisdiction, including Mountain View, also promoted the regional forums and regional survey links on their respective websites and announced the Consolidated Plan process through electronic mailing lists. Outreach materials and the survey links (including materials in Spanish) were emailed to over 4,000 entities, organizations, and persons.

Approximately 500 printed flyers providing public notice about the regional forums were distributed at City Hall, the Library, Community Center, Senior Center, and through the City's Outreach Division to neighborhood and community groups and facilities. These flyers were available in English and Spanish.

Print newspaper display ads also were posted in the *Mountain View Voice* (English), *El Observador* (Spanish), *La Oferta* (Spanish), *Thoi Bao* (Vietnamese), *Philippine News* (Tagalog), *World Journal* (Chinese) and *San Jose Mercury News* (English). In addition, an online display ad was placed in the *San Jose Mercury News* to reach readers electronically.

3. 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 Santa Clara County Continuum of Care (CoC) includes the City of Mountain View and is a multi-sector group consisting of jurisdictions, non-profit agencies that serve the homeless and special needs populations and interested stakeholders who are working toward ending and preventing homelessness in the County of Santa Clara (County). The CoC's primary responsibilities are to coordinate large-scale efforts to prevent and end homelessness in the County.

Destination: Home, a public-private partnership committed to collective impact strategies to end chronic homelessness, serves as a primary backbone organization for the CoC and is responsible for implementing regional goals and strategies of the CoC. Destination: Home is also responsible for ensuring that the CoC meets the requirements outlined under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).⁶⁷

In fall 2014, the CoC released a Draft Community Plan to End Homelessness in Santa Clara County (the Plan), which outlines a roadmap for community-wide efforts to end homelessness in the County by 2020. The strategies and action steps included in the plan were developed by members who participated in a series of community summits held April to August 2014 to address the needs of homeless populations. The Plan 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. Additionally, it also intended to address the needs of persons at risk of homelessness.

To address the needs of homeless individuals and individuals at risk of homelessness, the Plan aims to implement the following three action steps:⁸

1. Disrupt systems: Develop disruptive strategies and innovative prototypes that transform the systems related to housing homeless people.
2. Build the solution: Secure the right amount of funding needed to provide housing and services to those who are homeless and those at risk of homelessness.
3. Serve the person: Adopt an approach that recognizes the need for client-centered strategies with different responses for different levels of need and different groups, targeting resources to the specific individual or household.

Over the next five years, the Plan seeks to house on a countywide level 2,518 homeless individuals, 718 homeless veterans, and more than 2,333 children, unaccompanied youth, and homeless individuals living in families.

Mountain View's Neighborhoods Division staff participates on the CoC. 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.⁹

4. 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.

Allocating Funds, Setting Performance Standards and Evaluating Outcomes

Although the City is not an ESG entitlement jurisdiction, the City's Neighborhoods Division staff provides input on Plans to use or that impact ESG funds during the comment periods. The City also

⁶ County of Santa Clara. "Housing Element 2015-2022." 2014.

http://www.sccgov.org/sites/planning/PlansPrograms/GeneralPlan/Housing/Documents/HE_2015_Adopted_Final.pdf

⁷ Santa Clara County. "Continuum of Care Governance Charter." 2013.

⁸ Destination: Home. "Community Plan to End Homelessness in Santa Clara County 2015-2012." 2014.

⁹ Ibid.

coordinates with those jurisdictions that receive ESG funds on projects and programs that benefit the homeless.

Operating and Administering Homeless Management Information System (HMIS)

The HMIS SCC project is administered by Community Technology Alliance (CTA) and has served the County since 2004. The project meets and exceeds HUD's requirements for the implementation and compliance of Homeless Management Information System Standards. The project has a rich array of service provider participation and is utilized to capture information and report on special programming, such as Housing 1000, the County VTA free bus pass program, and prevention service delivery. Socialserve also administers website SCCHousingsearch.org, which provides information about affordable housing in the County, searchable by unit size, location, supportive services, and opened or closed waiting lists. Many non-profit agencies are also implementing their own internal systems that gather and track additional data specific to the populations they serve to enhance their service delivery.

5. 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 2014, Mountain View and other jurisdictions contracted with LDC and MIG to develop the Consolidated Plan for fiscal years 2015-2020. In partnership with the participating jurisdictions, LDC and MIG launched an in-depth, collaborative effort to consult with elected officials, City/County departments, community stakeholders, and beneficiaries of entitlement programs to gather needs data and information. This information was used to help develop the priorities and strategies contained within the five-year plan.

Table 2 provides a list of all agencies, groups and organizations that attended the regional forums held on September 25, September 27 and October 23, 2014 and the local community forum in Mountain View held on October 23, 2014. A comprehensive list of all stakeholders and local service providers contacted to provide input into the planning process at the Consolidated Plan regional and community forums is included in Appendix D: Additional Appendices.

Table 2 - Agencies, Groups, and Organizations that Participated

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Abilities United	Disabled Services Services – Children	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none">September 25, 2014
Afghan Coalition	Cultural Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none">October 7, 2014
Aging Services Collaborative	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none">September 27, 2014
Bill Wilson Center	Children and Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none">September 25, 2014September 27, 2014September 30, 2014October 1, 2014October 2, 2014October 7, 2014October 23, 2014November 20, 2014
California Housing Odd Fellows Foundation	Housing Children and Youth Services Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none">November 5, 2014
Casa De Clara - Catholic Worker	Health Services Homeless Services – Single Women/ Women and Children Only	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none">November 20, 2014
Catholic Charities of Santa Clara County	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none">October 2, 2014

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Challenge Team Mountain View Dreamers	Immigration Services Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none">September 25, 2014
City of Mountain View	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none">October 22, 2014
City of Campbell	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none">September 25, 2014
City of Cupertino	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none">November 20, 2014
City of Gilroy	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none">September 25, 2014
City of Palo Alto	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none">September 25, 2014October 23, 2014
City of San Jose	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none">September 27, 2014September 30, 2014October 1, 2014October 2, 2014October 7, 2014
City of San Jose Environmental Services Department	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on the following dates: <ul style="list-style-type: none">October 7, 2014
City of Santa Cruz	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none">September 25, 2014

Agency / Group /Organization	Agency / Group / Organization Type	What Section of the Plan was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
City of Sunnyvale	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> November 5, 2014
Coldwell Banker	Business (Major Employers, Chambers of Commerce, Associations, Real Estate)	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 25, 2014
Community School Of Music And Arts	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> November 20, 2014
Community Services Agency of Mountain View, Los Altos, and Los Altos Hills	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on the following dates: <ul style="list-style-type: none"> September 25, 2014
County of Santa Clara	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 22, 2014 November 1, 2014
Destination Home	Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014 November 1, 2014 November 5, 2014
Five Wounds/ Brookwood Terrace	Neighborhood Association	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014
Franklin McKinley Children's Initiative	Education Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 7, 2014

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Fresh Lifelines For Youth (FLY)	Children & Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 7, 2014
Gilroy Compassion Center	Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014 October 23, 2014 November 5, 2014
Health Trust / Aging Services Collaborative	Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014
Hope's Corner	Homeless Services Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> September 25, 2014
Housing Authority of County of Santa Clara	Section 8 Project Based and Tenant Choice Voucher Programs Public Housing Affordable Housing Development	Needs Assessment and Strategic Plan	Agency interviewed and queried in September-November 2014 and February 2015.
In Home Supportive Services	Disabled Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> October 23, 2014
Institute on Aging	Senior Services Health Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 1, 2014
InnVision Shelter Network (IVSN)	Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> October 22, 2014

Agency / Group /Organization	Agency / Group / Organization Type	What Section of the Plan was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Junior Achievement	Children and Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> • September 25, 2014
Law Foundation Of Silicon Valley	Fair Housing and Legal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> • October 23, 2014
Legal Aid Society Santa Clara County	Fair Housing and Legal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> • September 25, 2014
Los Altos Community Foundation	Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> • September 30, 2014 • October 1, 2014
Live Oak Adult Day Services	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> • October 23, 2014
Mckinly Bonita Neighborhood Association	Neighborhood Association	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> • October 2, 2014 •
MidPen Housing	Affordable Housing Developers	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> • September 30, 2014
Migrant Education, Santa Clara Unified School District	Education Services Employment and Job Training Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on the following dates: <ul style="list-style-type: none"> • September 25, 2014 • October 23, 2014
Mountain View Dreamers	Immigration Services Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> • September 25, 2014 • September 27, 2014 • September 30, 2014 • October 1, 2014 • October 2, 2014 • October 7, 2014 • October 22, 2014

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
			<ul style="list-style-type: none"> • October 23, 2014 • November 1, 2014 • November 5, 2014 • November 20, 2014
Mountain View Human Relations Commission (HRC)	Government Agencies: Local, County, State and Federal Community/ Family Services and Organizations Senior Services Children and Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> • September 25, 2014 • March 5, 2015
Palo Alto Human Relations Commission	Government Agencies: Local, County, State and Federal Community/ Family Services and Organizations Senior Services Children and Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> • October 23, 2014
Project Access	Employment and Job Training Services Community/ Family Services and Organizations Senior Services Children and Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> • October 23, 2014
Project Sentinel	Fair Housing and Legal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s): <ul style="list-style-type: none"> • September 25, 2014

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Rebuilding Together Peninsula	Housing	Needs Assessment and Strategic Plan	Agency attended Community Forum (s): <ul style="list-style-type: none"> • October 1, 2014
Rebuilding Together Silicon Valley	Housing	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> • October 1, 2014 • November 20, 2014
Sacred Heart - Housing Action Committee	Fair Housing and Legal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> • September 25, 2014 • October 1, 2014 • October 23, 2014
Sacred Heart Community Service	Fair Housing and Legal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> • September 27, 2014 • September 30, 2014 • October 1, 2014 • October 2, 2014 • October 7, 2014
Senior Adults Legal Assistance (SALA)	Fair Housing and Legal Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> • September 27, 2014
Santa Clara County	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> • October 1, 2014
Secondary Fuente/ Walnut Creek Homeowner Ass.	Housing Business (Major Employers, Chambers of Commerce, Associations, Real Estate)	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> • September 25, 2014 • September 27, 2014 • October 22, 2014 • October 23, 2014 • November 1, 2014 • November 5, 2014
Servant Partners	Cultural Organization	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> • September 27, 2014

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Silicon Valley Community Foundation	Education Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 27, 2014
Silicon Valley Independent Living Center	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> October 2, 2014
Somos Mayfair	Community/ Family Services and Organizations Children and Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 25, 2014 September 27, 2014
South County Collaborative	Housing Services Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 25, 2014 September 30, 2014 October 2, 2014
St. Joseph's Family Center	Continuum of Care	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 27, 2014 October 1, 2014 October 2, 2014
Sunnyvale Community Services	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: October 22, 2014
Silicon Valley Council of Nonprofits	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> October 22, 2014
West Valley Community Services	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> September 25, 2014
YMCA	Children & Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: <ul style="list-style-type: none"> October 1, 2014

Agency / Group / Organization	Agency / Group / Organization Type	What Section of the Plan was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Yu Chi Kai Senior Center	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: <ul style="list-style-type: none"> November 20, 2014

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

Not applicable. All agency types were consulted.

7. Other Local/Regional/State/Federal Planning Efforts Considered When Preparing the Plan

Table 3 - Other Local / Regional / Federal Planning Efforts

Name of Plan	Lead Organization	How Do the Goals of Your Strategic Plan Overlap With the Goals of Each Plan?
City of Mountain View Housing Element (2015-2023)	City of Mountain View	The Housing Element serves as a policy guide to help the City meet its existing and future housing needs. Both the Housing Element and Strategic Plan have the goal of creating and preserving affordable housing stock within the City.
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
2012-2014 Comprehensive HIV Prevention & Care Plan for San José	Santa Clara County HIV Planning Council for Prevention and Care	This plan provides a roadmap for the Santa Clara County HIV Planning Council for Prevention and Care to provide a comprehensive and compassionate system of HIV prevention and care services for the County. This effort aligns with the goal of the Strategic Plan to support activities that provide basic needs services to lower

Name of Plan	Lead Organization	How Do the Goals of Your Strategic Plan Overlap With the Goals of Each Plan?
		income households and special needs populations.
Affordable Housing Funding Landscape & Local Best Practices (2013)	Cities Association of Santa Clara County and Housing Trust Silicon Valley	This report provides a comparison of the different funding strategies available for affordable housing in the County, and the best practices for funding new affordable housing. This effort aligns with the goal of the Strategic Plan to support affordable housing for low income and special needs households.
Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022	Association of Bay Area Governments	This plan analyzes the total regional housing need for Santa Clara County and all of the Bay Area. This effort aligns with the goal of the Strategic Plan to support affordable housing for low income and special needs households.
Community Plan to End Homelessness in Santa Clara County 2015-2020	Destination: Home	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 goal of the Strategic Plan to prevent and end homelessness.
2009-2010 Economic Development Strategy and Action Plan	City of Mountain View	This plan identifies goals and policies for the City to successfully support businesses and economic development. This effort aligns with the goal of the Strategic Plan to support programs and activities that strengthen neighborhoods.

Name of Plan	Lead Organization	How Do the Goals of Your Strategic Plan Overlap With the Goals of Each Plan?
City of Mountain View General Plan 2030 (2012)	City of Mountain View	The 2030 General Plan for the City specifies goals and policies created to support and booster the local economy. The overarching theme of both plans is to provide a framework for the City to grow economic development opportunities.

8. Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan. (91.215[1])

Mountain View and other Santa Clara County jurisdictions are collaborating on preparation of their 2015-2020 Consolidated Plans. The outreach and the regional needs assessment for these jurisdictions was a coordinated effort. The Continuum of Care agencies were involved in the formation of the Consolidated Plan and will be integral in its implementation.

In addition, Mountain View’s Neighborhoods Division staff also attends quarterly CDBG Coordinators and Regional Housing Working Group meetings. During these meetings, projects benefitting the homeless and special needs housing are discussed as is pending legislation and local initiatives that impact affordable housing and services for lower income households.

On an on-going basis, Mountain View’ Neighborhoods Division staff coordinates with Santa Clara County and other jurisdictions to implement the countywide biennial Homeless Census. Results from the Census are used to identify homeless populations throughout the County and to implement strategies and service priorities to address their needs.

PR-15 Citizen Participation

1. Summarize citizen participation process and how it impacted goal-setting

The following is an overview of the efforts made to enhance and broaden citizen participation. A comprehensive summary of the citizen participation process and how it impacted goal-setting is provided in Appendix A: Citizen Participation Summary.

Regional and Community Forums

- Results: 114 individuals participated in the forums including residents, service providers, community advocates and interested stakeholders, including 57 at the Mountain View forums.
- Hardcopy Engagement: 1,225 hardcopy surveys distributed countywide to: libraries, and community meetings, organizations benefiting LMI residents and area.
- Location: A total of three regional forums were each held in Mountain View, San José, and Gilroy from September 2014 to November 2014. Mountain View held a local community forum on October 23, 2014.
- Newspaper Advertisements: Eight multi-lingual display ads were posted in local news media outlets in the County reaching a joint circulation across the County of over 1,575,000.

Needs Survey

- Results: 1,472 responses countywide, including 80 from Mountain View
- Outreach: 4,847 entities, organizations, persons directly engaged via email; outreach flyer and survey links posted on websites of the Entitlement Jurisdictions of the County.
- Social Media: Approximately 25,000 persons on Facebook and 11,000 persons on Twitter were engaged countywide.

Housing Element Outreach

The City of Mountain View recently updated its Housing Element in 2014. The 2015-2020 Consolidated incorporates the community input that was received during the Housing Element update. California law requires local jurisdictions to update the Housing Element of their General Plan every five to seven years. The Housing Element identifies policies and programs to address local housing needs, including affordable and fair housing. It also lists potential constraints to housing development and fair housing, and provides actions to mitigate these constraints. Since the Consolidated Plan and Housing Element both address housing and community development needs, the actions listed in the 2015-2016 Action Plan were formulated to align with the City's Housing Element policies and programs.

To solicit community input for the 2015-2023 Housing Element update, the City organized several community events targeting different segments of the local population. Two Housing Element community meetings were held, one in October 2013 and another in December 2013, in addition to two

study sessions held on April 16, 2014 and May 11, 2014. A total of 35 persons attended the meetings and study sessions.

Over 50 community organizations, non-profits, housing developers and other interest groups were sent an invitation letter as well as a flyer to post at their organization. Flyers were also posted at City Hall and on the City website to encourage community participation. Invitation flyers were prepared and distributed in English, Spanish, Russian and Chinese and City Staff actively contacted local churches and residents groups in person and via telephone to ensure they were available to participate.

Comments focused on the need for housing for extremely low-income households, removing the cap on efficiency studios, involving the local school districts in the housing planning process, housing aid for Mountain View teachers and public safety workers, and housing types needed for the growing senior population. Key constraints included housing and land costs, NIMBY-ism, and limited State and federal funding sources.

Overall Community Needs

- Need for Affordable Rental Housing

The majority of community forum participants and survey respondents identified increasing affordable (subsidized) rental housing inventory for households at the extremely low and very low end of the income spectrum as the highest priority need. Target groups referenced included seniors and the working poor. More than 63 percent of survey respondents indicated affordable rental housing as a “high level” of need. Several community forum participants noted that LMI households cannot afford average rental rates in the County.

- Need to Increase Services for the Homeless

Emergency and transitional housing, comprehensive services at homeless encampments (e.g., basic shelter facilities, health care referrals), and rental assistance programs for the homeless were frequently identified by participants as critical needs.

- Need for Senior Housing

The need to address the housing crisis facing seniors was a common discussion topic. Forum participants noted that elderly renter households experience numerous housing issues, including cost burden and housing units in disrepair.

- Need for Increase in Community Services

Survey respondents and forum participants called attention to the need for expanded support of a wide range of community services to meet the basic needs of vulnerable populations. Programs to meet basic needs such as food, clothing, health, and shelter of low-income and special needs populations were frequently highlighted during community forums. Due to the increased demand for these basic assistance programs, service providers noted that they were struggling to meet clients’ needs with limited resources and staff capacity.

- Need for Support Services for Seniors

Local service providers who attended the community forums stressed the importance of increasing safety net programs for seniors. Nutrition and food assistance programs, transportation services, recreational programs to reduce senior isolation, and general case

management services are needed to address challenges faced by the County's growing senior population.

- Need for Transportation Services

Local service providers at each of the Consolidated Plan forums highlighted the lack of affordable and accessible transportation services in the County. Programs to augment public transit, paratransit, and senior transit services were cited as necessities.

- Need for Fair Housing Education and Legal Services

Several service providers noted the need to expand the provision of free or low-cost legal services to protect fair housing rights and to mediate tenant / landlord issues. Education for tenants and landlords was identified as a vital need to prevent illegal evictions and address housing discrimination.

- Need for Economic Development and Job Training Programs

Some forum participants emphasized the need for job training programs for youth, low-skilled workers, homeless individuals and undocumented workers. Small business assistance, including micro-enterprise loans and services to support minority-owned businesses, were also highlighted as important tools to spur job creation and to retain small business owners.

- Need for Infrastructure and Neighborhood Improvement Services

The need to create pedestrian-friendly neighborhoods that support "Complete Streets" guidance was frequently noted by forum participants. Addressing bicycle/pedestrian conflicts with vehicular traffic was a key issue of concern for vulnerable populations, including school-age children and seniors. Other participants expressed the need to expand ADA improvements such as curb cuts, sidewalk repairs and crosswalk enhancements. Expanding access to open space and recreational amenities was also noted by several service providers as a pressing need to encourage healthy lifestyles and active living among residents.

Consolidated Plan Public Comment Period

The Consolidated Plan was circulated for a 32 day public review and comment period beginning on March 13, 2015, and comments were accepted until April 14, 2015. The Plan was available electronically at <http://www.mountainview.gov/depts/comdev/preservation/announcements.asp>. Hardcopies were also available at the Library (135 Franklin Street), Community Center and Senior Center between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Notice of Availability of the Consolidated Plan was distributed to over 200 entities, organizations, agencies and citizens or groups that attended the forums, requested such notification and provided their contact information. In addition, public comment was encouraged at the hearings listed below, and could be submitted in writing to neighborhoods@mountainview.gov or City of Mountain View Community Development Department, PO. Box 7540, Mountain View, CA 94039-7540. A summary of all public comments is included, along with the City's response to the comments, in Appendix E: Response to Comments.

Public Hearings

- Locations and dates:
 - Human Relations Commission
Tuesday, March 5, 2015 – 6:30pm
City Hall Council Chambers

500 Castro Street
Mountain View, CA 94041

- City Council Public Hearing
Tuesday, April 21, 2015 – 6:30pm
City Hall Council Chambers
500 Castro Street
Mountain View, CA 94041

In addition to the mass distribution of the draft Consolidated Plan and notice of the public comment period described above, notice of the March 5, 2015 and April 14, 2015 public hearings was published with at least 14-day advanced notification in local publication and on the City's website.

Table 4 - Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
Public Forums	Broad community outreach to all members of the public and targeted outreach to service providers, beneficiaries and grant recipients	A total of 90 individuals attended the three regional forums and one local community forums held in the fall of 2014.	See PR-15	All comments were accepted.	
Online Survey	Broad community outreach to members of the public and interested stakeholders	<p>A total of 1,078 Regional Needs Surveys were collected during the open period from September 19, 2014 through November 15, 2014.</p> <p>The online survey was available in Spanish and English.</p> <p>The online survey link was distributed to over 4,847 entities, organizations, agencies, and persons.</p>	See PR-15	All comments were accepted.	<p>English: https://www.surveymonkey.com/s/SCC_Regional_Survey</p> <p>Spanish: https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish</p>

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
<p>Print Survey</p>	<p>Targeted non-English Speaking communities through surveys in English, Spanish, simplified Chinese, Tagalog and Vietnamese.</p> <p>Over 3,160 print surveys were distributed at community centers, libraries, City Halls, senior centers and other high-traffic community hubs.</p>	<p>A total of 394 Regional Needs Surveys were collected during the open period from September 19, 2014 through November 15, 2014.</p> <p>The print survey was available in five languages.</p>	<p>See PR-15</p>	<p>All comments were accepted.</p>	

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
Website	Broad outreach to Mountain View stakeholders with computer and internet access	Announcements posted on the websites of Mountain View and other participating jurisdictions to promote regional survey links (English and Spanish) and regional/ community forums	See PR-15	Not Applicable	<p>City of Mountain View: http://www.mountainview.gov/depts/comdev/preservation/details.asp?NewsID=899&TargetID=35 http://www.mountainview.gov/events/default.asp</p> <p>County of Santa Clara/ Urban County: http://www.sccgov.org/sites/oah/Pages/Office-of-Affordable-Housing.aspx</p> <p>City of Palo Alto: http://www.cityofpaloalto.org/gov/depts/pln/cdbg.asp</p> <p>City of Sunnyvale: http://sunnyvale.ca.gov/Departments/CommunityDevelopment/HousingandCommunityAssistance.aspx</p> <p>City of San Jose: http://www.sanjoseca.gov/HousingConPlan</p> <p>City of Cupertino: http://www.cupertino.org/index.aspx?page=976</p> <p>City of Santa Clara: http://santaclaraca.gov/index.aspx?page=41&recordid=13579</p> <p>City of Gilroy: http://www.cityofgilroy.org/cityofgilroy/ http://www.cityofgilroy.org/cityofgilroy/city_hall/community_development/planning/housing/default.aspx</p>

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
Advertisements in News Media Outlets	Multi-lingual advertisements printed in the following media outlets: Mountain View Voice (English), El Observador (Spanish), San Jose Mercury News (English), Gilroy Dispatch (English), La Oferta (Spanish), Thoi Bao (Vietnamese), Philippine News (Tagalog) and World Journal (Chinese)	Eight, multi-lingual display ads were posted in local news media outlets in the County; One online advertisement was placed in the San Jose Mercury News. Joint circulation (e.g. number of copies distributed on an average day) of over 1,575,000.	See PR-15	Not Applicable	
Social Media	Broad outreach to Mountain View residents and stakeholders with computer access	Announcements posted to Facebook and Twitter accounts of Entitlement Jurisdictions and community partners. A potential of 25,000 persons on Facebook and 11,000 persons on Twitter were engaged in this process.	See PR-15	All comments were accepted.	

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
E-blasts	Mass emails to new and established distribution lists of Entitlement Jurisdictions and community partners	Approximately 4,847 entities, organizations, agencies, and persons have been engaged through e-blast outreach efforts. E-blasts included links to an electronic outreach flyer.	See PR-15	All comments were accepted.	
Personalized emails from staff of Entitlement Jurisdictions	Service providers, beneficiaries and grant recipients across the County.	Targeted emails promoting regional survey links (English and Spanish) sent to over 560 stakeholders.	See PR-15	All comments were accepted.	
Print Outreach Flyers	Print surveys were distributed at community centers, libraries, City Halls, senior centers and other high-traffic community hubs.	Over 1,225 print flyers were printed and distributed at community hubs across the County.	See PR-15	All comments were accepted.	

Needs Assessment

NA-05 Overview

1. Needs Assessment Overview

Situated in the northern region of the County with a population around 75,000,¹⁰ the City of Mountain View (City) is known for being a center of technological innovation and job creation. The City covers approximately 12 square miles, most of which consists of residential neighborhoods. Many of the technologically-based businesses are located in the North Shoreline and North Whisman neighborhoods in the City, along with several large-scale retailers. There is a growing prevalence of high paying jobs which impacts housing demand and availability, particularly for lower income households. Funding for services, including federal funding, has been steadily declining. To help address the City's community needs, the City has assessed and identified goals and strategies to use the federal funds it receives to benefit low income persons and areas.

Methodology

The majority of data utilized is provided by HUD for the purpose of preparing the Consolidated Plan. HUD periodically receives custom tabulations of data from the U.S. Census Bureau that are largely not available through standard Census products. Known as the Comprehensive Housing Affordability Strategy (CHAS) data, it demonstrates the extent of housing problems and housing needs, particularly for low income households. The CHAS data is used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.¹¹

When CHAS data is not available other data is utilized, including 2000 and 2010 U.S. Census data and American Community Survey (ACS) 2008-2012 five-year estimates. While ACS one-year estimates provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and are considered more reliable and precise.¹²

Federal funds provided under the Community Development Block Grant (CDBG) are primarily concerned with activities that benefit low income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for smaller or larger families.¹³ HUD utilizes three income levels to define LMI households:

- Extremely low income: Households earning 30 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Very low income: Households earning 50 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)

¹⁰ 2008-2012 ACS

¹¹ U.S. Department of Housing and Urban Development. "Consolidated Planning/CHAS Data."
<http://www.huduser.org/portal/datasets/cp.html>

¹² United States Census Bureau. "American Community Survey: When to Use 1-year, 3-year, or 5-year Estimates."
http://www.census.gov/acs/www/guidance_for_data_users/estimates/

¹³ U.S. Department of Housing and Urban Development. "Glossary of CPD Terms."
http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/library/glossary

- Low income: Households earning 80 percent or less than the AMI (subject to adjustments for areas with unusually high or low incomes or housing costs)

Within the City, almost one-third of households (32 percent or 10,155 households) are LMI with incomes ranging from 0-80% AMI.

- 13 percent (3,950 households) at 0-30% AMI
- 11 percent (2,595 households) at 30-50% AMI
- 8 percent (2,320 households) at 50-80% AMI

The following provides a brief summary of the results of the Needs Assessment, which will be discussed in more detail in each corresponding section of this chapter.

NA-10 Housing Needs

- Thirty-seven percent of households experience at least one of the four housing problems; 64% of those households are LMI.
- Thirty-four percent of households are cost burdened and paying more than 30 percent of their income toward housing costs.
- Fourteen percent of households are severely cost burdened and paying more than 50 percent of their income toward housing costs.

NA-15 Disproportionately Greater Need: Housing Problems

- Black/African American households and Hispanic households within the 50-80% AMI category experience a disproportionate amount of housing problems compared to the jurisdiction as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems

- Hispanic households in the 0-30% AMI and 50-80% AMI categories are disproportionately affected by severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burden

- Hispanic households experience a disproportionate severe housing cost burden.

NA-35 Public Housing

- Although there are no public housing units located in Mountain View, Housing Authority of the County of Santa Clara (HACSC) assists approximately 268 federal Section 8 Housing Choice Voucher (Section 8) holders in Mountain View. Countywide, HACSC assists over 17,000 households through the Section 8 program.
- The Section 8 waiting list contains 21,256 households, including 415 applicants with Mountain View addresses; this is estimated to be a ten year wait.

NA-40 Homeless Needs

- The Santa Clara region is home to the fourth-largest population of homeless individuals and the highest percentage of unsheltered homeless of any major city.
- As of the 2013 Point in Time Homeless Survey, Mountain View had 139 homeless residents, with over 98 percent unsheltered and living in a place not fit for human habitation.
- Mountain View clients – those who report that their last permanent zip code was in Mountain View – represent approximately one percent of the County’s homeless clients.

NA-45 Non-Homeless Special Needs

- Households containing an elderly member are more likely to be LMI, with 49 percent of LMI households having at least one member aged 62 or older, compared to 32 percent of the jurisdiction as a whole.
- LMI households with elderly members are more likely to experience cost burden, with 54 percent paying more than 30 percent of their income toward housing costs, compared to 34 percent of the jurisdiction as a whole.
- The elderly are disproportionately disabled with almost one-third (31 percent) of the 65 and older population having a disability, compared to six percent of the jurisdiction as a whole.
- Seven percent of households within the City are large-family households comprised of five or more persons.
- Four percent of all City households are single parent, female-headed households with children under the age of 18.

NA-50 Non-Housing Community Development Needs

- Residents and stakeholders who participated in the community outreach for the Consolidated Plan identified the following community development needs as high priorities within these three categories:
 - Public Services: food assistance and nutrition programs for vulnerable populations, year-round activities for youth, health care services for seniors and low income families, and services for homeless persons
 - Public Facilities: increased homeless facilities, youth centers, rehabilitation of senior centers, and recreational facilities
 - Public Improvements: complete streets that accommodate multiple transportation modes, pedestrian safety, ADA curb improvements, and increased access to parks and open space amenities

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) Requirements

1. Introduction

This section provides an overview of the housing needs present in the City, including the degree and distribution of housing problems within multiple income brackets. Within the Comprehensive Housing Affordability Strategy (CHAS) data, HUD identifies four housing problems:

1. Housing lacking complete kitchen facilities
2. Housing lacking complete plumbing facilities
3. Housing is overcrowded (with more than 1 person per room)
4. Household is cost burdened (paying more than 30 percent of income toward housing costs, including utilities)

In addition, HUD defines severe housing problems as:

- Severely overcrowded, with more than 1.5 persons per room
- Severely cost burdened families, paying more than 50 percent of income toward housing costs (including utilities)

Table 5 - Housing Needs Assessment Demographics (City)

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	70,708	74,447	5%
Households	31,242	31,427	1%
Median Income	\$69,362	\$92,987	34%

Data Source: 2000 Census (Base Year), 2008-2012 CHAS

Table 6 - Total Households (City)

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
Total Households *	3,950	3,610	2,595	2,320	18,995
Small Family Households *	1,070	1,095	845	860	8,805
Large Family Households *	115	485	265	75	730
Elderly Households:					
Household Contains at Least One Person 62-74 Years of Age	590	475	505	460	2,125
Household Contains at Least One Person Age 75 or Older	955	550	380	270	690
Households With One or More Children 6 Years Old or Younger *	510	720	429	234	1,945

* The highest income category for these family types is >80% AMI

Data Source: 2007-2011 CHAS

Table 7 - Housing Problems (City)

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking Complete Plumbing or Kitchen Facilities	45	15	0	30	90	50	0	0	0	50
Severely Overcrowded - With >1.51 People Per Room (and Complete Kitchen and Plumbing)	235	80	50	0	365	0	0	0	0	0
Overcrowded - With 1.01 - 1.5 People Per Room (and None of the Above Problems)	170	415	185	75	845	0	35	0	4	39

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing Cost Burden Greater Than 50 percent of Income (and None of the Above Problems)	1,550	930	165	15	2,660	465	355	220	160	1,200
Housing Cost Burden Greater Than 30 percent of Income (and None of the Above Problems)	255	720	915	595	2,485	100	340	135	135	710
Zero/Negative Income (and None of the Above Problems)	275	0	0	0	275	115	0	0	0	115

Data Source: 2007-2011 CHAS

Table 8 - Severe Housing Problems (City)

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having One or More of Four Housing Problems	2,005	1,440	400	120	3,965	510	385	220	170	1,285
Having None of Four Housing Problems	725	970	1,420	1,370	4,485	310	810	555	660	2,335
Household Has Negative Income, but None of the Other Housing Problems	275	0	0	0	275	115	0	0	0	115

Data Source: 2007-2011 CHAS

Table 9 - Cost Burden > 30% Income Paid Toward Housing Costs (City)

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	765	735	395	1,895	75	85	110	270
Large Related	115	275	165	555	0	35	0	35
Elderly	680	185	105	970	290	405	145	840
Other	690	795	500	1,985	209	195	95	499
Total Need by income	2,250	1,990	1,165	5,405	574	720	350	1,644

Data Source: 2007-2011 CHAS

Table 10 - Cost Burden > 50% Income Paid Toward Housing Costs - Severe Cost Burden (City)

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	730	345	40	1,115	55	60	80	195
Large Related	115	150	10	275	0	25	0	25
Elderly	495	105	40	640	220	170	75	465
Other	640	435	80	1,155	205	125	60	390
Total Need by income	1,980	1,035	170	3,185	480	380	215	1,075

Data Source: 2007-2011 CHAS

Table 11 - Crowding Information (City)

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single Family Households	380	400	165	90	1,035	0	35	0	4	39
Multiple, Unrelated Family Households	0	95	50	0	145	0	0	0	0	0
Other, Non-Family Households	25	15	25	0	65	0	0	0	0	0

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Total Need by Income	405	510	240	90	1,245	0	35	0	4	39

Data Source: 2007-2011 CHAS

Table 12 - Households with Children Present (City)

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	465	685	415	1,565	45	35	14	94

Data Source: 2007-2011 CHAS

2. What are the most common housing problems?

Cost Burden

The most common housing problem within the City is cost burden.

- Thirty-six percent of renter households (6,485 households) and 32 percent of owner households (4,205 households) in the City are cost burdened and paying more than 30 percent of their income toward housing costs.

Severe Cost Burden

- The second most common housing problem is severe cost burden. Eighteen percent of renter households (3,265 households) and 12 percent of owner households (1,655 households) in the City are severely cost burdened and paying more than 50 percent of their income toward housing costs.
- Pertaining to renters, the number of severely cost burdened households earning less than 30% AMI (1,980) and households earning between 30 percent and 50 percent AMI (1,035) is significantly higher than the number of severely cost burdened households earning between 50-80 percent AMI (170).

Overcrowding

The third most common housing problem is overcrowding.

- Seven percent of renter households (1,210 households) in the City are overcrowded with more than one person per room.
- Ninety-four percent of all overcrowded renter households have incomes below 80% AMI.

3. Are any populations/household types more affected than others by these problems?

LMI renter households are much more likely to experience cost burden, with 35 percent of LMI renter households (2,250) paying more than 30 percent of their income toward housing costs, compared to 14 percent of LMI owner households (580). Additionally, 61 percent of renter households (1,980) paying more than 50 percent of their income toward housing costs are LMI, compared to 29 percent of owner households (480).

Renter households are six times more likely to be overcrowded than owner households, with six percent of all renter households experiencing overcrowding, compared to less than one percent of owner households. Additionally, 91 percent of overcrowded renter households are LMI, compared to 90 percent of overcrowded owner households.

Thirty-seven percent of all households (11,675) experience at least one of the four housing problems — 64% of those households (7,430) are LMI.

4. Describe the characteristics and needs of Low income individuals and families with children (especially extremely low income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Populations At-Risk of Homelessness

For renter households earning at or below 80 percent AMI 3,185 were identified as being severely cost burdened where 50 percent or more of their income is spent on rent. Many of these families could be at-risk of homelessness as market rents continue to increase. There is significant demand for additional subsidized rental housing for severely cost burdened renters. In response, the City of Mountain View has used local housing funds, in addition to CDBG and HOME funds to help develop 1,197 subsidized units serving families, seniors and the disabled. About 30 percent or 351 of these units were developed within the past decade. More subsidized rental projects are in the pipeline that may be eligible for CDBG and HOME funds and could produce close to 230 additional units during the 2015-2020 Consolidated Plan period. The City has also enacted a local Tenant Relocation Assistance Ordinance to provide cash assistance to low income tenants facing displacement due to redevelopment and who are not eligible for federal or state relocation assistance in securing another residence.

Rapid-rehousing

There are several agencies in Santa Clara County providing rapid-rehousing assistance to Mountain View households in need. One such agency is the California Work Opportunity and Responsibility to Kids (CalWORKs) program, which serves over 12,000 families countywide (nearly 30,000 men, women, and children). According to the agency staff who administer the program, “Twenty-nine percent of CalWORKs families included adults with earned wages, with the median earnings for CalWORKs families at \$2,013 for three months.¹⁴ Taking into account the earned wages, the maximum monthly CalWORKs benefit for a family of four, and other government assistance income (CalFresh, Earned Income Tax Credit, and other unearned income), a CalWORKs family in Santa Clara County has, on average, a monthly income of approximately \$1,928. To afford the area Fair Market Rent, a CalWORKs family would have to expend 86% of their monthly income on rent.”¹⁵

Additionally, Homeless Management Information System (HMIS) data indicates that in the last year, homeless and housing service providers assisted 52,805 individuals in families— 15,024 of whom were homeless at the time of service (40 percent were under the age of 18).¹⁶ Forty-six percent of the families receiving assistance were unemployed and 31 percent were receiving CalWORKs assistance. In Fiscal Year 2013-2014, the number of CalWORKs households receiving HUD services increased by nearly 70 percent since 2011.¹⁷ Most of these households were headed by single females and 60 percent of these households included families with children under the age of 18.

Currently Housed and At Imminent Risk

The numbers below do not reflect any formerly homeless families, or any individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

¹⁴ California Department of Social Services. “CalWORKs Adult Recipients: Calendar Quarter 2, 2013.” <http://www.cdss.ca.gov/research/res/pdf/CalQtrEarnings/2013/CW13Q2.pdf>.

¹⁵ Santa Clara County Social Services Agency, 2014

¹⁶ Ibid

¹⁷ Ibid

Table 13 below lists the number of extremely low income Section 8 participants at 30% AMI or below. HACSC does not collect information on the specific characteristics of this population.

Table 13 - Section 8 Participants at 0-30% AMI (County)

Income Limit Category	At 30% or Below
1 Person	6,292
2 Persons	3,580
3 Persons	1,813
4 Persons	1,378
5 Persons	829
6 Persons	399
7 Persons	166
8 Persons	50
Total	14,507

Data Source: HACSC

- 5. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.**

At-risk of homelessness is defined as households receiving Section 8 assistance whose gross annual income equals 30% or less than the current Area Median Incomes per family size.

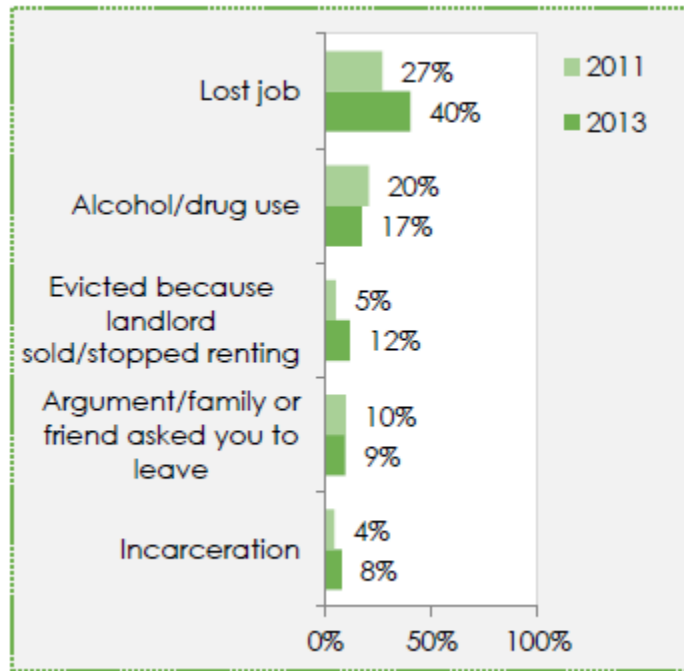
- 6. Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.**

Figure 1 below displays the primary causes of homelessness cited by respondents to the 2013 homeless census. From the census: “Forty percent (40%) reported job loss, up from 27 percent in 2011. Seventeen percent (17%) reported alcohol and drug use as the primary cause, followed by eviction at 12 percent (up from 5% in 2011). While it was not one of the top five responses, 8 percent of survey respondents reported family/domestic violence as the primary cause of their homelessness.”¹⁸

This data suggests the need for additional supportive services to help prevent homelessness, such as short-term rental assistance and employment resources, drug and alcohol rehabilitation.

¹⁸ Applied Survey Research. “Santa Clara County Homeless Census & Survey.” 2013. http://www.appliedsurveyresearch.org/storage/database/homelessness/santaclara_sanjose/2013%20Homeless%20Census%20and%20Survey%20Santa%20Clara%206%2028%2013.pdf

Figure 1 – Top Five Causes of Homelessness (County)



Data Source: 2013 Santa Clara County Homeless Census & Survey
Data Source: 2013 N=818, 2011 N=997
Comments:

7. Discussion

a. Describe the number and type of single person households in need of housing assistance.

There are 1,769 single person households in the County on the Section 8 waiting list, and of these, 415 are Mountain View applicants. The waiting list has been closed since 2006, and is not expected to reopen in the near future.

Within the City, there are approximately 19 single, sheltered homeless adults, according to the 2013 homeless census.¹⁹

b. Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

There are 1,241 disabled Head of Households on the Section 8 waiting list, and of these, 100 are Mountain View applicants. HACSC does not keep records of assisted/non-assisted families that are victims of domestic violence, dating violence, sexual assault, or stalking.

Based on the 2013 homeless census, there is at least one sheltered homeless individual who is in need of housing assistance on a given night and is victim of domestic violence. Although, jurisdiction-specific data is not available for unsheltered homeless in this subpopulation, two agencies the City funds to provide services to domestic violence victims, YWCA and MAITRI, collectively reported that 40-45 clients from Mountain View are, on average, served annually²⁰.

¹⁹ Community Technology Alliance (CTA). Data includes individuals and households who are “Literally Homeless” or “Category 1 Homeless” – those staying in Emergency Shelter, Transitional Housing and Safe Haven. CTA also collects data from agencies that primarily serve people who are at-risk of homelessness.

²⁰ City of Mountain View 2013 and 2014 client report forms and YWCA/MAITRI’s Fiscal Year 2015-16 funding application.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) Requirement

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

1. Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. This section presents the extent of housing problems and identifies populations that have a disproportionately greater need.

Table 14 - Disproportionately Greater Need 0 - 30% AMI (City)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a Whole	2,980	670	335
White	1,515	385	95
Black / African American	55	10	50
Asian	520	95	170
American Indian, Alaska Native	0	25	0
Pacific Islander	40	0	0
Hispanic	840	155	20

Data Source: 2007-2011 CHAS

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 15 - Disproportionately Greater Need 30 - 50% AMI (City)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a Whole	2,310	690	0
White	1,050	385	0
Black / African American	25	15	0
Asian	505	120	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	680	170	0

Data Source: 2007-2011 CHAS

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 16 - Disproportionately Greater Need 50 - 80% AMI (City)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a Whole	1,210	565	0
White	620	275	0
Black / African American	45	4	0
Asian	125	190	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	4	0
Hispanic	395	74	0

Data Source: 2007-2011 CHAS

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 17 - Disproportionately Greater Need 80 - 100% AMI (City)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a Whole	1,330	1,255	0
White	760	655	0
Black / African American	40	110	0
Asian	175	270	0
American Indian, Alaska Native	0	0	0
Pacific Islander	55	0	0
Hispanic	265	205	0

Data Source: 2007-2011 CHAS

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 18 - Disproportionately Greater Need (City)

	0-30% of Area Median Income		30-50% of Area Median Income		50-80% of Area Median Income		80-100% of Area Median Income	
	#	%	#	%	#	%	#	%
Jurisdiction as a Whole	2,980	82%	2,310	77%	1,210	68%	1,330	51%
White	1,515	80%	1,050	73%	620	69%	760	54%
Black / African American	55	85%	25	63%	45	92%	40	27%
Asian	520	85%	505	81%	125	40%	175	39%
American Indian, Alaska Native	0	-	4	100%	0	-	0	-
Pacific Islander	40	100%	0	-	0	-	55	100%
Hispanic	840	84%	680	80%	395	84%	265	56%

Data Source: 2007-2011 CHAS

2. Discussion

Disproportionate Needs Experienced by LMI Households

- Ninety-two percent of Black/African American households and 84 percent of Hispanic households within the 50-80% AMI category experience housing problems, compared to 68 percent of the jurisdiction as a whole.

Note: Due to insufficient HUD data, this analysis does not include Pacific Islander or American Indian, Alaska Native racial/ethnic groups. Additionally, households with no/negative income are not counted in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) Requirement

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

1. Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered severely overcrowded when there are more than 1.5 persons per room and is severely cost burdened when paying more than 50 percent of its income toward housing costs, including utilities. This section analyzes the extent of severe housing problems and identifies populations that have a disproportionately greater need.

Table 19 - Severe Housing Problems 0-30% AMI (City)

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a Whole	2,465	1,175	335
White	1,125	770	95
Black / African American	30	35	50
Asian	495	115	170
American Indian, Alaska Native	0	25	0
Pacific Islander	40	0	0
Hispanic	760	235	20

Data Source: 2007-2011 CHAS

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 20 - Severe Housing Problems 30-50% AMI (City)

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	1,135	1,865	0
White	475	955	0
Black / African American	10	30	0
Asian	250	375	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	375	480	0

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 21 - Severe Housing Problems 50-80% AMI (City)

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative income, but None of the Other Housing Problems
Jurisdiction as a Whole	440	1,335	0
White	185	715	0
Black / African American	0	55	0
Asian	70	250	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	4	0
Hispanic	190	285	0

Data Source: 2007-2011 CHAS

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 22 - Severe Housing Problems 80 - 100% AMI (City)

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	310	2,280	0
White	75	1,340	0
Black / African American	15	130	0
Asian	20	425	0
American Indian, Alaska Native	0	0	0
Pacific Islander	40	15	0
Hispanic	150	320	0

Data Source: 2007-2011 CHAS

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 23 - Disproportionately Greater Need (City)

	0-30% of Area Median Income		30-50% of Area Median Income		50-80% of Area Median Income		80-100% of Area Median Income	
	#	%	#	%	#	%	#	%
Jurisdiction as a Whole	2,465	62%	1,135	38%	440	25%	310	12%
White	1,125	57%	475	33%	185	21%	75	5%
Black / African American	30	26%	10	25%	0	-	15	10%
Asian	495	63%	250	40%	70	22%	20	4%
American Indian, Alaska Native	0	-	0	-	0	-	0	-

	0-30% of Area Median Income		30-50% of Area Median Income		50-80% of Area Median Income		80-100% of Area Median Income	
	#	%	#	%	#	%	#	%
Pacific Islander	40	100%	0	-	0	-	40	73%
Hispanic	760	75%	375	44%	190	40%	150	32%

Data Source: 2007-2011 CHAS

2. Discussion

Disproportionate Severe Needs Experienced by LMI Households

- Seventy-five percent of Hispanic households in the 0-30% AMI category experience severe housing problems, compared to 62 percent of the jurisdiction as a whole.
- Forty percent of Hispanic households in the 50-80% AMI category experience severe housing problems, compared to one-quarter (25 percent) of the jurisdiction as a whole.

While not in an LMI income category, it is worth noting that roughly one third (32 percent of Hispanics) in the 80-100% AMI category, who have incomes close to the median, experience a disproportionate severe housing need, compared to 12 percent of the jurisdiction as a whole.

Note: Due to insufficient HUD data, this analysis does not include Pacific Islander or American Indian, Alaska Native racial/ethnic groups. Additionally, households with no/negative income are not counted in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

NA-25 Disproportionately Greater Need: Housing Cost Burden – 91.205 (b)(2) Requirement

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

1. Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered cost burdened when paying more than 30 percent of its income toward housing costs, including utilities, and is severely cost burdened when paying more than 50 percent of its income toward housing costs. This section analyzes the extent of cost burden and identifies populations that have a disproportionately greater cost burden.

Table 24 - Greater Need: Number of Households with Cost Burden (City)

Housing Cost Burden	<=30% of Income Paid Toward Housing Cost	30-50% of Income Paid Toward Housing Cost	>50% of Income Paid Toward Housing Cost	No / Negative Income (Not Computed)
Jurisdiction as a Whole	19,635	6,070	4,150	335
White	11,550	3,590	2,170	95
Black / African American	605	105	45	50
Asian	5,225	1,250	895	170
American Indian, Alaska Native	125	4	0	0
Pacific Islander	55	55	40	0
Hispanic	1,810	1,000	955	20

Data Source: 2007-2011 CHAS

Table 25 - Percentage of Households with Cost Burden (City)

	<=30% of Income Paid Toward Housing Cost		30-50% of Income Paid Toward Housing Cost		>50% of Income Paid Toward Housing Cost	
	#	%	#	%	#	%
Jurisdiction as a Whole	19,635	66%	6,070	20%	4,150	14%
White	11,550	67%	3,590	21%	2,170	13%
Black / African American	605	80%	105	14%	45	6%
Asian	5,225	71%	1,250	17%	895	12%
American Indian, Alaska Native	125	97%	4	3%	0	-
Pacific Islander	55	37%	55	37%	40	27%
Hispanic	1,810	48%	1,000	27%	955	25%

Data Source: 2007-2011 CHAS

2. Discussion

Disproportionately Cost-Burdened Households

Disproportionately Cost-Burdened Households are households who pay more than 30 percent of their income toward housing costs. The data indicate that, as a whole, over one-third (34 percent) of households in the City are cost burdened. Thirty-seven percent of Pacific Islander households pay between 30 to 50 percent of their income toward rent, compared to 20 percent of the City as a whole.

Disproportionately Severely Cost-Burdened Households

Disproportionately Severely Cost-Burdened Households are households who pay more than 50 percent of their income toward housing costs. Fourteen percent of all households in the City are severely cost burdened. Twenty-seven percent of Pacific Islander and 25 percent of Hispanic households (40 and 955 households, respectively) also experience severe cost burden compared to 14 percent of the jurisdiction as a whole.

Note: Households with no/negative income are not counted in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) Requirement

1. Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Please see the discussion for NA-15, NA-20, and NA-25. In summary;

- For 0-30 % AMI households: 75 percent of all Hispanic households experience severe housing problems, compared to 62 percent of the jurisdiction as a whole; 59 percent of all Hispanic households experience severe housing problems, compared to 48 percent of the jurisdiction as a whole.
- For 50-80 % AMI households: 92 percent of Black households and 84 percent of Hispanic households experience housing problems, compared to 68 percent of the jurisdiction as a whole.
- Thirty-seven percent of Pacific Islander households (55) pay 30 to 50 percent of their income toward housing costs, compared to 20 percent of the City as a whole.
- Twenty-seven percent of Pacific Islander and 25 percent of Hispanic households (40 and 955 households, respectively) experiencing severe cost burden, paying more than 50 percent of their income toward housing costs, compared to 14 percent of the jurisdiction as a whole.

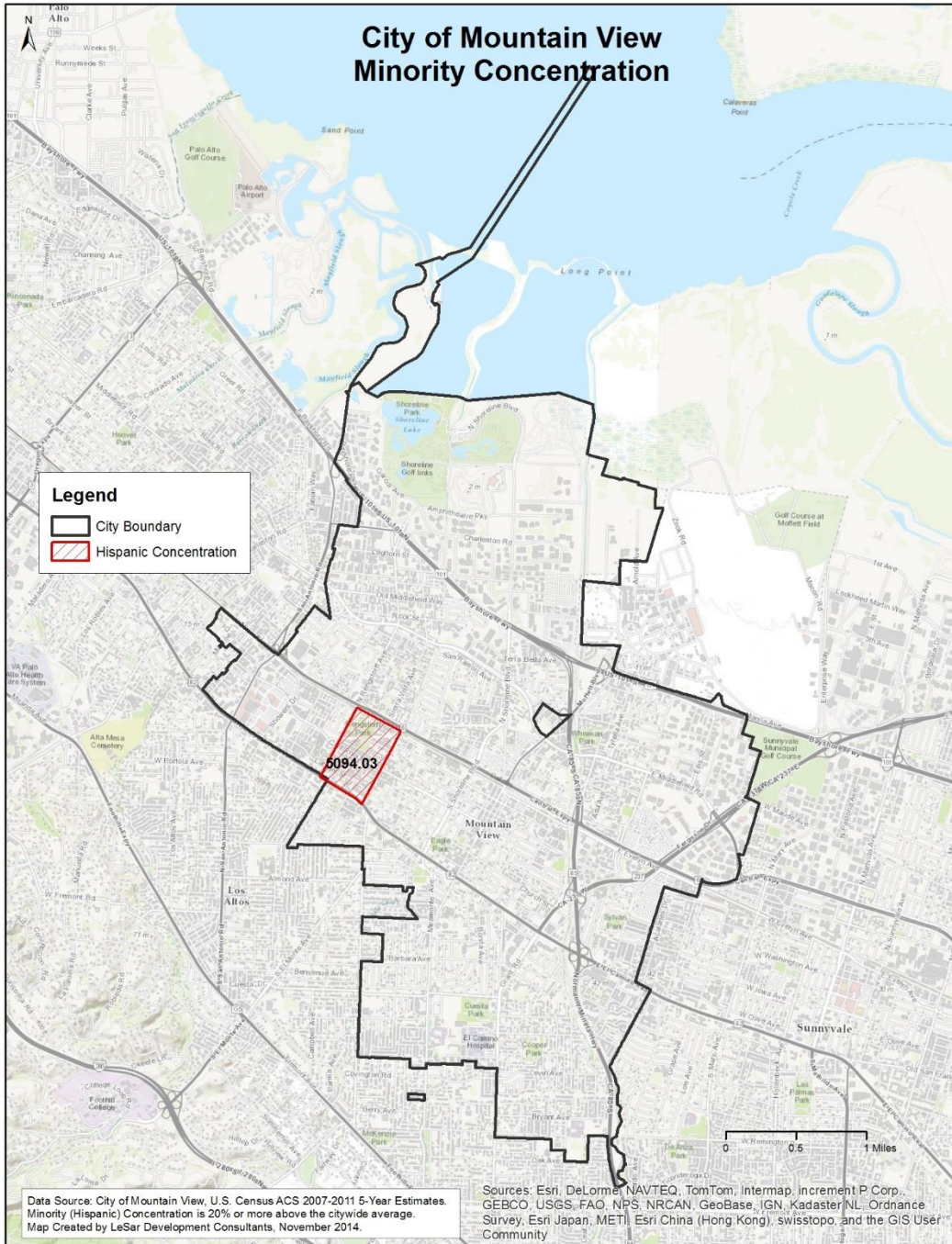
2. If they have needs not identified above, what are those needs?

N/A. The needs of these households have been previously identified.

3. Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Map 1 illustrates the areas of the City that have minority concentration.

Map 1 - Areas of Minority Concentration (City)



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. Minority refers to all ethnic groups other than non-Hispanic white.

NA-35 Public Housing – 91.205(b) Requirement

1. Introduction

There are no public housing developments in Mountain View. The Housing Authority of the County of Santa Clara (HACSC) administers the federal Section 8 Housing Choice Voucher (Section 8) and Project Based Voucher Programs throughout Santa Clara County, including in Mountain View. HACSC assists approximately 17,000 households through the Section 8 program. Two hundred sixty eight (268) of those Section 8 families reside in Mountain View. There is significant demand for Section 8 – the waiting list contains 21,256 households, with an estimated 10-year wait. HACSC also develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County, including 58 Project Based units in Mountain View. HACSC’s programs are targeted toward LMI households, and more than 80 percent of its client households are extremely low income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.²¹ In 2008 HACSC entered into a ten-year agreement with HUD to become a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.²²

²¹ Housing Authority of the County of Santa Clara. “Welcome to HACSC.” <http://www.hacsc.org/>

²² HACSC. “Moving to Work (MTW) 2014 Annual Report.” September 2014.

The following tables display the public housing inventory and housing vouchers maintained by HACSC

Table 26 - Public Housing by Program Type (City)

Mountain View	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of Units/Vouchers in Use	0	0	0	340	58	268	14	0	0

* includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: HACSC

Table 27 - Characteristics of Public Housing Residents by Program Type (City)

Mountain View	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	\$14,354	\$18,486	\$13,317	\$13,719	0
Average Length of Stay (Years)	0	0	0	11	5	13	2	0
Average Household Size	0	0	0	2	2	2	1	0
# Homeless at Admission	0	0	0	30	0	16	14	0
# of Elderly Program Participants (>62)	0	0	0	225	11	210	4	0
# of Disabled Families	0	0	0	235	28	199	8	0
# of Families Requesting Accessibility Features	-	-	-	-	-	-	-	-
# of HIV/AIDS Program Participants	-	-	-	-	-	-	-	-
# of DV Victims	-	-	-	-	-	-	-	-

Data Source: HACSC

Data Source
Comment:

HACSC does not collect information on HIV/AIDs or Domestic Violence households or the number of families requesting accessibility features.

Table 28 - Race of Public Housing Residents by Program Type (City)

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	0	234	31	194	9	0	0
Black/African American	0	0	0	32	10	17	5	0	0
Asian	0	0	0	75	28	46	1	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander	0	0	0	1	1	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

* includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: HACSC

Table 29 - Ethnicity of Public Housing Residents by Program Type (City)

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	0	46	18	27	1	0	0
Not Hispanic	0	0	0	295	51	231	13	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: HACSC

2. Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

There are no public housing units in Mountain View. Countywide, none of the four public housing units owned and managed by HACSC are accessible, however the HACSC does provide reasonable accommodations requested by their clients.

3. Most immediate needs of residents of Public Housing and Housing Choice voucher holders

In January 2013, HACSC randomly sampled 1,500 of its Section 8 participants to better understand the types of services and/or resources needed to increase their self-sufficiency. Approximately 400 participants responded. The number of clients from Mountain View who responded is unknown but the data provides a snapshot of clients' general needs. **Table 30** identifies the services requested and the number of participants that requested that service.

Table 30 - Resources Requested by Section 8 Participants (County)

Rank	Services/Resources	# Participants Requesting Service	% Participants Requesting Service
1	Affordable Healthcare	122	11%
2	Job Training	114	10%
3	Basic Computer Skills	113	10%
4	Nothing	102	9%
5	Resources to Learn English Language	96	8%
6	Job Placement	94	8%
7	Post-Secondary Education	79	7%
8	Transportation Assistance	79	7%
9	Job Search Skills	68	6%
10	Legal Assistance	61	5%
11	HS Diploma/GED	53	5%
12	Affordable Childcare	53	5%
13	Financial Planning	53	5%
14	Credit Repair/Credit History	50	4%
15	Substance Abuse/Mental Health	21	2%
Total		1,137	100%

Data Source: HACSC

Data Source Totals may not add to 100% due to rounding. N= 400, multiple resources could be selected by each respondent.

Comment:

4. How do these needs compare to the housing needs of the population at large?

The housing needs for those receiving Section 8 are similar to those of the population at large.

5. Discussion

Table 30 shows that about 25 percent of the countywide Section 8 Program participants who completed the survey requested employment-related services (job training and job search skills) followed by 20 percent who requested educational related services (basic computer skills, learning English and post-secondary education). The majority of these services are related to workforce training, showing the need for economic development among Section 8 participants. The survey does not distinguish respondents' place of residence.

NA-40 Homeless Needs Assessment – 91.205(c) Requirement

1. Introduction

The Santa Clara region is home to the fourth-largest population of homeless individuals (6,681 single individuals),²³ and the highest percentage of unsheltered homeless of any major metropolitan area (75 percent of homeless people sleep in places unfit for human habitation). Given the transient nature of homelessness, the issue is primarily evaluated from a regional or countywide perspective. The homeless assistance program planning network is governed by the Santa Clara Continuum of Care (CoC), governed by the Destination: Home Leadership Board, who serves as the Continuum of Care (CoC) Board of Directors. The membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, the Housing Authority of Santa Clara, governmental departments, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups. The homeless services system utilized by the CoC is referred to as the Homeless Management Information System (HMIS). The HMIS monitors outcomes and performance measures for all the homeless services agencies funded by the County.

HMIS Methodology

Data provided in this section is for Fiscal Year 2014 (July 1, 2013 – June 30, 2014). CTA reports jurisdictional data based on clients' self-reported last permanent zip codes. The last permanent zip code is the zip code area that the client lived in when s/he last lived in permanent housing (e.g. rental house/apartment, own home, living with friends/relatives with permanent tenure). Numbers reported are based on actual HMIS data yet are still considered estimates as they are averages and/or include proportional representations of clients for whom no last permanent zip code was recorded (15% of all clients served 7/1/2013 – 6/30/2014 report no last permanent zip code). Mountain View clients – those who report that their last permanent zip code was in Mountain View – represent approximately one percent of the County's homeless clients.

Homeless Point-in-Time Census and Survey²⁴

A countywide Point-In-Time survey is conducted every two years and consists of data collected on the sheltered and unsheltered homeless population for Mountain View and other participating jurisdictions. Sheltered homeless include those occupying shelter beds on the night of the count. Data describing the characteristics of sheltered homeless persons are obtained from HMIS where possible, and collected directly from providers not using HMIS as needed. Unsheltered homeless are counted by direct observation, and volunteers canvas the regions by car and on foot during the early morning hours of the chosen date. A large subset of the unsheltered population is also interviewed, providing data that is then used to estimate demographic details of the unsheltered population as a whole at a single point-in-time.

Figure 2 – Homeless by Jurisdiction

²³ The U.S. Department of Housing and Urban Development. "2014 Annual Homeless Assessment Report (AHAR) to Congress." October 2014. <https://www.hudexchange.info/resources/documents/AHAR-2014-Part1.pdf>

²⁴ Applied Survey Research. "Santa Clara County Homeless Census & Survey." 2013. http://www.appliedsurveyresearch.org/storage/database/homelessness/santaclara_sanjose/2013%20Homeless%20Census%20and%20Survey%20Santa%20Clara%206%2028%2013.pdf

HOMELESS CENSUS POPULATION BY JURISDICTION

Jurisdiction	Unsheltered			Sheltered			Total		
	'11	'13	Net Change	'11	'13	Net Change	'11	'13	Net Change
Total Incorporated	4,283	4,944	661	1,772	1,816	44	6,055	6,760	705
City of Campbell	103	91	-12	0	0	0	103	91	-12
City of Cupertino	34	92	58	15	20	5	49	112	63
City of Gilroy	265	125	-140	255	254	-1	520	379	-141
City of Los Altos	5	4	-1	0	0	0	5	4	-1
Town of Los Altos Hills	0	2	2	0	0	0	0	2	2
City of Los Gatos	18	11	-7	0	0	0	18	11	-7
City of Milpitas	139	95	-44	0	0	0	139	95	-44
City of Monte Sereno	11	1	-10	0	0	0	11	1	-10
City of Morgan Hill	176	61	-115	35	0	-35	211	61	-150
City of Mountain View	17	136	119	20	3	-17	37	139	102
City of Palo Alto	106	145	39	45	12	-33	151	157	6
City of San Jose	3,057	3,660	603	977	1,110	133	4,034	4,770	736
City of Santa Clara	132	203	71	264	275	11	396	478	82
City of Saratoga	7	35	28	0	0	0	7	35	28
City of Sunnyvale	213	283	70	161	142	-19	374	425	51
Total Unincorporated	886	730	-156	99	106	7	985	836	-149
San Martin	170	53	-117	99	106	7	269	159	-110
Other	716	677	-39	0	0	0	716	677	-39
Confidential Locations	NA	NA	NA	27	35	8	27	35	8
Total	5,169	5,674	505	1,898	1,957	59	7,067	7,631	564

Note: Changes in the shelter count may reflect changes in shelter designations and listed shelters rather than capacity or usage.

Data Source: 2013 Santa Clara County Homeless Census & Survey
Data Source Comments: Jurisdiction determined by location of the individual during the Point in Time Count, or shelter address.

The Santa Clara 2013 Homeless Point-in-Time Census and Survey was performed using HUD recommended practices for counting and surveying homeless individuals. This study included a field enumeration of homeless individuals residing in Santa Clara County on January 29 and January 30, 2013. On January 29, the cities of Gilroy and Morgan Hill, portions of the cities of Campbell, Los Gatos, Milpitas, San Jose, and the unincorporated areas in the eastern and southwestern parts of the county were enumerated. The following morning, January 30, remaining portions of the cities of Mountain View, Campbell, Milpitas, Los Gatos, and San Jose; the cities of Cupertino, Monte Sereno, Los Gatos Hills, Palo Alto, Saratoga, Sunnyvale, Santa Clara, and the unincorporated areas in the northwestern part of the county were enumerated. **Figure 2** shows the geographic distribution of sheltered and unsheltered homeless persons in Santa Clara County.²⁵

²⁵ Applied Survey Research. "Santa Clara County Homeless Census & Survey." 2013. http://www.appliedsurveyresearch.org/storage/database/homelessness/santaclara_sanjose/2013%20Homeless%20Census%20and%20Survey%20Santa%20Clara%206%2028%2013.pdf

The following definitions provide the methodology for **Table 31** below:

Definitions

- # Experiencing Homelessness Each Year – unduplicated count of all persons enrolled during the program year
- # Becoming Homes Each Year – unduplicated count of persons appearing in HMIS for the first time during the year
- # Exiting Homelessness Each Year – unduplicated count of persons exiting programs to a permanent destination as defined by HUD
- # of Days Persons Experience Homelessness – average of the sums of the lengths of stay for each person

Table 31 - Homeless Needs Assessment (City/County)

Population	Estimate the # of Persons Experiencing Homelessness on a Given Night		Estimate the # Experiencing Homelessness Each Year	Estimate the # Becoming Homeless Each Year	Estimate the # Exiting Homelessness Each Year	Estimate the # Of Days Persons Experience Homelessness
	Sheltered (Mountain View)	*Unsheltered (Countywide)				
Persons in Households with Adult(s) and Child(ren)	2	956	9	5	*	*
Persons in Households with Only Children	2	183	6	1	*	*
Persons in Households with Only Adults	19	5,435	57	20	*	*
Chronically Homeless Individuals (Persons)	2	2,250	16	2	*	*
Chronically Homeless Families (Households)	0	9	0	0	*	*
Veterans	3	579	7	5	*	*
Unaccompanied Child	2	203	6	1	*	*
Persons with HIV	1	93	5	0	*	*
Severely Mentally Ill	5	2,872	16	7	*	*
Chronically Substance Abuse	5	1,010	12	2	*	*
Victims of Domestic Violence	1	431	8	1	*	*

Data Source: HMIS Santa Clara County

Data Source Comment:

This data reflects reports for all HMIS clients who self-declared that their last permanent zip code was in Mountain View, and a proportional inclusion of clients who did not declare a last permanent zip code. "Given Night" estimates derived by taking average from four points in time. *For unsheltered populations, the data presented is aggregate for the County – current methodologies do not break down subpopulation data by jurisdiction. **Data is not available on "Estimate the # exiting homelessness each year" and "Estimate the # of days persons experience homelessness" is not available for multiple populations, please refer to Table 32 and Table 33.

2. If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

While data for each specific homeless subpopulation is not available, as shown in **Table 32** and **Table 33**, there is data for the number exiting homelessness and the average days to obtain housing.

Table 32 - Exited Homelessness (City)

Project Type	# Of Clients Who Obtained Permanent Housing
Emergency Shelter	4
Transitional Housing	6
Rapid Re-Housing	2

Data HMIS Santa Clara County

Source:

Table 33 - Days to Housing (County)

Project Type	Average Days to Housing
Emergency Shelter	61.6
Transitional Housing	319.9
Rapid Re-Housing	84

Data HMIS Santa Clara County

Source:

Nature and Extent of Homelessness:

Table 34 - Race and Ethnic Group of Homeless (City)

Race	Sheltered
White	24
Black or African American	5
Asian	2
American Indian or Alaska Native	2
Native Hawaii or Pacific Islander	1
Multiple Races	23
Ethnicity	Sheltered
Hispanic	23
Non-Hispanic	39

Data Source: HMIS Santa Clara County

Data Source: HMIS data filtered for clients who self-declared that their last permanent zip code was in Mountain View

Comment: Race/Ethnicity for four points in time were averaged. Ethnicity data includes clients for whom race data is not known.

3. Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Within Mountain View between 2013 and 2014 no veteran households with children were served by Santa Clara County HMIS Partner Agencies.²⁶ A total of four Mountain View households with children were served.

4. Describe the nature and extent of homelessness by racial and ethnic group.

Forty-two percent of the City's sheltered homeless population is White, 40 percent is comprised of multiple races, and eight percent is Black or African American. More than half (63 percent) of the City's homeless population is non-Hispanic and 37 percent is Hispanic.

5. Describe the nature and extent of unsheltered and sheltered homelessness.

According to HMIS data, in Mountain View, two sheltered persons in households with adults and children are homeless on any given night, compared to 956 unsheltered homeless individuals countywide. There are two sheltered persons in households with only children, compared to 183 unsheltered homeless individuals countywide. In Mountain View, two sheltered individuals are chronically homeless, compared to 2,250 unsheltered homeless individuals countywide. In Mountain View, there are no sheltered chronically homeless families. Countywide, there are nine sheltered chronically homeless families.

²⁶ CTA 2013-2014. Includes households who reported their last permanent zip code as Mountain View.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d) Requirement

1. Introduction

The following section addresses the needs of special populations and the special housing and service needs they might require. The special needs populations considered in this section include:

- Elderly households
- Persons with disabilities
- Large households
- Female-headed households
- Persons living with AIDS/HIV and their families

2. Describe the characteristics of special needs populations in your community

Elderly Households

HUD defines elderly as age 62 and older and frail elderly as persons who require assistance with three or more activities of daily living such as eating, bathing, walking, and performing light housework. The U.S. Census commonly defines older adults as those aged 65 and older. For the purposes of this analysis, the term elderly refers to those aged 62 and older.

Elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. Unit sizes and access to transit, health care, and other services are important housing concerns for this population. Housing affordability represents a key issue for seniors, many of whom are living on fixed incomes. The demand for senior housing serving various income levels is expected to increase as the baby boom generation ages.²⁷

Eleven percent of City residents (7,931 individuals) are over the age of 65,²⁸ and twenty-two percent of households (7,000) contain at least one person age 62 or older.²⁹ These households are more likely to be LMI, with 49 percent of households containing at least one person age 62 or older (3,455 households) having incomes below 80% AMI, compared to 32 percent for the City.³⁰ LMI households with elderly members are also more likely to experience cost burden, with 54 percent paying more than 30 percent of their income toward housing costs, compared to 34 percent of the jurisdiction as a whole.

²⁷ Joint Center for Housing Studies. "Housing America's Older Adults: Meeting the Needs of an Aging Population." 2014. http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/jchs-housing_americas_older_adults_2014.pdf

²⁸ 2008-2012 ACS

²⁹ 2007-2011 CHAS

³⁰ Ibid

Table 35 - Elderly Population (City)

Income	0-30% AMI	>30-50% AMI	>50-80% AMI	>80- 100% AMI	>100% AMI
Total Households	3,950	3,610	2,595	2,320	18,995
Household Contains at Least One Person 62-74 Years of Age	590	475	505	460	2,125
Household Contains at Least One Person Age 75 or Older	955	550	380	270	690

Data Source: 2007-2011 CHAS

Persons with Disabilities

HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual.

Persons with disabilities can face unique barriers to securing affordable housing that provides them with the accommodations they need. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Access to transit, health care, services, and shopping also are important factors for this population.³¹

Persons with a disability make up approximately six percent of the total population.³² As shown in **Table 36** below, individuals age 65 and older are disproportionately disabled, with nearly one-third (31 percent) of individuals 65 years and older in the City experiencing a disability. Of the disabled population 65 year and older, ten percent (831 individuals) have a self-care difficulty and 17 percent (1,396 individuals) have an independent living difficulty, resulting in over 2,000 elderly individuals who may require supportive housing accommodations.

Table 36 - Disability Status of Population (City)

	Number	Percent
Population 18 to 64 Years	52,291	
With a Hearing Difficulty	434	1%
With a Vision Difficulty	228	0%
With a Cognitive Difficulty	769	2%
With an Ambulatory Difficulty	540	1%
With a Self-Care Difficulty	225	0%
With an Independent Living Difficulty	630	1%
Total With a Disability (18-64 Years Old)	1,820	4%
Population 65 Years And Over	8,114	
With a Hearing Difficulty	992	12%
With a Vision Difficulty	263	3%
With a Cognitive Difficulty	720	9%
With an Ambulatory Difficulty	1,656	20%

³¹ National Council on Disability. "The State of Housing in America in the 21st Century: A Disability Perspective." January 2010. <http://www.ncd.gov/publications/2010/Jan192010>

³² 2011-2012 ACS

	Number	Percent
With a Self-Care Difficulty	831	10%
With an Independent Living Difficulty	1,396	17%
Total With a Disability (65+ Years Old)	2,510	31%
Total Population	4,583	6%

Data Source: 2011-2013 ACS

Large Households

The U.S. Census Bureau defines large households as those with five or more persons. Large households may face challenges finding adequately-sized affordable housing. This may cause larger families to live in overcrowded conditions and/or overpay for housing.

Census data for 2010 shows that the average household size in the City is 2.31 people. **Table 37** demonstrates that seven percent of all households are large households.

Table 37 - Household Size (City)

	Number	Percent
1 persons	10,961	34%
2 Persons	10,125	32%
3 Persons	4,871	15%
4 Persons	3,745	12%
5 or More Persons	2,255	7%
Total Households	31,957	100%

Data Source: 2010 Census

Data Source: Totals may not add up to 100% due to rounding.

Comment:

Female-Headed Families

Single mothers may have a greater risk of poverty than single fathers due to factors such as the wage gap between men and women, insufficient training and education for higher earning jobs, and inadequate or expensive child support services.³³ Female-headed families with children may have unique housing needs such as ease of access to child care, health care, and other supportive services. According to the 2010 Census, single parent, female-headed households with children under the age of 18 accounted for four percent of all City households. This equates to approximately 1,200 single-mother families.³⁴

Persons Living with AIDS/HIV and their Families

In the County, from April 2006 through June 2014, a total of 1,119 cases of HIV were reported; of these, 1,080 individuals are still living (three percent are deceased). During the same time period, a total of 4,655 cases of AIDS was reported; 2,327 are still living (50 percent are deceased).³⁵ According to a 2011 Santa Clara County HIV/AIDS needs assessment survey, the majority of respondents living with

³³ U.C. Berkeley. "Serving Low income Families in Poverty Neighborhoods Using Promising Programs and Practices." September 2004. <http://cssr.berkeley.edu/pdfs/lowIncomeFam.pdf>

³⁴ 2010 Census

³⁵ California Office of AIDS. "HIV/AIDS Surveillance in California." June 2014.

HIV/AIDS represented renter households (71 percent), and 30 percent reported experiencing difficulty getting housing in the six months prior to the survey.³⁶ The rate of individuals living with HIV in the County is 157.5 per 1,000 people.³⁷ Based on Mountain View's population³⁸, there are an estimated 117 individuals living with HIV in Mountain View.

3. What are the housing and supportive service needs of these populations and how are these needs determined?

Stable and affordable housing that is available to persons living with HIV/AIDS and their families is a primary need and helps assure they have consistent access to the level of medical care and supportive services that are essential to their health and welfare. Stable and affordable housing can also result in fewer hospitalizations and decreased emergency room care. In addition, housing assistance, such as short-term help with rent or mortgage payments, may prevent homelessness among persons with HIV/AIDS and their families.³⁹

4. Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.

HIV

Countywide, males represent 85 percent of reported HIV cases. This includes White (45 percent), Hispanic/Latino (32 percent), African American (12 percent), and Asian/Pacific Islander (nine percent) males. Thirty-five percent of the 75 newly reported cases in 2010 were of individuals between 20 and 29 years of age, compared with 14 percent of existing (total living) cases in that age group.⁴⁰

AIDS

Overall, those living with AIDS are older, with 43 percent age 50 and older, compared to 28 percent age 50 and older for those with HIV. Additionally, AIDS incidence is most likely seen among Hispanic/Latino persons (42 percent), followed by Whites (36 percent), Asian Pacific Islanders (11 percent), and African Americans (10 percent).⁴¹

³⁶ Santa Clara County HIV Planning Council for Prevention and Care. "2012-2014 Comprehensive HIV Prevention & Care Plan for San José." 2011.

³⁷ Santa Clara County Public Health Department, enhanced HIV/AIDS reporting system (eHARS), data as of July 2014

³⁸ 2008-2012 ACS

³⁹ National AIDS Housing Coalition. "HOPWA." <http://nationalaidshousing.org/legisadvocacy/hopwa/>

⁴⁰ Ibid.

NA-50 Non-Housing Community Development Needs – 91.215 (f) Requirement

1. Describe the jurisdiction’s need for Public Facilities.

Regional and Community Forums

Regional and community forums were conducted in order to engage the community and highlight areas participants felt were in need of funding. Participants in these engagement activities identified the following needs for public facilities:

- Increase the number of homeless facilities across the County.
- Build youth centers and recreational facilities in different locations throughout the County.
- Support modernization and rehabilitation of senior centers in low income areas.
- Coordinate information services to promote and leverage access to community facilities.

Regional Needs Survey

To gain additional insight on high-priority needs, a regional survey was conducted. Respondents rated the level of need for 14 public facility types in their neighborhoods. The six highest priorities in this category were:

1. Homeless facilities
2. Facilities for abused, abandoned and/or neglected children
3. Educational facilities
4. Mental health care facilities
5. Youth centers
6. Drop-in day center for the homeless

2. How were these needs determined?

Feedback was gathered from the community needs survey and forums, where residents and stakeholders of the City provided input community needs. Please see Appendix A: Citizen Participation Summary for more detail.

3. Describe the jurisdiction’s need for Public Improvements.

Capital Improvement Plan

The City maintains an annual Capital Improvement Plan (CIP) that identifies infrastructure improvements designated for funding during the fiscal year. The CIP continues to fund all annual and periodic “non-discretionary” projects to preserve prior investments in infrastructure and facilities.

Regional and Community Forums

Stakeholders at each of the Consolidated Plan forums highlighted the lack of affordable and accessible transportation services in the County. Programs to augment public transit were cited as necessities. Participants in the forums also emphasized the need for the jurisdictions to:

- Promote complete streets to accommodate multiple transportation modes.

- Focus on pedestrian safety by improving crosswalk visibility and enhancing sidewalks.
- Expand ADA curb improvements.
- Increase access to parks and open space amenities in low income neighborhoods.

Regional Needs Survey

Survey respondents rated the level of need for 15 infrastructure and neighborhood improvements within their neighborhoods. The three highest priorities in this area that they identified were:

1. Street improvements
2. Lighting improvement
3. Sidewalk improvements

4. How were these needs determined?

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input community needs. Please see Appendix A: Citizen Participation Summary for more detail.

5. Describe the jurisdiction’s need for Public Services.

Regional and Community Forums

During the forums, participants emphasized the need to support a broad range of public services. The need to increase services for the homeless was a key concern identified by community members. Emergency and transitional housing, comprehensive services at homeless encampments (e.g., basic shelter facilities, health care referrals), and rental assistance programs for the homeless were frequently identified by participants as critical needs. Another common topic was the need to address the housing crisis facing seniors in the County. Forum participants noted that elderly renter households experience numerous housing issues, including cost burden. The primary needs that were identified include:

- Comprehensive services at homeless encampments (e.g., outreach, health, referrals)
- Food assistance and nutrition programs for low income families, seniors and disabled individuals
- Health care services for seniors and low income families
- Mental health care services for homeless and veterans
- Accessible and affordable transportation services
- Free, year-round programs and activities for youth (e.g., recreation programming, sports)
- Services that reduce senior isolation
- Increased funding for and coordination of service providers of vulnerable populations

Regional Needs Survey

Survey respondents rated the level of need for 23 public service improvements in their neighborhoods. The six highest priorities in this area were:

1. Emergency housing assistance to prevent homelessness (52.3%)
2. Access to fresh and nutritious foods (49.8%)
3. Homeless services (49.6%)
4. Abused, abandoned and/or neglected children services (49.5%)
5. Transportation services (46.4%)
6. Mental health services (46.4%)

6. How were these needs determined?

Feedback was gathered from the community needs survey and forums, where residents and stakeholders of the City provided input community needs. Please see Appendix A: Citizen Participation Summary for more detail.

Housing Market Analysis

MA-05 Overview

1. Housing Market Analysis Overview

Mountain View is in the San Jose-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), the third most expensive rental market in the nation. Renters in this HMFA must earn at least \$31.70 an hour to afford the average two bedroom apartment.⁴² Rental housing throughout the County is becoming increasingly more expensive and the affordability gap is widening. According to the Cities Association of Santa Clara County and Housing Trust Silicon Valley, “the Association of Bay Area Governments (ABAG), projects that over the next 25 years, 57 percent of all household growth in the Bay Area will consist of very low- and low income households. The State’s Employment Development Department projects that more than half of the jobs created in the next five years in Santa Clara County will pay \$11.00 per hour or less. In addition, much of the growth is expected to be with senior households”.⁴³

Rising home prices are a response to an imbalance between supply and demand. An adequate housing supply is critical to keeping housing affordable, and affordable housing is among the most important contributors to household welfare. The need for more affordable housing is demonstrated by the large difference between income and housing costs for low income (LMI) households. There is also a strong need for a diverse mixture of new housing stock to serve the needs of the region’s current and future population.

The City has some of the highest housing costs in the nation, with median home values and median contract rents rising exponentially in the last decade. Home values saw a 72 percent increase and median rent saw a 92 percent increase. Currently, the City would need approximately 1,555 additional affordable housing units to match the housing needs of the population earning below 80% AMI. Home values and rent prices are projected to continue to rise during this period of economic growth for the region, so it is vital to maintain affordable housing for the most vulnerable populations.

Compared to the rest of the County, the City has a higher proportion of units in large multi-family buildings and a smaller percentage in single-family homes.⁴⁴ The City also has a lower average household size than neighboring communities.

The following provides a brief overview of the results of the Market Analysis, with more detail included in each corresponding section of this chapter:

MA-10 Number of Housing Units

- The City is primarily a city of renters and multi-family units. Fifty-seven percent of all units in the City are occupied by renter households and 55 percent of all housing units are multi-family

⁴² National Low Income Housing Coalition. “Out of Reach.” 2014. <http://nlihc.org/sites/default/files/oor/2014OOR.pdf>

⁴³ Cities Association of Santa Clara County and Housing Trust Silicon Valley. “Affordable Housing Landscape & Local Best Practices.” December 2013.

⁴⁴ City of Mountain View. “2015-2023 Housing Element.” May 2014.

homes. Overall, the City is comprised of 30 percent single-family homes, 55 percent multi-family developments, and three percent mobile homes.

- As of 2012, the City had a total housing stock of 32,955 units, representing an approximately two percent increase from 2000.
- Compared to the County as a whole, the City's housing market has a significantly higher number of multi-family residential developments.

MA-15 Cost of Housing

- Thirty-four percent (32 percent of owner households and 40 percent of renter households) of households in the City experience cost burden and spend more than 30 percent of their income on housing costs.
- The City needs approximately 1,555 additional affordable housing units to match the housing needs of the population earning below 80% AMI.

MA-20 Condition of Housing

- While 48 percent of the City's housing stock is over 40 years old and may require maintenance and repair, the tight rental market resulted in numerous apartment upgrades by investors, leading to a supply of housing units that are in generally good condition.
- Three-quarters (75 percent) of all households in the City live in units built before 1980 and have potential exposure to lead-based paint (LBP).
- An estimated 7,378 units that are a potential LBP hazard are occupied by LMI households and approximately 1,364 households live in housing with risk of LBP and contain children age 6 or younger.

MA-25 Public and Assisted Housing

- The Housing Authority of the County of Santa Clara (HACSC) develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County.
- HACSC has been a Moving to Work (MTW) agency since 2008. In this time, the agency has developed 31 MTW activities. The vast majority of its successful initiatives have been aimed at reducing administrative inefficiencies, which in turn opens up more resources for programs serving LMI families.

MA-30 Homeless Facilities

- As per the 2014 Housing Inventory Count (HIC) 6,320 beds are available for homeless individuals and families in the County. 358 beds are under development.
- Housing facilities for homeless individuals and families include emergency shelters, transitional housing, permanent supportive housing, and safe havens.

MA-35 Special Needs Facilities

- Individuals with special needs, such as the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, and others, require facilities and services to ensure that they receive appropriate supportive housing.

- The City has a total of 152 supportive housing beds available for persons with health-related conditions.

MA-40 Barriers to Affordable Housing

- Zoning restrictions, parking requirements, and diminishing funding are examples of governmental constraints that can hinder affordable housing and residential development.
- Opportunities in the City for new development must come from infill. The City's lack of available land has also increased land costs, which makes it more expensive and difficult to acquire land for the development of affordable housing.

MA-45 Non-Housing Community Development Assets

- Ninety percent of City residents age 25 and older have a high school diploma or higher and 60 percent have a bachelor's degree or higher. Almost one in three residents age 25 and older have a graduate or professional degree.
- Residents with advanced and professional degrees have significantly higher median incomes than those without. Holders of bachelor's degrees have an approximately 89 percent higher median income than those with only an associate's and those with a graduate degree or professional degree having a 149 percent higher median income.

MA-10 Number of Housing Units – 91.210(a) & (b)(2) Requirement

1. Introduction

The City is primarily a city of renter households and multi-family units. Fifty-seven percent of all units in the City are occupied by renter households and 55 percent of all housing units are multi-family homes. Overall, the City consists of 30 percent single-family homes, 55 percent multi-family developments, and three percent mobile homes. As of 2012, the City had a total housing stock of 32,955 units, representing an approximately two percent increase from 2000.⁴⁵

Compared to the County as a whole, the City’s housing market has a significantly higher number of multi-family residential developments. Forty-seven percent of all housing units within the City are multi-family developments of five or more units, compared to only 25 percent countywide. Even with the higher amount of multi-family housing units, housing in the City is in short supply. ACS 2008-2012 5-Year Estimates report vacancy rates for California at 2.1 percent for homeowner housing and 5 percent for rental housing. In the City, the vacancy rates are much lower: 1.2 percent for homeowner housing and 2.9 percent for rental housing.

Table 38 - Multi-family Developments of Five Units or More (City/County)

Jurisdiction	# of Units	% of Units
Santa Clara County	160,265	25%
City of Mountain View	15,386	47%
City of Cupertino	4,420	21%
City of Gilroy	1,941	13%
City of Sunnyvale	20,560	37%
City of Palo Alto	8,549	31%
City of San Jose	74,706	24%
City of Santa Clara	16,637	37%

Data Source: 2007-2011 ACS

Data Source: Table includes multi-family developments of 5 units or more

Comments:

Table 39 - Residential Properties by Unit Number (City)

Property Type	Number	%
1-unit detached structure	9,986	30%
1-unit, attached structure	3,918	12%
2-4 units	2,696	8%
5-19 units	5,154	16%
20 or more units	10,232	31%
Mobile Home, boat, RV, van, etc.	1,053	3%
Total	33,039	100%

Data Source: 2007-2011 ACS

Data Source: Totals may not add up to 100% due to rounding

Comment:

⁴⁵ 2008-2012 ACS 5-Year Estimates; 2000 Census

Table 40 - Unit Size by Tenure (City)

	Owner Households		Renter Households	
	Number	%	Number	%
No bedroom	76	1%	1,203	7%
1 bedroom	666	5%	7,853	43%
2 bedrooms	3,424	26%	6,473	36%
3 or more bedrooms	9,111	69%	2,663	15%
Total	13,277	101%	18,192	101%

Data Source: 2007-2011 ACS

Data Source: Totals may not add up to 100% due to rounding.

Comment:

2. Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Subsidized Rental Units

As shown in **Table 41**, there are 1,116 assisted housing units currently in the City and 74 more assisted units under construction. The properties are owned by affordable housing developers. Many of these housing developments also provide on-site support services. The City helped fund the development of these units using federal CDBG and HOME funds and local BMR, Housing Set Aside, and Housing Impact Fee funds.⁴⁶

Table 41 - Subsidized Rental Units (City)

Existing Subsidized Rental Complexes	Street Address	Total Units ⁴⁷	Assisted Units	Funding Source	Funding Source Expiration Year	Affordability Levels of Assisted Units	
						Up to 50% AMI	Up to 80% AMI
San Veron Park	870 San Vernon Avenue	32	32	HOME	2044	24	8
Sierra Vista	1909 Hackett Avenue	34	34	CDBG	2070	34	-
Paulson Park Apts I	111 Montebello Avenue	149	148	LIHTC HOME CDBG	2029 2073 2034	88	60
Paulson Park Apts II	90 Sierra Vista Avenue	104	104	LIHTC HOME CDBG	2063 2063 2063	104	-
The Fountains	2005 San Ramon Avenue	124	123	LIHTC HOME	2060 2044	123	-
Monte Vista Terrace	1101 Grant Road	150	149	LIHTC	2060	-	149

⁴⁶ City of Mountain View. "2015-2023 Housing Element." May 2014.

⁴⁷ These figures include manager units, which are typically not accompanied by income restrictions.

Existing Subsidized Rental Complexes	Street Address	Total Units 47	Assisted Units	Funding Source	Funding Source Expiration Year	Affordability Levels of Assisted Units	
						Up to 50% AMI	Up to 80% AMI
Maryce Freelen Place	2230 Latham Street	74	74	LIHTC HOME CDBG	2044	44	30
San Antonio Place	210 San Antonio Circle	120	118	LIHTC CDBG HOME	2052 2057	118	-
Shorebreeze Apts	460 N. Shoreline Blvd	120	120	LIHTC HOME CDBG	2058 Life of Project Life of Project	72	48
Tyrella Gardens	449 Tyrella Avenue	56	56	CDBG LIHTC	2058 2059	17	39
Ginzton Terrace	375 Oaktree Drive	107	107	LIHTC CDBG CCRC	2048 2038 2035	53	54
Franklin Street Apts	135 Franklin Street	51	51	LIHTC CDBG RDA BMR	2061 2066 2066 2066	51	0
Total:		1121	1116	-	-	728	388
Subsidized Rental Complexes Under Construction	Street Address	Total Units	Assisted Units	Funding Source	Estimated Completion Date	0-50% AMI	0-80% AMI
Studio 819	819 N. Rengstorff Avenue	49	48	LIHTC BMR	May 2015	48	0
1585 El Camino Real West Studio Project	1581-1585 El Camino Real West	27	26	LIHTC HOME BMR	June 2015	26	0
Total:		76	74			74	

Legend:

LIHTC – Low Income Housing Tax Credits

CDBG- Community Development Block Grant

HOME- Home Investment Partnership

CCRC – California Community Reinvestment Corporation

Data Source: City of Mountain View Housing Element, 2014

Sixty-five percent of existing subsidized (assisted) units in the City target households earning up to 50% AMI (very low income households). When the units under construction are taken into account, the percentage of subsidized units serving very low income households increases to 67 percent, which is two-thirds of the total number of subsidized units.

Below Market Rate (BMR) Rental and Ownership Units

To help fund new affordable units, the City implements a Below Market Rate (BMR) Housing Program, which requires developers to reserve a percentage of units for lower-income households or pay an in-

lieu fee. To date, the City has developed eight ownership BMR units and four BMR rental units under the BMR Program. Due to the high cost of new ownership housing, most developers opt to pay the in-lieu fee. For this reason, new BMR ownership units are not expected to be generated within the next five years. Approximately 30 additional BMR rental units are anticipated to be developed during the 2015-2020 Consolidated Plan period.

When units are not constructed the BMR in-lieu fees collected are pooled with Housing Impact Fees assessed on new office, industrial, hotel, and retail development and Rental Housing Impact Fees assessed on new market rate rental development. The pooled funds are then leveraged with LIHTC's and CDBG and HOME to develop subsidized rental units such as those summarized in **Table 41**.

Section 8 Housing Choice Vouchers

Lower-income households in Mountain View also receive rental assistance through the countywide Section 8 program, which is funded through HUD and administered by HACSC. Under the Section 8 program, HACSC issues a voucher to an eligible household and the household selects a unit of its choice. HACSC pays a portion of the tenant's monthly rent based on their household income and the tenant pays the remaining share. Santa Clara County residents receive preference over non-residents when applying for Section 8. Assistance is targeted as follows: 75 percent entering the program must be at 0-30% AMI and the remaining 25 percent must be no higher than 50% AMI. As of November 2014, there were 268 existing Section 8 Housing Choice Voucher holders in Mountain View.

HUD also provides project-based Section 8 vouchers associated with particular developments. HACSC administers the Project Based assistance through an agreement with the property owner who deed-restricts a certain number of units as affordable to lower income households. More information on the Section 8 Choice and Project Based Voucher programs is provided in NA-35 Public Housing. As of November 2014, there were 58 Project Based Voucher units in Mountain View.

HACSC Properties in Proximity of Mountain View

Although, HACSC doesn't operate any properties within the City, there are HACSC properties located within ten miles of Mountain View and their income limits are as shown in **Table 42** below.

Table 42 - HACSC Housing Properties (County)

Project Name	City	Income Limit	Number of Units	Housing Type
Opportunity Center†	Palo Alto	50% AMI	89	Senior Tax Credit Housing
Bracher Senior Apartments	Santa Clara	50% AMI	72	Senior Tax Credit Housing
Eklund I Apartments†	Santa Clara	50% AMI	10	Family Tax Credit Housing

Project Name	City	Income Limit	Number of Units	Housing Type
Eklund II Apartments†	Santa Clara	50% AMI	6	Public and Other HUD Assisted Housing
Klamath Gardens	Santa Clara	50% AMI	17	Family Tax Credit Housing
Miramart†	Santa Clara	50% AMI	16	Senior Tax Credit Housing

Data HACSC

Source:

Data Source †These properties include Project-Based Vouchers or Project Based Assistance.

Comments:

3. Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no units at risk of conversion within this five-year planning period.

4. Does the availability of housing units meet the needs of the population?

Based on the number of cost burdened and severely cost burdened households in the Needs Assessment, the demand for subsidized rental units exceeds the supply of affordable units. Demand for subsidized units is particularly pronounced for households earning below 50% AMI (extremely low and very low income households).

To help meet the demand for subsidized rental units, the City has established a Below-Market-Rate (BMR) program, a Rental Housing Impact Fee ordinance, and Housing Impact Fee ordinance. All of these Council-adopted activities generate fees that are leveraged with other funding sources to produce subsidized rental units that primarily serve households with incomes less than 50% AMI. Units developed under the BMR ownership program target households earning between 80% and up to 100%, while BMR rental units are restricted to households between 50% and 80% AMI.

Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022

While the City has been proactive in working to meet the affordable housing needs, the demand and resources have historically been out of balance due to the extreme cost of living in the Bay Area. Santa Clara County’s allocation housing need for the four income groups during the 2014-2022 planning period is 58,836 units categorized as follows:⁴⁸

- 0-50% AMI: 16,158 units
- 51-80% AMI: 9,542 units
- 81-120% AMI: 10,636 units
- Above 120% AMI: 22,500 units

⁴⁸ Association of Bay Area Governments. “Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022.” 2013. www.abag.ca.gov/planning/housingneeds/pdfs/2014-22_RHNA_Plan.pdf

As shown in **Table 43**, the City’s total housing need for the current Regional Housing Need Allocation (RHNA) period is 2,926, roughly five percent of the countywide regional housing need. The City is not required to construct the units, but must show that the adequate zoning or land use policies are in place to accommodate future housing growth.

Table 43 - 2014-2022 Regional Housing Need Allocation (City)

Income Group	Number of Units	Percent of Total
Very Low 0-50%	814	26%
Low 51-80%	492	15%
Moderate 81-120%	527	17%
Above Moderate 120%+	1,093	42%
Total	2,926	100%

Data Source: Regional Housing Needs Assessment, ABAG, July 2013.

Data Source: Totals may not add up to 100% due to rounding

Comment:

5. Describe the need for specific types of housing/

As discussed in the Needs Assessment, several special needs populations require affordable housing, such as the homeless or at-risk of homelessness, large households, female-headed households with children, seniors and disabled individuals. As shown on **Table 44** below, the vast majority of HACSC clients fall into one of these special needs categories.⁴⁹ HACSC reports that smaller unit sizes and accessibility to transit, health care, and other services are housing needs for the senior population. The same often holds true for disabled individuals.

Table 44 - HACSC Special Needs Populations (County)

GROUP	NUMBER OF HACSC PARTICIPANT HOUSEHOLDS	PERCENTAGE OF HACSC PARTICIPANT HOUSEHOLDS ¹	NUMBER OF TOTAL COUNTY HOUSEHOLDS	PERCENTAGE OF TOTAL COUNTY HOUSEHOLDS
Seniors (excludes disabled)	1,532	10%	129,728	21.7%
Disabled (includes seniors)	6,626	44%	48,336 ²	8% ^{2,3}
Female HOH w/ children	10,622	71%	31,895	5%
Large Families	1,988	13%	90,630	15%
Homeless	1,072	7%	7,067 ²	<1% ²
Chronically Homeless	181	1%	2,520 ²	<1% ²

¹Please note that the total percentage of HACSC Participant Households is greater than 100% because participants may fall into more than one category.

²These numbers are estimates. The U.S. Census and Homeless Survey track the number of homeless and disabled individuals, not households.

³Individuals with disabilities comprise 8% of the County’s population. The chart assumes that 8% of all the County’s households have a member with a disability. The actual number of disabled households in the County is difficult to accurately track as the U.S. Census does not specifically track the number of disabled households. It is likely that the number of disabled households in the County is higher than 8% since it is more likely that one disabled individual lives in a household as opposed to multiple disabled individuals living a household.

Data Source: Housing Authority of the County of Santa Clara, Housing Needs Assessment, 2013

⁴⁹ Housing Authority of the County of Santa Clara, Housing Needs Assessment, 2013

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) Requirement

1. Introduction

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems relate directly to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30 percent of their gross income toward housing costs, including utilities. This section provides an overview of the overall cost of housing in the City.

As stated in the Needs Assessment, cost burden is the most common housing problem, with 34 percent of households in the City experiencing either cost burden or severe cost burden. Among owner households, 32 percent are cost burdened and 13 percent are severely cost burdened. Among renter households, 36 percent are cost burdened and 18 percent are severely cost burdened.

As was discussed in MA-05, in the San Jose-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), which includes the City, renter households must earn at least \$31.70 an hour to afford a market-rate two bedroom apartment; this causes the region to be the third most expensive rental market in the nation.⁵⁰ Rental housing in Mountain View is becoming increasingly more expensive and the affordability gap is widening. With the increasing median home value outpacing the median income level by 20 percent, homeownership remains out of reach for many households.

Table 45 - Cost of Housing (City)

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	\$464,800	\$800,000	72%
Median Contract Rent	\$1,165	\$2,239	92%

Data Source: 2000 Census (Base Year), DQNews 2013 (Most Recent Year Home Value)/ City of Mountain View Housing Element 2015-2023 (Most Recent Year Contract Rent)

Table 46 - Rent Paid (City)

Rent Paid	Number	%
Less than \$500	1,180	6.5%
\$500-999	2,416	13.3%
\$1,000-1,499	7,085	39.0%
\$1,500-1,999	4,756	26.1%
\$2,000 or More	2,755	15.1%
Total	18,192	100.0%

Data Source: 2007-2011 ACS

Data Source: Totals may not add up to 100% due to rounding.

Comment:

⁵⁰ National Low Income Housing Coalition. "Out of Reach." 2014. <http://nlihc.org/sites/default/files/oor/2014OOR.pdf>

Table 47 - Housing Affordability (City)

% Units Affordable to Households Earning	Renter Households	Owner Households
30% AMI	740	No Data
50% AMI	1,800	450
80% AMI	5,000	610
100% AMI	No Data	795
Total	7,540	1,855

Data Source: 2007-2011 CHAS

Table 48 - Affordable Housing Supply Versus Need (City)

Income Range	Total Units Available (Renter and Owner Units)	Total Households	Gap
30% AMI	740	3950	-3,210
50% AMI	2,250	3610	-1,360
80% AMI	5,610	2595	3,015
Total	8,600	10,155	-1,555

Data Source: 2007-2011 CHAS

Table 49 - 2013 Median Home Prices (City)

Community	Zip	Sales	% Change	Median Price	% Change	High Price	\$/Sq.Ft.	% Change
Mountain View	94040	310	-10.40%	\$1,125,000	3.69%	\$4,200,500	\$798	10.47%
Mountain View	94041	98	-47.31%	\$1,065,000	21.09%	\$3,564,000	\$765	21.65%
Mountain View	94043	351	4.78%	\$700,000	7.03%	\$5,250,000	\$651	18.56%

Data Source: DQ News

Data Source: Data includes new and resale single-family homes and condos

Comment:

Table 50 - Monthly Rent (City)

Monthly Rent (\$)	Efficiency (No Bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,079	\$1,262	\$1,610	\$2,270	\$2,574
High HOME Rent	\$1,079	\$1,199	\$1,441	\$1,656	\$1,828
Low HOME Rent	\$918	\$985	\$1,183	\$1,369	\$1,528

Data Source: HUD FMR and HOME Rents

Table 51 - Inventory of Rental Units (City)

Unit Type and Bedrooms	Units Advertised	Rental Range	Median Rent
Apartments			
1	25	\$750 - \$3,775	\$2,295
2	15	\$2,055 - \$5,785	\$2,880
3+	3	\$2,450 - \$6,065	\$4,090
Condominiums/Townhomes			
1	2	\$1,600 - \$3,400	\$2,500
2	5	\$2,150 - \$4,950	\$3,470
3+	3	\$3,900 - \$9,085	\$3,930
Single-Family Homes			
2	2	\$5,900	\$1,698
3+	6	\$3,875 - \$8,500	\$6,200

Data Source: City of Mountain View Housing Element 2015-2023

2. Is there sufficient housing for households at all income levels?

There is a disparity between the need and inventory of affordable housing in the City. According to 2007-2011 CHAS data, approximately 3,950 households in the City earn less than 30% AMI, yet there are only 740 units available that are affordable to these households. In total, there are 8,600 units affordable for LMI households; however, 10,155 households within this income bracket are in need of housing. This reflects a total deficit of 1,555 units for LMI households.

While the City has been proactive in working to meet the affordable housing needs, the demand and resources have historically been out of balance due to the high cost of living in the Bay Area. The RHNA is the process by which each community is assigned its share of the housing need, per State law, for an eight-year period. The RHNA identifies each jurisdiction's responsibility for planning for housing, and is divided into four income categories that encompass all levels of housing affordability. The City's allocation housing need for the four income groups⁵¹ during the 2014-2022 period⁵² is:

- 0-50% AMI: 814 units
- 51-80% AMI: 492 units
- 81-120% AMI: 527 units
- Above 120% AMI: 1,093 units.

As shown in **Table 52**, the City's total housing need for the current RHNA period is 2,926. The City is not required to construct the units, but must show that the adequate zoning or land use policies are in place to accommodate future housing growth.⁵³

Table 52 - Regional Housing Need Allocation 2014-2022 (County)⁵⁴

⁵¹ California Department of Housing and Community Development. "Income Limits."

<http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>

⁵² Association of Bay Area Governments. "Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022." 2013.

⁵³ City of Mountain View. "2015-2023 Housing Element." May 2014.

⁵⁴ Association of Bay Area Governments. "Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022." 2013.

Regional Housing Need Allocation for Santa Clara County					
	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total
Santa Clara County					
Campbell	253	138	151	391	933
Cupertino	356	207	231	270	1,064
Gilroy	236	160	217	475	1,088
Los Altos	169	99	112	97	477
Los Altos Hills	46	28	32	15	121
Los Gatos	201	112	132	174	619
Milpitas	1,004	570	565	1,151	3,290
Monte Sereno	23	13	13	12	61
Morgan Hill	273	154	185	316	928
Mountain View	814	492	527	1,093	2,926
Palo Alto	691	432	278	587	1,988
San Jose	9,233	5,428	6,188	14,231	35,080
Santa Clara	1,050	695	755	1,593	4,093
Saratoga	147	95	104	93	439
Sunnyvale	1,640	906	932	1,974	5,452
Santa Clara County Unincorporated	22	13	214	28	277
	16,158	9,542	10,636	22,500	58,836

Data Source: Association of Bay Area Governments

3. How is affordability of housing likely to change considering changes to home values and/or rents?

Overall, income in the City is not keeping pace with rising housing costs. From 2000-2013 home prices increased 72 percent and rents increased 92 percent. During the same period of time, the median household income increased 58 percent (from \$69,362 to \$109,802).⁵⁵ This is a conservative estimate, as multiple 2014 studies have indicated Silicon Valley is one of the most expensive housing markets in the country.^{56 57 58}

4. How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

As seen in **Table 52** above, for nearly all unit sizes HOME and Fair Market Rent (FMR) limits are considerably lower than the median rents experienced by households in the City. According to the City of Mountain View 2015-2023 Housing Element, the average monthly rent for a 1-bedroom, 2-bedroom, or 3-bedroom apartment were \$1,033, \$1,260, and \$1,820 more expensive than FMR limits respectively.

⁵⁵ 2013 ACS

⁵⁶ Silicon Valley Business Journal. "When the Median Home Price is \$4.6 million: Silicon Valley Claims 3 of Nation's 10 most Expensive Housing Markets." <http://www.bizjournals.com/sanjose/news/2014/07/07/when-the-median-home-price-is-4-6-million-silicon.html>

⁵⁷ Forbes. "Silicon Valley Dominates 2013 List of America's Most Expensive ZIP Codes."

<http://www.forbes.com/sites/morganbrennan/2013/10/16/silicon-valley-tech-enclaves-top-our-list-of-americas-most-expensive-zip-codes/>

⁵⁸ Huffington Post. "10 Most Affordable Housing Markets in America." http://www.huffingtonpost.com/2014/11/15/most-affordable-homes-in-the-us_n_6147890.html

In such a competitive and high-priced market, strategies that preserve or produce additional affordable housing do more to ensure long-term affordability for LMI residents. Due to the economics of the private market, programs such as Section 8 vouchers that provide tenant-based rental assistance might not be as feasible. Strategies that produce housing multiply the impact of available funds by increasing the number of households that can be served over a period of time, especially when HOME rents are considerably lower than those found throughout the City.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) Requirement

1. Introduction

HUD defines housing “conditions” similarly to the definition of housing problems previously discussed in the Needs Assessment. These conditions are:

1. More than one person per room
2. Cost burden greater than 30 percent
3. Lack of complete plumbing
4. Lack of complete kitchen facilities

2. Definitions

The City defines substandard housing as buildings or units that meet any of these conditions⁵⁹ from Section 108 of their Property Maintenance Code:

- Unsafe structures – An unsafe structure is one that is found to be dangerous to the life, health, property, or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- Imminent danger – When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith.
- Unsafe conditions – If a building has conditioned that are unsafe it shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required.

Standard condition housing is defined as being in compliance with the conditions listed above.⁶⁰

⁵⁹ City of Mountain View. Property Maintenance Code Section 108.

⁶⁰ Ibid.

Table 53 - Condition of Units (City)

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With One Selected Condition	4,217	32%	6,351	35%
With Two Selected Conditions	114	1%	972	5%
With Three Selected Conditions	10	0%	12	0%
With Four Selected Conditions	0	0%	0	0%
No Selected Conditions	8,936	67%	10,857	60%
Total	13,277	100%	18,192	100%

Data Source: 2007-2011 ACS

Table 54 - Year Unit Built (City)

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or Later	1,152	9%	776	4%
1980-1999	3,063	23%	3,421	19%
1950-1979	7,675	58%	12,800	70%
Before 1950	1,387	10%	1,195	7%
Total	13,277	100%	18,192	100%

Data Source: 2007-2011 CHAS

Data Source: Totals may not add up to 100% due to rounding

Comment:

Table 55 - Risk of Lead-Based Paint (City)

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,062	68%	13,995	77%
Housing Units Built Before 1980 with Children Present	834	6%	530	3%

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Table 56 - Vacant Units (City)

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	-	-	-
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

Data Source: Data on vacant units or suitability for rehabilitation is not collected by the City

Comments:

Table 57 - Occupancy Status by Tenure (City)

	#	%
Occupied Housing Units	31,469	95%
Vacant Housing Units	1,570	5%
Total	33,039	100%

Data Source: 2010 Census/City of Mountain View Housing Element 2015-2023

Data Source: Totals may not add up to 100% due to rounding

Comment:

3. Need for Owner and Rental Rehabilitation

Characteristics commonly used to evaluate the housing supply, and the potential need for rehabilitation are the age of housing stock, the number of vacant/abandoned units, and the risk of lead-based paint. While 48 percent of the City's housing stock is over 40 years old and may require maintenance and repair, the tight rental market resulted in numerous apartment upgrades by investors, leading to a supply of housing units that are generally in good condition.⁶¹ However, a 2003 building survey found that seven percent of the multi-family units (1,129 units) in the City were soft-story buildings and susceptible to earthquake damage, and City Code Enforcement staff have indicated the existence of some dilapidated multi-family housing units.⁶²

4. Estimated Number of Housing Units Occupied by Low Income Families with LBP Hazards

Building age is used to estimate the number of homes with lead-based paint (LBP), as LBP was prohibited for use on residential units built after 1978. For the purposes of this plan, units built before 1980 are used as a baseline for units that contain LBP. **Table 55** shows that 75 percent of all units (23,057 units) were built before 1980. Additionally, as explained in the Needs Assessment, 32 percent of households within the City are LMI. Assuming LMI households are spread equally throughout potential LBP and non-LBP units and using this percentage as a baseline, LMI families could occupy roughly a third or 7,378 units with LBP risk. It is important to note that many of these potential LBP units have been substantially rehabilitated where lead and other hazards were abated as part of that process, but the exact number of abated LBP units is uncertain.

5. Discussion

Children six years of age and younger have the highest risk of lead poisoning as they are more likely to place their hands and other objects into their mouths. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities. As shown in **Table 55**, approximately 1,364 households live in housing with risk of LBP and contain children age 6 or younger.

The City's Lead Based Paint Management Plan requires property owners that use CDBG or HOME funds to test units with LBP risk and to distribute educational materials in non-senior properties built before 1978 that have been substantially rehabilitated and no longer pose LBP risk.⁶³

⁶¹ City of Mountain View. "Housing Element." 2015-2013.

⁶² Ibid.

⁶³ City of Mountain View Lead Based Paint Management Plan

MA-25 Public and Assisted Housing – 91.210(b) Requirement

1. Introduction:

As discussed in the Needs Assessment, HACSC assists approximately 17,000 households through Section 8. The Section 8 waiting list contains 21,256 households, including 415 Mountain View applicants and the wait for assistance is estimated to be ten years. HACSC also develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County. HACSC's programs are targeted toward LMI households, and more than 80 percent of their client households are extremely low income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.⁶⁴

In 2008 HACSC entered into a ten-year agreement with HUD to become a Moving to Work agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.⁶⁵ Additionally, HACSC has used Low Income Housing Tax Credit financing to transform and rehabilitate 535 units of public housing into HACSC-controlled properties. The agency is an active developer of affordable housing and has either constructed, rehabilitated, or assisted with the development of more than 30 housing developments that service a variety of households, including special needs households.⁶⁶

Table 58 below displays the public housing inventory and housing vouchers maintained by HACSC in the County. HACSC has four two-bedroom family public housing units in its portfolio; they are located in the City of Santa Clara. Approximately 16,387 housing vouchers are in use countywide.

Table 58 - Total Number of Units by Program Type (County)

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of Units/Vouchers Available	0	42	0	10,931	666	9,362	740	100	63
# of Accessible Units	-	-	-	-	-	-	-	-	-

* includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: HACSC

Data Source: HACSC does not collect data on whether or not households use a voucher for an accessible unit.

Comment:

2. Describe the supply of public housing developments.

⁶⁴ Housing Authority of the County of Santa Clara. "Welcome to HACSC." <http://www.hacsc.org/>

⁶⁵ HACSC. "Moving to Work (MTW) 2014 Annual Report." September 2014.

⁶⁶ Housing Authority of the County of Santa Clara. "Welcome to HACSC." <http://www.hacsc.org/>

Not applicable. There are no public housing developments located in the jurisdiction.

3. Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan.

Not applicable.

4. Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

5. Describe the restoration and revitalization needs of public housing units in the jurisdiction.

Not applicable.

6. Describe the public housing agency's strategy for improving the living environment of lower income families residing in public housing.

HACSC has been a Moving to Work agency since 2008. In this time the agency has developed 31 MTW activities. The vast majority of their successful initiatives have been aimed at reducing administrative inefficiencies, which in turn opens up more resources for programs aimed at LMI families.⁶⁷ The following is excerpted from HACSC's August 2014 Board of Commissioner's report:

"HACSC's Family Self Sufficiency (FSS) Program is designed to provide assistance to current HACSC Section 8 families to achieve self-sufficiency. When a family enrolls in the five-year program, HPD's FSS Coordinator and LIFESteps service provider helps the family develop self-sufficiency goals and a training plan, and coordinates access to job training and other services, including childcare and transportation. Program participants are required to seek and maintain employment or attend school or job training. As participants increase their earned income and pay a larger share of the rent, HACSC holds the amount of the tenant's rent increases in an escrow account, which is then awarded to participants who successfully complete the program. HACSC is currently in the initial stages of creating a pilot successor program to FSS under the auspices of its MTW flexibility called Focus Forward."⁶⁸

Every year, HACSC provides a report to HUD on the previous year's activities in its FSS program. Table 59 below represents a summary of what was reported to HUD for the County's and the City of San Jose's FSS programs.

⁶⁷ HACSC. "Moving to Work (MTW) 2014 Annual Report." September 2014.

⁶⁸ HACSC. "Housing Programs Department (HPD) Monthly Board Report." August 2014.

Table 59 - HACSC Family Self Sufficiency Report (County)

CY2013 Family Self Sufficiency Report	
How many households were actively case-managed?	266
How many individuals received services?	266
How many households successfully completed their Contract of Participation?	28
What is the cost per family to coordinate services?	\$1,899
How many FSS households increased their income?	80
What was the average dollar increase in annual household income?	\$12,431
How many households experienced a reduction in cash welfare assistance?	19
How many households ceased receiving cash welfare assistance as a result of increased household income?	11
How many new FSS escrow accounts were established with positive balances?	22
What was the total value of FSS escrow accounts disbursed to graduating households?	\$300,190
How many households were able to move to non-subsidized housing?	5

Data Source: HACSC Board Report August 2013

MA-30 Homeless Facilities and Services – 91.210(c) Requirement

1. Introduction

Various organizations within the County provide housing facilities and services for the homeless, including Abode Services, Catholic Charities of Santa Clara County, Community Solutions, HomeFirst, and InnVision Shelter Network, among others. Housing facilities for homeless individuals and families include emergency shelters, transitional housing, permanent supportive housing, and safe havens. Housing services available include outreach and engagement, housing location assistance, medical services, employment assistance, substance abuse recovery, legal aid, mental health care, veteran services, public assistance benefits and referrals, family crisis shelters and childcare, domestic violence support, personal good storage, and personal care/hygiene services.

Table 60 - Facilities and Housing Targeted to Homeless Households (County)

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	257	70	619	1602	6
Households with Only Adults	314	271	522	2081	309
Chronically Homeless Households	0	0	0	979	310
Veterans	30	0	152	809	0
Unaccompanied Youth	22	0	0	0	0

Data HMIS Santa Clara County

Source:

Data Source List includes DV Shelters. Numbers are duplicate for Unaccompanied Youth and Unaccompanied Children. Data includes

Comment: entire continuum capacity and is aggregate for the County.

2. Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Regional programs that highlight and demonstrate mainstream service connections for the homeless population include:⁶⁹

- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Health and Hospital system and provides a variety of services for homeless people, including primary care, urgent care, and backpack medicine for people in encampments, medically focused outreach, and connection to an SSI advocate through the County’s Social Services Agency. VHHP also connects people to the public behavioral health system and connects people with or enrolls

⁶⁹ County of Santa Clara Office of Supportive Housing

people in Affordable Care Act benefits. VHHP also manages a Medical Respite program for homeless who are being discharged from hospitalizations, including from the County hospital.

- The Social Services Agency has an expedited review process for SNAP (food stamps) applications for homeless people such that they can be approved for benefits within three days.
- The Social Services Agency and the Workforce Investment Board (work2future) in San Jose are piloting an employment program for recipients of General Assistance who are homeless.
- The Department of Behavioral Health Services (DBHS) has several programs that connect homeless people to housing or shelter assistance, as well as several programs in which homeless people are connected to DBHS for treatment.
- The DBHS and the Office of Reentry Services, as well as Social Services and VHHP, have partnered on services through the County's Reentry Resource Center (RRC) to provide services to people who have a history of incarceration, including those who were recently released and who are homeless. Through the RRC, clients can get expedited connections/referrals to treatment services, housing, and other mainstream benefits.
- The County Mental Health Department is dedicating a significant portion of its State Mental Health Services Act funds to housing. Since 2007, \$21 million has been dedicated to housing in the form of construction assistance or operational subsidies. This investment will result in at least 150 new housing units for mentally ill households who are homeless, chronically homeless or at risk of homelessness (depending on the housing project). Of these units, 109 units are currently occupied, five are under construction and 36 are in the planning stages.
- The County's Office of Supportive Housing's (OSH) mission is to increase the supply of housing and supportive housing that is affordable and available to extremely low income and/or special needs households. OSH supports the County's mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.

3. List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following is a list of facilities that provide a total of 6,320 beds (358 beds are under development) for homeless individuals and families in the County. The number of beds provided to Target Populations of individuals and families is:⁷⁰

- Households with children (HC): 1,124
- Single females (SF): 85
- Single females and households with children (SFHC): 304
- Single males (SM): 346

⁷⁰ Santa Clara County Continuum of Care. "2014 SCC Housing Inventory Chart."
<http://www.sccgov.org/sites/oah/Pages/Office-of-Affordable-Housing.aspx>

- Single males and females (SMF): 1,052
- Single males and females and households with children (SMF+HC): 3,031
- Unaccompanied youth males and females (YMF): 20
- Domestic violence (DV): 50
- HIV/AIDs program (HIV): 167

Table 61 - Homeless Housing Inventory Chart (County)

Organization Name	Project Name	Target Population	Total Beds
Abode Services	Abode Place-Based Rapid Re-Housing Program	SMF+HC	100
Abode Services	Encampments	SMF+HC	20
Abode Services	SCC Rental Assistance Program	SMF+HC	90
Abode Services	SCC Rental Assistance Program	SMF+HC	70
Abode Services	SJ Mental Health TH	SMF+HC	24
Abode Services	SJ Mental Health TH	SMF+HC	13
Abode Services	St. James Park (Dept. of Drug & Alcohol Services)	SMF+HC	21
Abode Services	Sunnyvale TH	SMF+HC	9
Abode Services	Sunnyvale TH	SMF+HC	30
Abode Services	Sunset Leasing	SMF+HC	21
Asian Americans for Community Involvement	Asian Women's Home	SFHC	14
Bill Wilson Center	8th Street/Keyes (formerly Leigh)	SMF	4
Bill Wilson Center	Bill Wilson RRH	SMF+HC	44
Bill Wilson Center	High Glen (formerly Villa Street)	HC	9
Bill Wilson Center	Jackson St.	HC	17
Bill Wilson Center	Lafayette Street	SMF	6
Bill Wilson Center	Norman Drive (North County)	HC	11
Bill Wilson Center	PeaCoCk Commons	SMF+HC	34
Bill Wilson Center	PeaCoCk Commons LI	SMF+HC	11
Bill Wilson Center	PeaCoCk Commons MHSA	SMF+HC	11
Bill Wilson Center	Rockefeller Drive (North County)	SMF	8
Bill Wilson Center	Runaway and Homeless Youth Shelter	YMF	20
Bill Wilson Center	Via Anacapa	HC	8
Catholic Charities of Santa Clara County	Family Housing	HC	56
Catholic Charities of Santa Clara County	Navigator Project	SMF	29
Catholic Charities of Santa Clara County	New Directions	SMF	25
Catholic Charities of Santa Clara County	New Directions Expansion - Medical Respite	SMF	22
Charities Housing	San Antonio Place and Scattered Sites	SMF	10
City Team Ministries	City Team Rescue Mission	SM	48
City Team Ministries	Heritage Home	SF	23

Organization Name	Project Name	Target Population	Total Beds
City Team Ministries	House of Grace	SF	30
City Team Ministries	Men's Recovery/Discipleship	SM	56
City Team Ministries	Rescue Mission TH	SM	11
Community Solutions	El Invierno TH Gilroy	SM	12
Community Solutions	Glenview Dr.	SM	6
Community Solutions	La Isla Pacifica	HC DV	14
Community Solutions	Maria Way	SM	6
Community Solutions	Walnut Lane	SM	6
Community Working Group/Housing Authority	Opportunity Center - HUD	SMF	6
Community Working Group/Housing Authority	Opportunity Center - NON-HUD	SMF+HC	82
Downtown Streets Team	Workforce Supportive Housing Program	SMF	9
Family Supportive Housing	Glen Art - Transitional Housing Program #1	HC	21
Family Supportive Housing	San Jose Family Shelter	HC	123
Family Supportive Housing	Transitional Housing Program #2	HC	23
Family Supportive Housing	Transitional Housing Program #3	HC	13
Family Supportive Housing	Transitional Housing Program #4	HC	8
Goodwill Institute for Career Development	Goodwill SSVF	SMF+HC	30
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin 2 year Transitional Program	HC	63
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin Family Wellness Court Units	HC	15
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin Farmworkers Housing	HC	0
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin Short Term Transitional	HC	48
HomeFirst (formerly EHC Lifebuilders)	BRC Nightly Shelter	SMF	167
HomeFirst (formerly EHC Lifebuilders)	BRC Supportive Transitional Housing (Mental Health)	SMF	18
HomeFirst (formerly EHC Lifebuilders)	EHC Lifebuilders - SSVF	SMF+HC	20
HomeFirst (formerly EHC Lifebuilders)	GPD BRC Veterans Per Diem	SMF	20
HomeFirst (formerly EHC Lifebuilders)	Housing 1000 Care Coordination Project	SMF	14
HomeFirst (formerly EHC Lifebuilders)	Housing for Homeless Addicted to Alcohol	SMF	42
HomeFirst (formerly EHC Lifebuilders)	Nightly CWSP Gilroy	SMF+HC	101
HomeFirst (formerly EHC Lifebuilders)	Nightly CWSP Sunnyvale	SMF	125
HomeFirst (formerly EHC Lifebuilders)	Scattered Site TH Program #1	HC	45
HomeFirst (formerly EHC Lifebuilders)	Scattered Site TH Program #2	HC	15
HomeFirst (formerly EHC Lifebuilders)	Sobrato Family Living Center ELI	HC	40
HomeFirst (formerly EHC Lifebuilders)	Sobrato Family Living Center PSH	HC	32

Organization Name	Project Name	Target Population	Total Beds
HomeFirst (formerly EHC Lifebuilders)	Sobrato Family Living Center VLI	HC	99
HomeFirst (formerly EHC Lifebuilders)	Sobrato House Youth Shelter	SMF	10
Homeless Veterans Emergency Housing Facility	HVEHF - Aging	SMF	71
Homeless Veterans Emergency Housing Facility	HVEHF - Men's	SM	38
Homeless Veterans Emergency Housing Facility	HVEHF - Women's	SF	11
Housing Authority of the County of Santa Clara	CHDR 2010 (formerly known as Section 8 Vouchers - Housing First)	SMF+HC	267
Housing Authority of the County of Santa Clara	CHDR 2013	SMF	75
Housing Authority of the County of Santa Clara	CHDR 2013	SMF	25
Housing Authority of the County of Santa Clara	King's Crossing	SMF+HC	59
Housing Authority of the County of Santa Clara	Section 8 Voucher - MTW	SMF+HC	750
Housing Authority of the County of Santa Clara	Shelter Plus Care 5022	SMF+HC	409
Housing Authority of the County of Santa Clara	Shelter Plus Care 5320	SMF	24
Housing Authority of the County of Santa Clara	Tully Gardens	SMF	10
Housing Authority of the County of Santa Clara	VASH - HUD-VASH	SMF+HC	809
InnVision (with Community Services Agency)	Graduate House	SMF	5
InnVision Shelter Network	Alexander House	SF	6
InnVision Shelter Network	Commercial Street Inn	SFHC	51
InnVision Shelter Network	CSI Cold Weather Inn	HC	3
InnVision Shelter Network	Highlander Terrace (formerly known as North Santa Clara County Permanent Housing for Families)	HC	23
InnVision Shelter Network	Hotel de Zink	SMF	15
InnVision Shelter Network	InnVision Villa	SFHC	54
InnVision Shelter Network	JSI 24-Hour Care	SMF	12
InnVision Shelter Network	JSI Cold Weather Inn	SMF	5
InnVision Shelter Network	JSI DADS	SMF	8
InnVision Shelter Network	JSI DADS/AB 109 THU	SMF	2
InnVision Shelter Network	JSI Full Service Provider (FSP)	SMF	8
InnVision Shelter Network	JSI Mental Health	SMF	21
InnVision Shelter Network	Julian Street Inn	SMF	10
InnVision Shelter Network	MSI AB 109/DADS THU	SM	4
InnVision Shelter Network	MSI Cold Weather Inn	SF	5
InnVision Shelter Network	MSI Emergency Shelter	SM	46

Organization Name	Project Name	Target Population	Total Beds
InnVision Shelter Network	MSI HUD THU	SM	10
InnVision Shelter Network	MSI THU AB 109	SM	5
InnVision Shelter Network	MSI Transitional Housing Unit	SM	8
InnVision Shelter Network	MSI VA PD THU Beds	SM	12
InnVision Shelter Network	North County Inns	SMF	18
InnVision Shelter Network	Rolison Inns (formerly known as North Santa Clara County Supportive Housing Coalition)	SMF	8
InnVision Shelter Network	Safe Haven Permanent Housing for Women (Hester Project)	SF	10
InnVision Shelter Network	Samaritan Inns	SMF+HC	25
InnVision Shelter Network	Stevens House	SMF	7
InnVision Shelter Network	Sunset Square	HC	39
InnVision Shelter Network/Next Door Solutions to Domestic Violence	Home Safe San Jose	SFHC DV	70
InnVision Shelter Network/Next Door Solutions to Domestic Violence	Home Safe Santa Clara	SFHC DV	72
Next Door Solutions to Domestic Violence	Residential Emergency Shelter	SFHC DV	20
Salvation Army	Emmanuel House (Overnighter)	SM	22
Salvation Army	Hospitality House-Working Man's Program	SM	50
Salvation Army	Volunteer Recovery	SM	6
Santa Clara County Mental Health Department	AB 109	SMF	30
Santa Clara County Mental Health Department	Abode - Rental Assistance Project (RAP) #1	SMF	55
Santa Clara County Mental Health Department	Abode - Rental Assistance Project (RAP) #2	SMF	8
Santa Clara County Mental Health Department	Community Reintegration - Central County	SMF	10
Santa Clara County Mental Health Department	Community Reintegration - North County	SMF	10
Santa Clara County Mental Health Department	Community Reintegration - South County	SMF	10
Santa Clara County Mental Health Department	CSJ and MHD/CC - TBRA	SMF+HC	13
Santa Clara County Mental Health Department	CSJ and MHD/MMH - TBRA	SMF+HC	2
Santa Clara County Mental Health Department	Custody Health High Users	SMF	15
Santa Clara County Mental Health Department	Mental Health Permanent Supportive Housing Project	SMF	20
Santa Clara County Mental Health Department	MHSA 4th Street Apartments	SMF	6
Santa Clara County Mental Health Department	MHSA Archer Street Apartments	SMF	6

Organization Name	Project Name	Target Population	Total Beds
Santa Clara County Mental Health Department	MHSA Armory Family Housing	SMF	10
Santa Clara County Mental Health Department	MHSA Bella Terra Senior Apartments	SMF	5
Santa Clara County Mental Health Department	MHSA Belovida Santa Clara	SMF	3
Santa Clara County Mental Health Department	MHSA Curtner Studio	SMF	27
Santa Clara County Mental Health Department	MHSA Donner Lofts	SMF	15
Santa Clara County Mental Health Department	MHSA Fair Oak Plaza	SMF	18
Santa Clara County Mental Health Department	MHSA Ford and Monterey Family Apartments	SMF	5
Santa Clara County Mental Health Department	MHSA Gilroy Sobrato Apartments	SMF	17
Santa Clara County Mental Health Department	MHSA King's Crossing	SMF+HC	10
Santa Clara County Mental Health Department	MHSA Parkside Studio	SMF	11
Santa Clara County Mental Health Department	MHSA Paseo Senter I (1896 Senter)	SMF+HC	17
Santa Clara County Mental Health Department	MHSA Paseo Senter II (1900 Senter Rd.)	SMF	5
Santa Clara County Mental Health Department	Pay For Success	SMF	120
Santa Clara County Mental Health Department	Scattered Site Rental Assistance	SMF	14
South County Housing	Royal Court Apartments	SMF+HC	34
South County Housing	Sobrato Gilroy Permanent Housing	HC	52
South County Housing	Sobrato Transitional (HUD)	HC	61
South County Housing	Sobrato Transitional (non-HUD)	HC	83
St. Joseph's Family Center	Gilroy Place	SMF	12
St. Joseph's Family Center	Gilroy Sobrato Apartments - HUD	SMF	8
St. Joseph's Family Center	Our New Place	HC DV	36
The Health Trust	Housing for Health Program	HC HIV	167
Valley Homeless Health Care Program	Valley Health Medical Respite Center	SMF	18
West Valley Community Services	Transitional Housing Program	SMF+HC	18
YWCA of Silicon Valley	Support Network for Battered Women	SFHC DV	23
Total			6,320

Data Source: 2014 HIC

MA-35 Special Needs Facilities and Services – 91.210(d) Requirement

1. Introduction

The City offers a number of resources for seniors, persons with disabilities, and other special needs. There are 152 Special Need Facilities in the City. These include two Adult Residential Facilities that provide non-medical care for adults, two group homes that service children or adults with chronic disabilities, and nine Residential Care facilities for the Elderly.

Table 62 - Licensed Community Care Facilities (City)

Facility Type	Facilities	Bed
Adult Residential	2	21
Residential Care for the Elderly	9	123
Group Homes	2	14
Small Family Home	-	-
Total	12	152

Data Source: California Community Care Licensing Division, 2014.

2. Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

As was discussed in NA-45 of the Needs Assessment, supportive housing for the elderly, frail elderly, persons with disabilities, and those living with HIV/AIDS is designed to allow the individuals to live as independently as possible. Supportive housing services generally involve more accessible units, greater access to transportation and healthcare, and possibly larger units to accommodate those who need assistance with one or more daily activities. More challenging or on-going conditions might require supportive services that include long-term assisted living as well as transportation and nursing care.⁷¹

Elderly/Frail Elderly

As discussed in the Needs Assessment, elderly and frail elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. They have a range of housing needs, including retrofits to facilitate aging in place, downsizing to more convenient, urban, amenities-rich communities, as well as more intensive care facilities. Aging in place supports older adults remaining in their homes as long as possible and is an important and cost effective strategy for a growing older adult population.⁷²

For the elderly, when aging in place or living alone is no longer possible, there are a number of other housing types and services that cater to the specific needs of elderly residents. These housing types

⁷¹ Assisted Living Federation of America. "Senior Living Options." http://www.alfa.org/alfa/Senior_Living_Options.asp

⁷² Community Housing Resource Center. "Aging in Place: A Toolkit for Local Governments."

<http://www.aarp.org/content/dam/aarp/livable-communities/plan/planning/aging-in-place-a-toolkit-for-local-governments-aarp.pdf>

and services include, but are not limited to: shared housing, senior condos, senior residential communities, life care communities, continuing care, assisted living, residential care, nursing facilities, and hospice care.

Persons with Disabilities

Persons with a disability may have lower incomes and often face barriers to finding employment or adequate housing due to physical or structural obstacles. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Depending on the severity of the disability, people may live independently with some assistance in their own homes, or may require assisted living and supportive services in special care facilities.

HIV/AIDS

The fatality rate due to HIV/AIDS has significantly declined since 1995.⁷³ Many people with HIV/AIDS are living longer lives, and therefore require assistance for a longer period of time. These individuals are increasingly lower income and homeless, have more mental health and substance abuse issues, and require basic services, such as housing and food, to ensure they adhere to the medications necessary to prolong their lives.⁷⁴

The Health Trust AIDS Services (THTAS), a program of The Health Trust, serves persons living with HIV/AIDS in the County. THTAS receives and administers contract funding for its housing subsidy program (Housing for Health) from HOPWA and HOPWA-PSH from the City of San Jose (grantee) and County General Funds through the Public Health Department. In addition to tenant-based rental assistance (TBRA), these contracts include placement and support services provided by Case Managers, Registered Nurses and Master's prepared Social Workers for the more medically acute clients. Housing clients are also eligible for additional services provided by Ryan White Care Act funding.⁷⁵

While the majority of effort is placed on helping subsidized clients remain permanently housed (including required annual re-certifications and inspections, and advocating with landlords), support is also provided to clients not receiving a subsidy in order to keep them stably housed. The main goals of THTAS case management are to assist clients in: (1) accessing medical care, (2) accessing benefits and income, and (3) attaining and maintaining stable housing. The HOPWA contract specifically funds the provision of TBRA, Permanent Housing Placement, and Support Services to achieve those goals.

⁷³ National Center for HIV/AIDS. Division of HIV/AIDS Prevention. Mortality Slide Series. STD and TB Prevention.

⁷⁴ City of San Jose. Housing Opportunities for Persons with AIDS (HOPWA) Program. Consolidated Annual Performance and Evaluation Report (CAPER) FY 2013-2014.

⁷⁵ Ibid.

3. Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City has a total of 152 supportive housing beds available for persons with health-related conditions. This includes the following licensed care facilities:

- **Small Family Homes**
Small Family Homes provide 24-hour care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.
- **Group Homes**
Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youth.
- **Adult Residential Facility**
Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- **Residential Care Facilities for the Elderly**
Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

The facilities provide services to persons 60 years of age and over and persons under age 60 with compatible needs. RCFEs may also be known as assisted living facilities, nursing homes, and board and care homes. The facilities can range in size from fewer than six beds to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision. Because of the wide range of services offered by RCFEs, consumers should look closely at the programs of each facility to see if the services will meet their needs.

- **Social Rehabilitation Facility**
A Social Rehabilitation Facility is any facility that provides 24-hours-a-day non-medical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance, guidance, or counseling.⁷⁶

4. Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

FY 2015-16 Agencies	Services Provided	Proposed FY 2015-16 Funding/Clients Served
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⁷⁶ Community Care Licensing Division. "Glossary." <http://www.cclid.ca.gov/res/html/glossary.htm>

CDBG Public Services		
Community Services Agency—Homelessness Prevention Program	Emergency services to sustain self-sufficiency and prevent homelessness.	\$25,999 4,494 clients
Community Services Agency—Senior Services Program	Support services for seniors.	\$20,519 151 clients
Mayview Community Health Center	Health-care supplies for low-income households.	\$8,746 2,000 clients
Senior Adults Legal Assistance	Legal assistance and referrals for seniors and disabled households.	\$5,831 63 clients
Child Advocates	Volunteer advocates for children in the foster care system	\$9,718 12 clients
Total		\$70,813
General Fund Activity		
Project Sentinel	Fair housing counseling, education and enforcement	\$15,000

MA-40 Barriers to Affordable Housing – 91.210(e) Requirement

1. Describe any negative effects of public policies on affordable housing and residential investment.

The incorporated and unincorporated jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. High on the list is the lack of developable land, which increases the cost of available real estate and increases housing development costs. Local opposition is another common obstacle as many neighbors have strong reactions to infill and affordable housing developments. Their opposition is often based on misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools.⁷⁷ However, to ensure a healthy economy the region must focus on strategies and investment that provide housing for much of the region’s workforce – for example, sales clerks, secretaries, firefighters, police, teachers, and health service workers – whose incomes significantly limit their housing choices.⁷⁸

Even when developments produce relatively affordable housing, in a constrained housing supply market, higher income buyers and renters generally outbid lower income households and a home’s final sale or rental price will generally far exceed the projected sales or rental costs. Public subsidies are often needed to guarantee affordable homes for LMI households.

The City identified several constraints to the development, maintenance, and improvement of housing and affordable housing, in its 2015-2023 Housing Element update:⁷⁹

- Land use controls, such as the General Plan, which establishes the City’s land use designations and the Zoning Ordinance, which identifies districts where housing may be developed. As such, the City’s General Plan and Zoning Ordinance have a direct effect on the availability and range of housing choices within a community.
- Parking requirements may serve as a constraint on housing development by increasing development costs and reducing the amount of land available for project amenities or additional units. Parking requirements range from one space per unit for efficiency studios to two spaces for single-family homes and multi-family units with one or more bedrooms. Some housing types are also required to provide guest parking.
- Development fees intended to recover the capital and administrative costs of providing community services and processing entitlement and building permit applications increase the overall development costs. New housing typically requires payment of school impact fees, sewer and water connection fees, building permit fees, Park-In-Lieu fees, wastewater treatment plant fees, and a variety of handling and service charges.

⁷⁷ Association of Bay Area Governments. “Affordable Housing in the Bay Area.” 2014.

⁷⁸ Association of Bay Area Governments. “Jobs-Housing Connection Strategy.” 2012.

⁷⁹ City of Mountain View. “2015-2023 Housing Element.” 2014.

2. Strategies to Remove or Ameliorate the Barriers to Affordable Housing

Affordable Housing Programs and Fees

- **BMR Ordinance**
In 1999, the City Council adopted an Inclusionary Housing Ordinance to encourage developers to set aside at least 10 percent of the total number of dwelling units in the developments they build as below-market rate units (BMR) or pay a BMR In-Lieu Fee.
- **Housing Impact (Commercial Linkage) Fee**
Also in 1999, the City Council adopted a Housing Impact fee assessed on a net per square foot basis for office, industrial, hotel, and retail developments in the City. These funds support affordable housing projects and programs in the City.
- **Rental Housing Impact Fee**
Adopted by the City Council in 2014, this Fee is assessed on a per square foot basis on new market rate rental development in the City. These funds support affordable housing projects and programs in the City.

These three affordable housing fees are restricted to affordable housing activities in Mountain View and are primarily used to develop new subsidized rental units targeted to households earning below 50% AMI.

- **Former Redevelopment (Boomerang) Funds**
The City collects loan repayments from projects previously funded using Redevelopment Housing Set Aside funds. A portion of these loan repayments may be reserved on an annual basis exclusively for affordable housing purposes. Loan repayments are typically based on surplus revenues after primary debt and operating expenses are paid and tend to be less than \$100,000 annually. As such, the amount of funding available from this source fluctuates and is likely to play a minor role in funding. Unlike the local affordable housing fees, these funds can be used for affordable housing projects and activities that address homelessness regionally, not only inside of Mountain View.

Several strategies to ameliorate the barriers to affordable housing were identified within the City's 2014-2023 Housing Element update:⁸⁰

Land Use and Zoning

- Zoning changes to allow for more high-density, mixed-use development and secondary dwelling units.
- The development of precise plans to coordinate future public and private improvements on specific properties.
- A study to evaluate the options, benefits, and impacts of modifying the Municipal Code to remove constraints that may limit the construction of second units.

⁸⁰ Ibid.

Land Costs

- The City’s 2015-2023 Housing Element includes policies that specifically address the creation of more affordable housing, even with the high cost of land:
 - *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.⁸¹

⁸¹ Ibid.

MA-45 Non-Housing Community Development Assets – 91.215 (f) Requirement

1. Introduction

The City, along with jurisdictions around the nation, was hit hard by the last recession. Repercussions include lower levels of employment and wages, which are important factors for evaluating housing need, as housing affordability is directly related to housing costs, employment levels, and median incomes. In November 2008, just before the onset of the recession, the Bureau of Labor Statistics reported a 5.2 percent unemployment rate in the City. By November 2009, the unemployment rate had risen to 8.6 percent. The City is not only recovering faster than the State from the recession, but is actually doing better than pre-recession in terms of unemployment. As of September 2014, the City's unemployment rate was 3.8 percent, much lower than the State of California's unemployment rate of 6.9 percent. This also is true for most of the jurisdictions in the County.⁸² Over the past five years, the number of jobs in the City increased by 19 percent, more than three times the job growth of the County overall.⁸³

Strategies for increasing the housing supply must take into account a jurisdiction's job/housing balance, which is defined as the ratio of number of jobs to number of housing units in a given area. A more precise ratio is between the number of jobs and the number of employed residents, as some households have no workers, while others have multiple workers). There should not only be a sufficient amount of housing at a range of prices, but also a variety of housing types appropriate for a range of needs and in locations that allow for access to transportation and employment opportunities. If there is an imbalance of appropriate housing for the number of employees in an area, the result can be longer commutes and greater traffic congestion as employees must then commute to places of employment.

Jobs and housing are considered to be balanced when there are an equal number of employed residents and jobs within a given area, with a ratio of approximately 1.0. A more balanced jobs/housing ratio can ease traffic congestion and the burden it imposes on residents, businesses, and local infrastructure. That burden is particularly evident in California. Researchers ranked four California metropolitan areas among the nation's ten most-congested areas in terms of time lost per year: 1) Los Angeles/Long Beach/ Santa Ana, 2) San Francisco/Oakland, and tied for 8th) San Jose.⁸⁴ Table 63 below shows the Job/Housing ratios for the jurisdictions in the County as determined by the ABAG.⁸⁵

Table 63 -Jobs / Employed Residents Ratio (County)

Jurisdiction	Jobs/Employed Residents Ratio
Campbell	1.3
Cupertino	1.0
Los Gatos	1.8
Milpitas	1.5
Mountain View	1.2

⁸² California Employment Development Department. "Monthly Labor Force Data." September 2014.

⁸³ City of Mountain View. "2015-2023 Housing Element." May 2014.

⁸⁴ California Planning Roundtable. "Deconstructing Jobs-Housing Balance." 2008.

http://www.cprounhtable.org/media/uploads/pub_files/CPR-Jobs-Housing.pdf

⁸⁵ Association of Bay Area Governments. "Jobs/Housing Balance."

http://www.abag.ca.gov/planning/housingneeds/notes/10-19-06_Agenda_Item_2_-_Jobs-Housing_Balance.pdf

Jurisdiction	Jobs/Employed Residents Ratio
Palo Alto	2.9
San Jose	0.8
Santa Clara	1.9
Sunnyvale	1.0
Santa Clara County	1.1

Data Source: ABAG Projections 2013

The Bay Area region has taken a step to reduce the jobs/housing imbalance with the adoption of Plan Bay Area, the region's implementation of the Sustainable Communities Strategy required by SB 375 of 2008.⁸⁶ Plan Bay Area focuses growth in urban areas near transit and employment. This strategy will allow for an increase in the housing supply that narrows the affordability gap. Higher density housing located near transit can be more affordable than detached more suburban-style housing. Lower housing costs and lower commuting costs can significantly reduce the overall cost of living for households.

Table 64 - Business Activity (City)

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	413	62	1	0	-1
Arts, Entertainment, Accommodations	3,078	4,093	9	8	-1
Construction	900	1,228	3	2	0
Education and Health Care Services	5,121	6,966	15	14	-1
Finance, Insurance, and Real Estate	2,023	1,717	6	3	-3
Information	2,259	7,850	7	15	9
Manufacturing	4,707	3,966	14	8	-6
Other Services	1,641	1,958	5	4	-1
Professional, Scientific, Management Services	6,879	11,666	20	23	3
Public Administration	0	0	0	0	0
Retail Trade	2,970	4,481	9	9	0
Transportation and Warehousing	477	164	1	0	-1
Wholesale Trade	1,593	3,434	5	7	2
Total	32,061	47,585	--	--	--

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Data Source: HUD data for Public Administration sector not available.

Comment:

Table 65 - Labor Force (City)

Total Population in the Civilian Labor Force	44,161
Civilian Employed Population 16 years and Over	40,935
Unemployment Rate	7.31

⁸⁶ California Environmental Protection Agency. "Sustainable Communities." <http://www.arb.ca.gov/cc/sb375/sb375.htm>

Unemployment Rate for Ages 16-24	13.31
Unemployment Rate for Ages 25-65	6.00

Data Source: 2007-2011 ACS

Table 66 - Occupations by Sector (City)

Occupations by Sector	Number of People	% of Total
Management, Business and Financial	18,275	57%
Farming, Fisheries and Forestry Occupations	1,135	4%
Service	2,801	9%
Sales and Office	6,692	21%
Construction, Extraction, Maintenance and Repair	1,672	5%
Production, Transportation and Material Moving	1,231	4%

Data Source: 2007-2011 ACS

Table 67 - Travel Time (City)

Travel Time	Number	Percentage
< 30 Minutes	29,325	77%
30-59 Minutes	7,561	20%
60 or More Minutes	1,343	4%
Total	38,229	100%

Data Source: 2007-2011 ACS

Data Source: Totals may not add up to 100% due to rounding

Comment:

Table 68 - Educational Attainment by Employment Status (City)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less Than High School Graduate	2,792	322	805
High School Graduate (Includes Equivalency)	3,196	437	1,009
Some College or Associate's Degree	6,175	864	1,347
Bachelor's Degree or Higher	23,609	1,098	3,622

Data Source: 2007-2011 ACS

Table 69 - Educational Attainment by Age (City)

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less Than 9th Grade	199	607	865	830	659
9th To 12th Grade, No Diploma	418	772	560	285	442
High School Graduate, GED, or Alternative	1,350	1,341	1,246	2,055	1,706
Some College, No Degree	1,589	1,672	1,469	2,918	1,506
Associate's Degree	191	484	379	1,475	505
Bachelor's Degree	1,281	4,850	3,860	4,537	2,029

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or Professional Degree	207	5,296	5,272	4,556	1,497

Data Source: 2007-2011 ACS

As shown in **Table 70** below, the educational attainment for residents 25 years of age and older is as follows:

- Ten percent have not graduated high school
- Twelve percent have graduated high school (including equivalency), but received no further education
- Fourteen percent have some college but no degree
- Five percent have an associate’s degree
- Twenty-eight percent have a bachelor’s degree
- Thirty-one percent have a graduate or professional degree

Ninety-one percent of City residents over age 25 have at least a high school diploma or higher, and more than half have a bachelor’s degree or higher (59 percent). Almost one in three residents over age 25 have a graduate or professional degree. Meanwhile, less than one third of the entire population of California has a bachelor’s degree or higher, and 11 percent have a graduate or professional degree.⁸⁷ More than a third of the workforce 25 years of age and older (35 percent) are without an advanced or professional degree, making it more difficult for them to compete for jobs requiring higher education or technical training skills.

Table 70 - Educational Attainment by Age - 25 and Older (City)

	Age				Total	% of Total
	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs		
Less Than 9th Grade	607	865	830	659	2961	6%
9th To 12th Grade, No Diploma	772	560	285	442	2059	4%
High School Graduate, GED, or Alternative	1,341	1,246	2,055	1,706	6348	12%
Some College, No Degree	1,672	1,469	2,918	1,506	7565	14%
Associate's Degree	484	379	1,475	505	2843	5%
Bachelor's Degree	4,850	3,860	4,537	2,029	15276	28%
Graduate or Professional Degree	5,296	5,272	4,556	1,497	16621	31%
Total:	15,022	13,651	16,656	8,344	53,673	100%

Data Source: 2007-2011 CHAS

Data Source: Totals may not add up to 100% due to rounding

Comment:

⁸⁷ 2008-2012 ACS

Table 71 shows that those residents with advanced and professional degrees have significantly higher median incomes, with holders of bachelor’s degrees having an approximately 89 percent higher median income than those with only an associate’s, and those with a graduate degree or professional degree having a 149 percent higher median income.

Table 71 - Median Earnings in the Past 12 Months (City)

Educational Attainment	Median Earnings in the Past 12 Months
Less Than High School Graduate	\$20,441
High School Graduate (Includes Equivalency)	\$31,941
Some College or Associate's Degree	\$40,786
Bachelor's Degree	\$77,263
Graduate or Professional Degree	\$101,512

Data Source: 2007-2011 ACS

2. Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top employer for the City is Google, with approximately 47,000 employees as of April, 2014. Other notable employers for the City include: Symantec, Intuit, Synopsys, LinkedIn, Omnicell, and Audience. Together, these seven companies employ approximately 95,000 people.⁸⁸

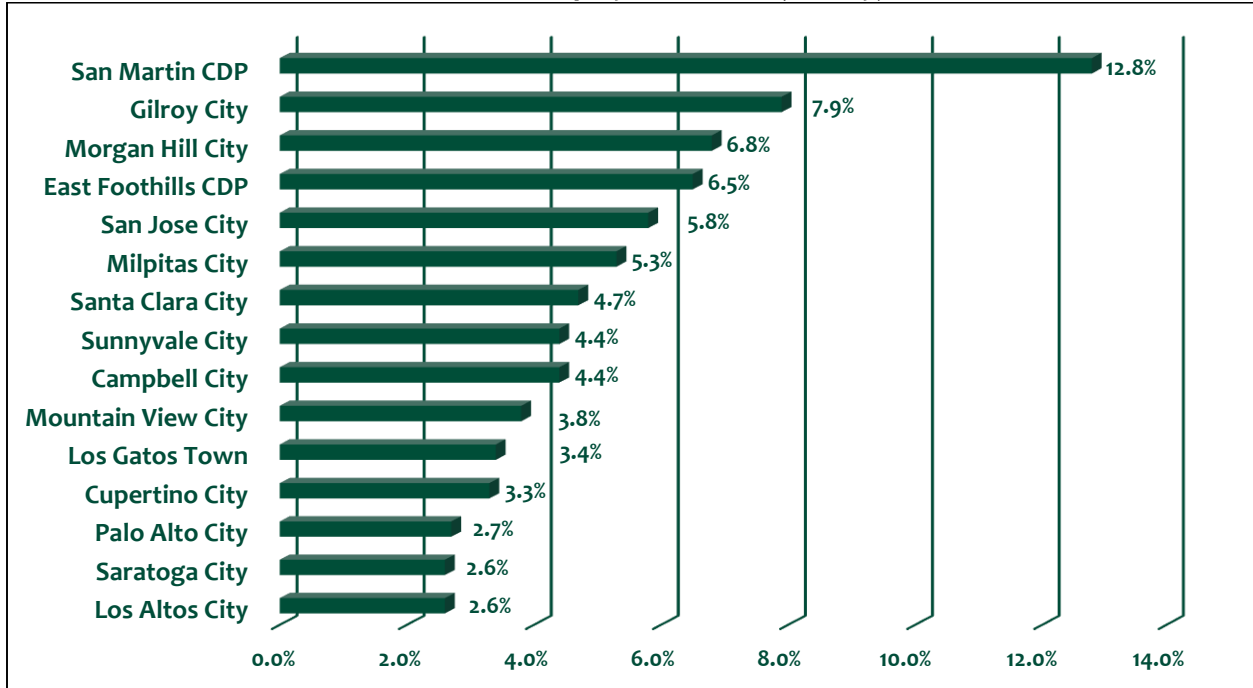
The largest source of employment for City residents is the professional, scientific, management, and administrative industry, which accounts for 25 percent of total jobs within the City. The next largest job category is information, which represents 16 percent of jobs in the City. This is followed by the education, health care, and social assistance industry, which accounts for 15 percent of jobs within the City.

The unemployment rate in the San Jose-Sunnyvale-Santa Clara MSA was 5.2 percent in September 2014, down from a revised 5.5 percent in August 2014, and below the year-ago estimate of 6.6 percent. This compares with an unadjusted unemployment rate of 6.9 percent for California and 5.7 percent for the nation during the same period. The unemployment rate was 5.8 percent in the City of San José, one of the higher rates in the County.⁸⁹

⁸⁸ Silicon Valley. “Searchable database of Silicon Valley’s top 150 companies for 2014.” <http://www.siliconvalley.com/>

⁸⁹ State of California Employment Development Department. “San José-Sunnyvale-Santa Clara MSA - Labor Market Information.” October 2014.

Table 72 - Unemployment Rates (County)



Data Source: State of California Employment Development Department, October 2014

3. Describe the workforce and infrastructure needs of the business community.

During the 2015-2023 Housing Element Update process, the City identified that the business community is seeking increased land use intensities and highly sustainable, well-designed, and innovative business districts.⁹⁰

4. Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City is well-known for being the home of Google, Inc. In 2013, Google employed 9.7 percent of the city’s entire workforce and owned 11 percent of all taxable property.⁹¹ Google hopes to add 3.7 million square feet of new development and double its workforce to 24,000. Google’s headquarters are located in the North Bayshore neighborhood of the City which offers little residential housing,

⁹⁰ City of Mountain View. “2015-2023 Housing Element.” May 2014.

⁹¹ The Verge. “Welcome to Googletown.” February 2014. <http://www.theverge.com/2014/2/26/5444030/company-town-how-google-is-taking-over-mountain-view>

meaning that employees must commute by way of Highway 101.⁹² As Google continues to grow within the City, congestion on Highway 101 may be an increasing problem.

The City Council of Mountain View is in the process of considering increases in affordable housing fees for new developments. In December 2014, the City Council increased the City's Housing Impact Fee on office, high-tech, and industrial developments to \$25 from \$10.26 per net square foot on building area more than 10,000 square feet and half that fee on building area up to 10,000 square feet.⁹³

5. How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Table 73 below displays the top ten fastest growing occupations within the San Jose-Sunnyvale-Santa Clara metropolitan area, which includes Mountain View. Three of these occupations, Home Health Aides, Automotive and Watercraft Service Attendants and Security and Fire Alarm Systems Installers, do not require more than the equivalent of a high school diploma. As stated in MA-15, renter households in the Silicon Valley region must earn at least \$31.70 an hour to afford a market-rate two bedroom apartment.⁹⁴ The wages for Home Health Aides and Automotive and Watercraft Service Attendants are considerably less than the necessary wages earned needed to afford a "modest" apartment in the City.

As stated previously, City residents have higher than average levels of educational achievement. Ninety-one percent of City residents have at least a high school diploma or higher, and more than half have a bachelor's degree or higher (59 percent). Almost one in three residents have a graduate or professional degree. Meanwhile, less than one third of the entire population of California has a bachelor's degree or higher, and 11 percent have a graduate or professional degree.⁹⁵

⁹² Mountain View Voice. "Google housing axed in city's general plan." July 2012. <http://www.mv-voice.com/print/story/2012/07/13/google-housing-axed-in-citys-general-plan>

⁹³ City of Mountain View.

⁹⁴ National Low Income Housing Coalition. "Out of Reach." 2014. <http://nlihc.org/sites/default/files/oor/2014OOR.pdf>

⁹⁵ 2008-2012 ACS

Table 73 - Fastest Growing Occupations (County)

Employment Development Department Labor Market Information Division January 7, 2013		2010-2020 Fastest Growing Occupations San Jose-Sunnyvale-Santa Clara (San Benito and Santa Clara Counties)					
Occupational Title	Annual Average Employment		Employment Change	2012 First Quarter Wages [1]		Education & Training Levels [3]	
	2010	2020	Percent	Median Hourly	Median Annual	Entry Level Education	Work Experience
Medical Scientists, Except Epidemiologists	2,140	3,020	41.1	\$54.78	\$113,958	Doctoral or Professional Deg.	None
Biochemists and Biophysicists	720	1,000	38.9	\$43.05	\$89,558	Doctoral or Professional Deg.	None
Physical Therapists	850	1,120	31.8	\$43.99	\$91,488	Doctoral or Professional Deg.	None
Computer and Information Research Scientists	1,700	2,240	31.8	\$65.57	\$136,391	Doctoral or Professional Deg.	None
Statisticians	490	630	40.8	\$40.21	\$83,630	Master's Degree	None
Urban and Regional Planners	570	750	31.6	\$44.96	\$93,511	Master's Degree	None
Mental Health Counselors	570	740	29.8	\$18.92	\$39,351	Master's Degree	None
Instructional Coordinators	1,220	1,580	29.5	\$30.84	\$64,139	Master's Degree	>5 years
Meeting, Convention, and Event Planners	590	900	52.5	\$26.18	\$54,463	Bachelor's Degree	<1 year
Market Research Analysts and Marketing Specialists	5,850	8,900	52.1	\$51.22	\$106,527	Bachelor's Degree	None
Biomedical Engineers	620	910	46.8	\$52.60	\$109,405	Bachelor's Degree	None
Database Administrators	1,610	2,360	46.6	\$49.24	\$102,433	Bachelor's Degree	1-5 years
Information Security Analysts, Web Developers, and Computer Network Architects	6,480	9,120	40.7	\$54.35	\$113,052	Bachelor's Degree	1-5 years
Cost Estimators	1,560	2,190	40.4	\$36.18	\$75,254	Bachelor's Degree	None
Personal Financial Advisors	1,810	2,530	39.8	\$35.55	\$73,939	Bachelor's Degree	None
Logisticians	1,360	1,890	39.0	\$45.29	\$94,207	Bachelor's Degree	1-5 years
Network and Computer Systems Administrators	4,950	6,860	38.6	\$46.36	\$96,413	Bachelor's Degree	None
Software Developers, Systems Software	23,640	32,770	38.6	\$63.58	\$132,241	Bachelor's Degree	None
Environmental Scientists and Specialists, Including Health	500	690	38.0	\$33.99	\$70,695	Bachelor's Degree	None
Software Developers, Applications	25,330	34,620	36.7	\$57.14	\$118,854	Bachelor's Degree	None
Training and Development Specialists	1,340	1,800	34.3	\$42.01	\$87,332	Bachelor's Degree	None
Special Education Teachers, Preschool, Kindergarten, and Elementary School	760	990	30.3	[2]	\$65,478	Bachelor's Degree	None
Public Relations Specialists	1,670	2,170	29.9	\$37.71	\$78,448	Bachelor's Degree	None
Compliance Officers	1,280	1,660	29.7	\$39.63	\$82,410	Bachelor's Degree	None
Human Resources Managers	1,150	1,490	29.6	\$74.68	\$155,332	Bachelor's Degree	1-5 years
Computer and Information Systems Managers	8,230	10,650	29.4	\$80.72	\$167,892	Bachelor's Degree	>5 years
Paralegals and Legal Assistants	1,780	2,760	55.1	\$32.79	\$68,215	Associate's Degree	None
Respiratory Therapists	610	800	31.1	\$41.38	\$86,070	Associate's Degree	None
Radiologic Technologists and Technicians	760	990	30.3	\$39.78	\$82,747	Associate's Degree	None
Dental Hygienists	1,070	1,380	29.0	\$48.96	\$101,831	Associate's Degree	None
Heating, Air Conditioning, Refrigeration Mechanics & Installers	1,520	2,150	41.4	\$26.96	\$56,093	Postsecondary non-degree	None
Security and Fire Alarm Systems Installers	440	620	40.9	\$24.77	\$51,530	High school diploma or equiv.	None
Coaches and Scouts	2,720	3,760	38.2	[2]	\$33,130	High school diploma or equiv.	None
Medical Secretaries	3,050	4,180	37.0	\$18.25	\$37,965	High school diploma or equiv.	None
Pest Control Workers	430	580	34.9	\$19.08	\$39,690	High school diploma or equiv.	None
Computer-Controlled Machine Tool Operators, Metal and Plastic	770	1,030	33.8	\$17.81	\$37,039	High school diploma or equiv.	None
Security Guards	6,990	9,340	33.6	\$15.24	\$31,690	High school diploma or equiv.	None
Plumbers, Pipefitters, and Steamfitters	1,910	2,480	29.8	\$34.72	\$72,210	High school diploma or equiv.	None
Industrial Machinery Mechanics	750	970	29.3	\$30.87	\$64,202	High school diploma or equiv.	None
First-Line Supervisors of Construction Trades and Extraction Workers	2,630	3,400	29.3	\$39.32	\$81,797	High school diploma or equiv.	>5 years
Operating Engineers and Other Construction Equipment Operators	790	1,020	29.1	\$33.64	\$69,968	High school diploma or equiv.	None
Home Health Aides	3,340	4,940	47.9	\$10.45	\$21,738	Less than High School	None
Automotive and Watercraft Service Attendants	630	890	41.3	\$11.60	\$24,136	Less than High School	None
Cement Masons and Concrete Finishers	810	1,130	39.5	\$24.70	\$51,368	Less than High School	None
Meat, Poultry, and Fish Cutters and Trimmers	430	590	37.2	\$11.01	\$22,882	Less than High School	None
Cooks, Restaurant	6,250	8,460	35.4	\$11.25	\$23,403	Less than High School	<1 year
Tapers	540	730	35.2	\$27.71	\$57,630	Less than High School	None
Nonfarm Animal Caretakers	930	1,230	32.3	\$10.92	\$22,718	Less than High School	None
Waiters and Waitresses	11,790	15,400	30.6	\$9.20	\$19,137	Less than High School	None
Butchers and Meat Cutters	970	1,260	29.9	\$16.84	\$35,037	Less than High School	None
	148,900	203,730					

Data Source: State of California Employment Development Department

6. Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City partners with NOVA to distribute its brochures and information throughout the community. NOVA is a local nonprofit agency that provides job seekers with resume and job search assistance, assessment, and referrals to specialized training and educational programs. In 2013-14, 586 City residents were served by NOVA.⁹⁶

NOVA is directed by the NOVA Workforce Board which works on behalf of Cupertino, Los Altos, Milpitas, Mountain View, Palo Alto, Santa Clara, and Sunnyvale. To support workforce mobility, NOVA provides:

- Real-time labor market information about in-demand skills
- Skill-building and enhancements to match market demand
- Navigation tools for the ever-changing and entrepreneurial new labor market
- Advocacy for necessary infrastructure to support workers between opportunities, such as unemployment insurance for all and portable benefits
- Interconnected support system for multiple career pathways for youth⁹⁷

To prepare potential employees for the technology driven industries in the Silicon Valley, NOVA provides necessary digital literacy training along with other services.

7. Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

8. If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The 2009-2010 Economic Development Strategy and Action Plan for the City identifies goals and policies for the City to successfully support businesses and economic development. Following are the goals for the 2009-2010 Economic Development Strategy:

1. City-Wide Support – Continue to make economic development a City-wide priority by maintaining clear goals and objectives and communicating them to all City departments and the community.
2. Business Climate – Continue to maintain, strengthen and diversify the City's high-quality corporate and commercial base that attracts and retains a broad range of services and employment opportunities in order to maintain the needs of the community and support the long-term financial health of the city.

⁹⁶ City of Mountain View. "2013 CAPER." 2013.

⁹⁷ NOVA. "Purpose Statement." <http://www.novaworks.org/>

3. City Resources – Continue to use City land and other City resources to help strengthen the City’s economic base.
4. Development Services Center – Ensure that the Development Services Center continues to be an asset for economic development by pursuing a streamlined Development Review process by ensuring the creation and preservation of high-quality retail and commercial areas.

Some of the key policies to maintain and further the City’s economic growth and promote a business-friendly environmental are:

- When appropriate, encourage property assemblage by providing density incentives for development and flexibility in uses.
- Encourage programs that streamline both the planning and building permit process and have the flexibility to adapt to emerging business trends that often challenge standard codes and process.
- Encourage higher-intensity development in the City’s commercial areas and around transit nodes by allowing higher Floor-to-Area Ratios.
- Encourage programs to facilities linkages to City transit nodes to commercial areas.
- Continue to promote the downtown to be the focal point of the community and encourage more diverse retail, facilitate mixed-use projects and leverage City-owned land.
- Consider policies that limit the expansion of nonprofit and religious/education organizations into the City’s industrial/commercial areas.

This plan prioritizes the attraction and new and emerging markets such as “life sciences, nanotechnology, and companies associated with the emerging ‘green economy’.” Dense development close to transit centers and ways that the City could streamline both the planning and building permit process to accommodate new businesses are also important parts of this plan.⁹⁸

The 2030 General Plan for the City specifies goals and policies created to support and booster the local economy. The overarching theme of the goals and policies of these plans is to provide a framework for the City to grow economic development opportunities. The General Plan will do this through land use design, promotion of affordable commercial and industrial space, and open communication and coordination between the business community and the City.⁹⁹

These two plans work in conjunction to make the City a business-friendly center for emerging industries.

⁹⁸ City of Mountain View. “2009-2010 Economic Development Strategy and Action Plan.” 2009.

⁹⁹ City of Mountain View. “2030 General Plan.” July 2012.

MA-50 Needs and Market Analysis Discussion

1. Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration.")

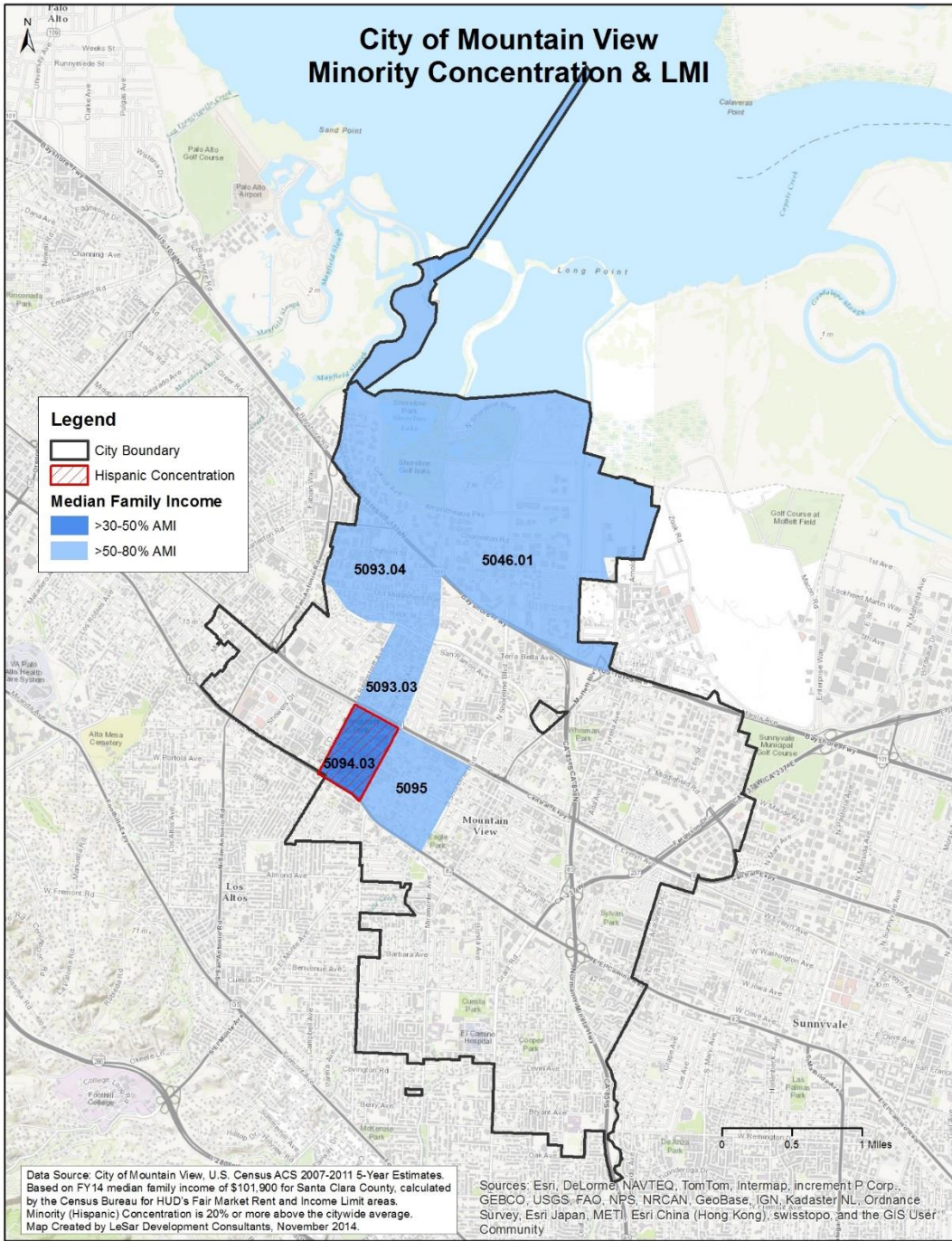
Housing problems disproportionately affect low income and minority populations. For the disproportionate needs by racial/ethnic group, please see the discussions for NA-15, NA-20, and NA-25. In summary:

- For 0-30 % AMI households: 75 percent of Hispanic households experience severe housing problems, compared to 62 percent of the jurisdiction as a whole; and 59 percent of Hispanic households experience severe housing problems, compared to 48 percent of the jurisdiction as a whole.
- For 50-80 % AMI households: 92 percent of Black households and 84 percent of Hispanic households experience housing problems, compared to 68 percent of the jurisdiction as a whole.
- Thirty-seven percent of Pacific Islander households (55) pay 30 to 50 percent of their income toward housing costs, compared to 20 percent of the City as a whole.
- Twenty-seven percent of Pacific Islander and 25 percent of Hispanic households (40 and 955 households, respectively) experiencing severe cost burden, paying more than 50 percent of their income toward housing costs, compared to 14 percent of the jurisdiction as a whole.

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 family income is below 80% AMI.

Map 2 below illustrates areas of the jurisdiction that have a minority or LMI concentration.

Map 2 - Areas of Minority and LMI 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.

2. Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Please see discussion above.

3. What are the characteristics of the market in these areas/neighborhoods?

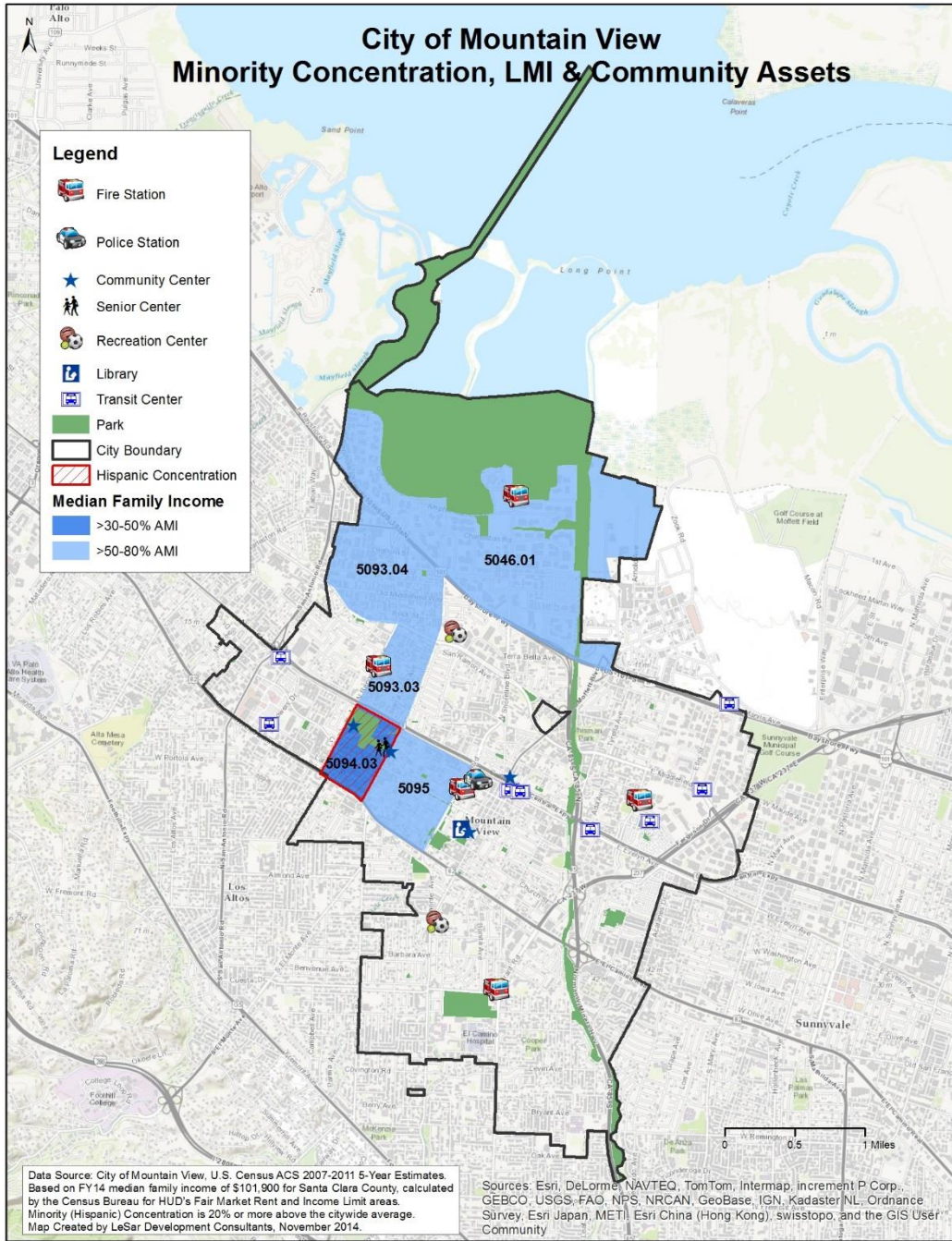
As was discussed in MA-05, the City's housing costs are among the highest in the nation, with the median home value and median contract rent increasing exponentially in the last decade. Home values increased by 72 percent and median rents grew by 92 percent. Currently, the City would need approximately 1,555 additional affordable housing units to match the housing needs of the population earning below 80% AMI.

4. Are there any community assets in these areas/neighborhoods?

Map 3 displays a sample of community assets and amenities that may represent strategic investment opportunities for these areas, including:

1. Fire Stations
2. Police Stations
3. Community Centers
4. Senior Centers
5. Public Libraries
6. Transit Centers
7. Parks

Map 3 - Minority Concentration, LMI, and Community Assets



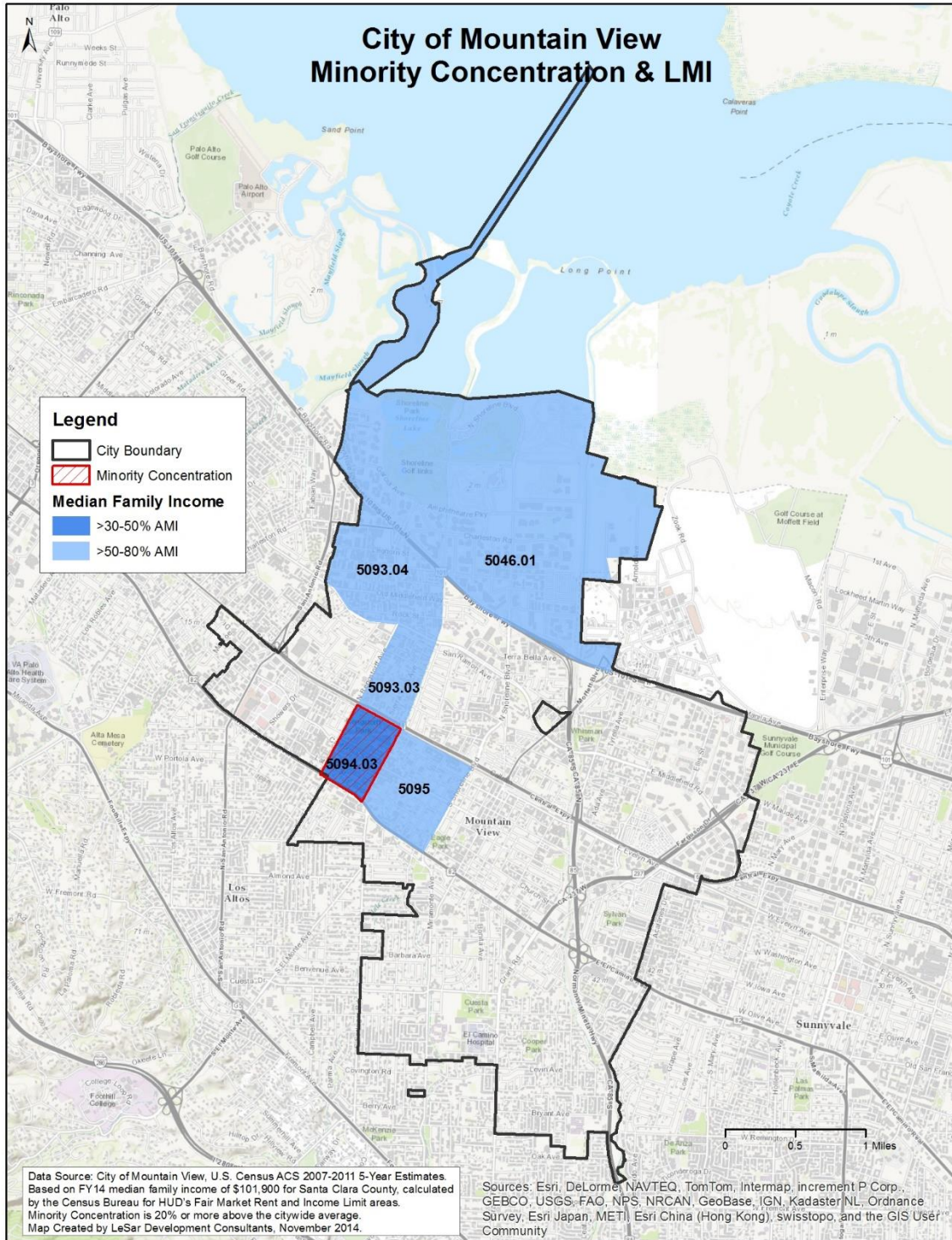
Data Source: ACS 2007-2011

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.

5. Are there other strategic opportunities in any of these areas?

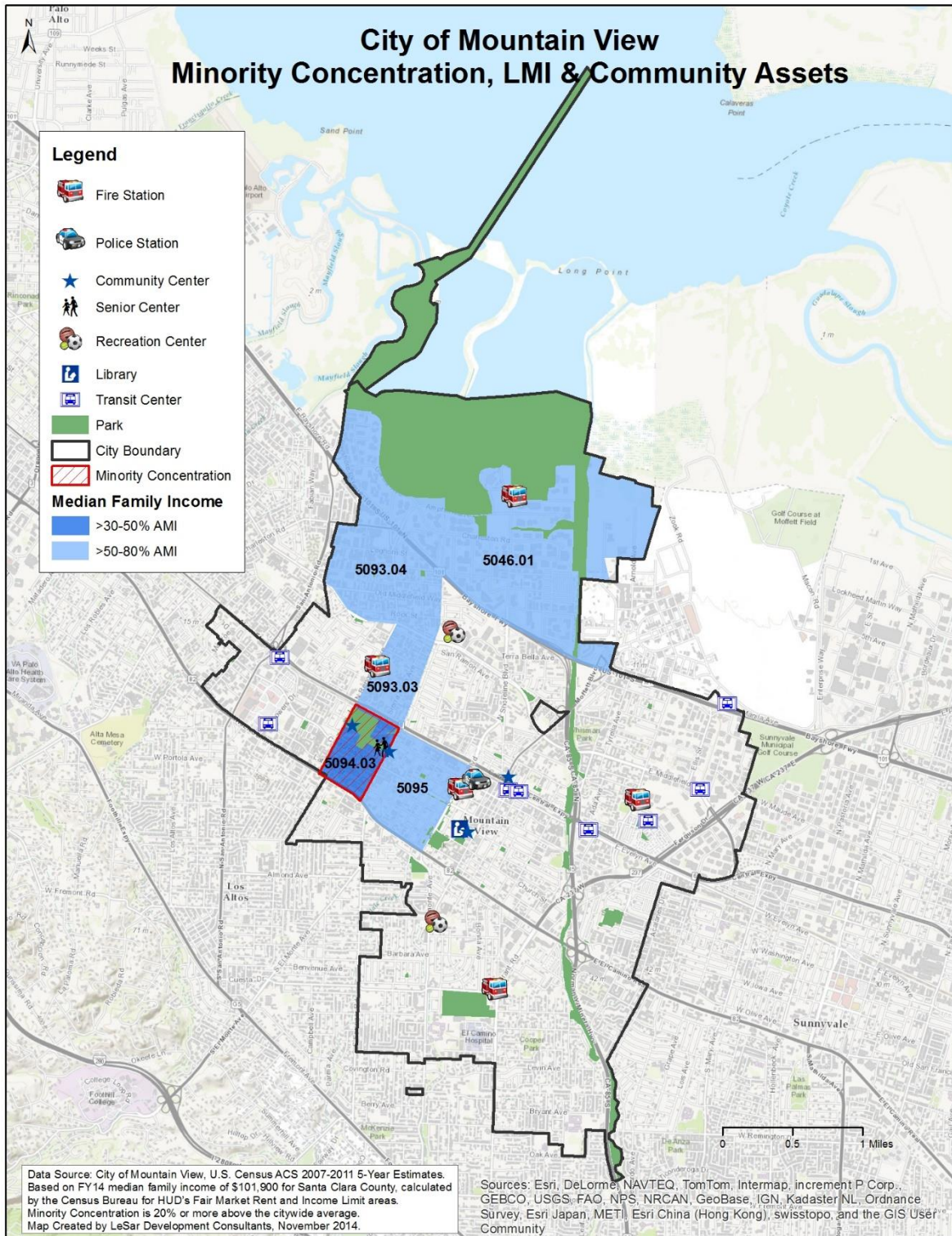
Census Block Group 5094.03 contains Rengstorff Park and the City's Senior Center and Community Center. The City is implementing the Rengstorff Park Master Plan that will include improvements to the Community Center located within the Park and the surrounding area. Census Block Group 5095 contains the newly remodeled Teen Center, which is located across Escuela Avenue from the Senior Center (in Block Group 5094.03). Improvements are planned on Escuela Avenue that help connect the Teen Center and Senior Center facilities. CDBG funds could be used toward the Rengstorff Park Master Plan implementation and the Escuela Avenue improvements.

Map 4 - Minority Concentration and LMI Census Tracts



6. Are there any community assets in these areas/neighborhoods?

Map 5 - Minority Concentration, LMI, & Community Assets



7. Are there other strategic opportunities in any of these areas?

Census Block Group 5094.03 contains Rengstorff Park and the City’s Senior Center and Community Center. The City is implementing the Rengstorff Park Master Plan that will include improvements to the Community Center located within the Park and the surrounding area. Census Block Group 5095 Census Block group contains the newly remodeled Teen Center, which is located across Escuela Avenue from the Senior Center (in Block Group 5094.03). Improvements are planned on Escuela Avenue that help connect the Teen Center and Senior Center facilities. CDBG funds could be used toward the Rengstorff Park Master Plan implementation and the Escuela Avenue improvements.

Strategic Plan

SP-05 Overview

1. Strategic Plan Overview

The Consolidated Plan Goals represent high priority needs for Mountain View (City) and serve as the basis for the Strategic Actions the City will use to meet these needs. Based on the Needs Assessment, Market Analysis, Housing Element data, and community outreach conducted for the current Consolidated Plan cycle, the goals are as follows:

1. Support affordable housing for lower income and special needs households.
2. Support activities to prevent and end homelessness.
3. Support activities that provide basic needs to lower income households and special needs populations, such as seniors, abused and neglected youth, and the disabled.
4. Support programs and activities that strengthen neighborhoods.
5. Promote fair housing opportunities.

The City's Consolidated Plan update coincides with the development of the first year (Program Year 2015) Action Plan and the annual Request for Proposal (RFP) process. As such, the first year Action Plan will continue the standard practice of allocating Community Development Block Grant (CDBG) funds to projects based on the current RFP process.

SP-10 Geographic Priorities – 91.215 (a)(1) Requirement

1. Geographic Area

Mountain View is a diverse community. There are no areas identified in the City as having significantly higher needs than other areas. There are areas of minority concentration and, as it has done in the past, the City will continue to provide focused outreach to those areas regarding available public services.

Table N/A - Geographic Priority Areas – Not Applicable

2. General Allocation Priorities

Fiscal Years (FY) 2015-2020 (Program Years 2015-2019) of the Consolidated Plan allocate federal entitlement dollars according to low income (LMI) Census Tracts based on the 2010 Census. CDBG funding for the public service programs is targeted to services that benefit the homeless and very low income households, which are identified in the Consolidated Plan as the most vulnerable and in need of assistance. Capital project funding is targeted to low income areas and/or benefit low and very low income households.

SP-25 Priority Needs - 91.215(a)(2) Requirement

1. Priority Needs

Based on the Needs Assessment, Market Analysis, and community outreach conducted for the current Consolidated Plan cycle, the goals are noted below. Projects considered for funding within the Consolidated Plan period must address these high priority needs, which are summarized in Table 74 below.

Table 74 - Priority Needs Summary

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Affordable Housing	HIGH	<p>Almost one-third of households in Mountain View (32 percent, or 10,155 households) in the City are low income with incomes ranging from 0-80% AMI.</p> <p>As stated in the Needs Assessment, cost burden is the most common housing problem, with 34 percent of households in the City experiencing either cost burden or severe cost burden.</p> <p>There is significant demand for subsidized rental units in Mountain View. The wait for existing subsidized properties in Mountain View ranges from three to eight years. The wait for applicants of the Section 8 Voucher Program, administered by the Housing Authority of the County of Santa Clara (HACSC), is estimated to be about 10 years.</p>	<p>Income Level:</p> <ul style="list-style-type: none"> • Extremely Low • Low <p>Family Types:</p> <ul style="list-style-type: none"> • Large Families • Families with Children • Elderly <p>Homeless:</p> <ul style="list-style-type: none"> • Chronic Homelessness • Individuals • Families with Children • Mentally Ill • Chronic Substance Abuse • Veterans • Persons with HIV/Aids • Victims of Domestic Violence • Unaccompanied Youth <p>Non-homeless Special Needs:</p> <ul style="list-style-type: none"> • Elderly • Frail Elderly • Persons with Mental Disabilities • Persons with Physical Disabilities • Persons with Alcohol or Other Addictions • Persons with HIV/AIDS and their Families 	Support affordable housing for lower income and special needs households.	The Goals and Priorities were developed from the needs identified from qualitative feedback collected through the community surveys, forums, stakeholder meetings, and public hearings. The qualitative data were substantiated by quantitative Census, American Community Survey and local data reported in the Needs Assessment and Market Analysis, served as the basis for priority need.

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
			<ul style="list-style-type: none"> Victims of Domestic Violence 		
Homelessness	HIGH	There were 139 sheltered and unsheltered homeless persons identified in Mountain View in the 2013 Homeless Census. Regionally, in north Santa Clara County, there were 727 homeless persons ¹⁰⁰ . Given the transient nature of homelessness, many of the assistance efforts are regional and involve multiple jurisdictions.	Homeless: <ul style="list-style-type: none"> Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/Aids Victims of Domestic Violence Unaccompanied Youth 	Support activities to prevent and end homelessness.	Qualitative feedback collected through the community survey, community forums, stakeholder meeting, and public hearings, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for identifying this priority need.
Public Services	HIGH	Households containing an elderly member are more likely to be LMI, with 49 percent of households earning 0-80% AMI having at least one member aged 62 or older, compared to 32 percent for the jurisdiction as a whole. LMI households with elderly members are more likely to	Income Level: <ul style="list-style-type: none"> Extremely Low Low Family Types: <ul style="list-style-type: none"> Large Families Families with Children Elderly Homeless: <ul style="list-style-type: none"> Chronic Homelessness 	Support activities that provide basic needs to lower income households and special needs populations, such as seniors, abused and neglected	Qualitative feedback collected through the community survey, community forums, stakeholder meeting, and public hearings, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for priority need.

¹⁰⁰ The north Santa Clara County region referenced consists of the following cities: Mountain View (139), Palo Alto (157 total homeless persons), Sunnyvale (425 total homeless persons), Los Altos (4 total homeless persons), and Los Altos Hills (2 homeless persons).

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
		<p>experience cost burden, with 54 percent paying more than 30 percent of their income toward housing costs, compared to 34 percent of the jurisdiction as a whole.</p> <p>Seven percent of households within the City are large-family households comprised of 5 or more persons.</p> <p>Four percent of all City households are single-parent, female-headed households with children under the age of 18.</p>	<ul style="list-style-type: none"> • Individuals • Families with Children • Mentally Ill • Chronic Substance Abuse • Veterans • Persons with HIV/Aids • Victims of Domestic Violence • Unaccompanied Youth <p>Non-homeless Special Needs:</p> <ul style="list-style-type: none"> • Elderly • Frail Elderly • Persons with Mental Disabilities • Persons with Physical Disabilities • Persons with Alcohol or Other Addictions • Persons with HIV/AIDS and their Families • Victims of Domestic Violence 	youth, and the disabled.	
Neighborhood Improvements	LOW	<p>The Needs Assessment and Market Analysis found that services benefitting low income households and special needs populations are necessary to help these groups take advantage of the overall economic growth of the City.</p> <p>Greater access to transit</p>	<p>Income Level:</p> <ul style="list-style-type: none"> • Extremely Low • Low <p>Family Types:</p> <ul style="list-style-type: none"> • Large Families • Families with Children • Elderly <p>Homeless:</p> <ul style="list-style-type: none"> • Chronic Homelessness 	Support programs and activities that strengthen neighborhoods.	Qualitative feedback collected through the community survey, community forums, stakeholder meeting, and public hearings, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for priority need.

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
		<p>centers, public services, job training and workforce development, are key.</p> <p>During the forums, public improvements such as ADA accessibility renovations and increased access to parks and open space amenities, specifically in LMI neighborhoods, were highlighted as key needs.</p>	<ul style="list-style-type: none"> • Individuals • Families with Children • Mentally Ill • Chronic Substance Abuse • Veterans • Persons with HIV/Aids • Victims of Domestic Violence • Unaccompanied Youth <p>Non-homeless Special Needs:</p> <ul style="list-style-type: none"> • Elderly • Frail Elderly • Persons with Mental Disabilities • Persons with Physical Disabilities • Persons with Alcohol or Other Addictions • Persons with HIV/AIDS and their Families • Victims of Domestic Violence 		
Fair Housing Services	HIGH	<p>Fair housing represents an ongoing concern in the County. Interviews with local service providers indicate that many home seekers and landlords are unaware of federal and State fair housing laws.</p> <p>During the outreach process, a survey asked respondents if</p>	<p>Income Level:</p> <ul style="list-style-type: none"> • Extremely Low • Low <p>Family Types:</p> <ul style="list-style-type: none"> • Large Families • Families with Children • Elderly <p>Homeless:</p> <ul style="list-style-type: none"> • Chronic Homelessness 	Promote fair housing opportunities.	Qualitative feedback collected through the community survey, community forums, stakeholder meeting, and public hearings, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for priority need.

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
		they had experienced some form of housing discrimination. Of the 1,472 total respondents, 192 (16 percent) said they have experienced some form of housing discrimination.	<ul style="list-style-type: none"> • Individuals • Families with Children • Mentally Ill • Chronic Substance Abuse • Veterans • Persons with HIV/Aids • Victims of Domestic Violence • Unaccompanied Youth <p>Non-homeless Special Needs:</p> <ul style="list-style-type: none"> • Elderly • Frail Elderly • Persons with Mental Disabilities • Persons with Physical Disabilities • Persons with Alcohol or Other Addictions • Persons with HIV/AIDS and their Families • Victims of Domestic Violence 		

SP-30 Influence of Market Conditions – 91.215 (b) Requirement

Table 75 - Influence of Market Conditions

Affordable Housing Type	Market Characteristics that Will Influence the Use of Funds Available for Housing Type
Tenant Based Rental Assistance (TBRA)	Approximately 16 percent of households in the City are severely cost burdened and paying more than 50 percent of their income toward housing costs. Nearly a quarter of households in the City (24 percent) have incomes at or below 50% AMI.
TBRA for Non-Homeless Special Needs	The Needs Assessment and Market Analysis found that supportive housing generally requires more accessible units, greater access to transportation and healthcare, and possibly larger units to accommodate those who need assistance with one or more daily activities. More challenging or on-going conditions might require supportive services that include long-term assisted living as well as transportation and nursing care. High housing costs within the City make it difficult to transition from Community Care Facilities into the private rental market without rental subsidies. This puts those special needs groups at a higher risk of becoming homeless.
New Unit Production	The Needs Assessment and Market Analysis found that 40 percent of renters are cost burdened and paying more than 30 percent of their income toward housing costs. Thirty-five percent of those cost burdened renter households are earning 80% AMI or less. Furthermore, 35 percent of those cost burdened renter households are LMI. The Housing Authority of the County of Santa Clara (HACSC) currently has 415 Mountain View households on their waitlist for Section 8, and the waitlist has been closed since 2006. Since the City has few vacant parcels for development, redevelopment of infill sites is critical to new unit production.
Rehabilitation	Although 48 percent of the City’s housing stock is over 40 years old, property values are relatively high while interest rates are still historically low. Property owners have opportunities to refinance or access secondary financing for repairs. While this is the case for most single-family units and multi-family properties with less than four units, households with fixed, limited incomes in owner-occupied housing and multi-family property owners of older, and in particular, soft-story buildings may need assistance. About seven percent of multifamily units in the City are soft-story buildings and susceptible to earthquake damage. The City’s existing subsidized rental units generate lower rent revenues than market rate units. The subsidized rental properties do not build property reserves as quickly as market rate properties and may also need assistance for rehabilitation.
Acquisition, Including Preservation	There are currently 8,600 units in the City that are affordable for households earning 80% AMI or less, yet there are 10,155 households within this income bracket in need of affordable housing. This reflects a total deficit of 1,555

Affordable Housing Type	Market Characteristics that Will Influence the Use of Funds Available for Housing Type
	units for LMI households. Given there are few vacant parcels, acquisition and preservation of existing properties are important tools for growing and maintaining the affordable housing stock.

SP-35 Anticipated Resources - 91.215(a)(4) and 91.220(c)(1,2) Requirements

1. Introduction

The amount of overall federal entitlement funding has decreased from FY 2010-2014. There have been some year-to-year increases, but this was the result of HUD recycling other jurisdictions' unused funding to help sustain funding levels. There is no certainty this practice will continue.

Table 76 - City Entitlement Funding Received FY10-FY14

	FY 10	FY 11	FY 12	FY 13	FY 14	Total
CDBG	\$741,398	\$619,197	\$501,180	\$565,424	\$540,596	\$2,967,795
HOME	\$469,145	\$414,395	\$218,774	\$220,902	\$243,015	\$1,566,231

In reviewing the cumulative budget over the past three program years, the City anticipates an annual five percent reduction per program in the CDBG funding.

Table 77 - Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan*	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public Federal	<ul style="list-style-type: none"> • Admin and Planning • Acquisition • Economic Development • Housing • Public Improvements • Public Services 	\$538,838	\$130,000	\$350,000	\$1,018,838	\$1,935,256	CDBG funds will be used for the creation and preservation of affordable rental units, improvement in lower income neighborhoods, and public services that benefit low income households.
HOME	Public Federal	<ul style="list-style-type: none"> • Admin and Planning • Acquisition • Homebuyer Assistance • Homeowner Rehab • Multifamily rental new construction • Multifamily rental rehab • New construction for ownership 	\$203,491	\$0.00	\$2,781	\$206,272	\$645,462	HOME funds will be leveraged with local City funding, tax credits, and State bond financing to create new affordable rental units that serve very low and extremely low income households.
General Funds	Public Local	<ul style="list-style-type: none"> • Fair Housing Public Services 	\$25,000	\$0.00	\$0.00	\$25,000	\$100,000	General Fund dollars will be utilized to provide fair housing counseling, investigation and education.

*Expected Amount Available Remainder of ConPlan includes an estimated 5 percent reduction in entitlement funding per year, less administration dollars.

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

CDBG and HOME Entitlement Funds

Leverage, in the context of the CDBG and HOME, means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Mountain View typically leverages its CDBG and HOME funds with other funding sources to complete projects and fund public services. Applicants are asked to demonstrate the degree to which the requested CDBG and HOME funds will be leveraged and the amount of other funding sources is documented as a condition of funding. This process will continue during the 2015-2020 Consolidated Plan period.

HOME Match Requirement

Jurisdictions must provide local matching funds equivalent to 25 percent of the HOME funds expended. Due to large expenditures of local housing funds on previous projects, the City currently has a HOME excess match balance of \$1.89 million. The 25 percent required match will be deducted from the excess balance until it is depleted. Once the excess match funds are fully credited, the 25 percent match requirement for HOME funds will continue to come from the City's local housing funds, which consist of Housing Impact Fee, Rental Housing Impact Fee and Below Market Rate Housing Program funds.

Other Federal Grant Programs

In addition to the entitlement grants listed above, the federal government has several other funding programs for community development and affordable housing activities. These include: the Section 8 Rental Assistance program, Section 202, Section 811, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. It should be noted that, in most cases, the City would not be the applicant for these funding sources as many of these programs offer assistance to affordable housing developers rather than local jurisdictions.

State Housing and Community Development Sources

In California, the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) administer a variety of statewide public affordable housing programs that offer assistance to nonprofit affordable housing developers. Examples of HCD's programs include the Multifamily Housing Program (MHP), Affordable Housing Innovation Fund (AHIF), Building Equity and Growth in Neighborhoods Program (BEGIN), and CalHOME. Many HCD programs have historically been funded by one-time State bond issuances and, as such, are subject to limited availability of funding. CalHFA offers multiple mortgage loan programs, down payment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. The State also administers the federal Low Income Housing Tax Credit (LIHTC) program, a widely used financing source for affordable housing projects. As with the other federal grant programs discussed above, the City would not apply for these funding sources. Rather, local affordable housing developers could apply for funding through these programs for their affordable developments in the City.

Local and County Funding Sources

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

Local Sources

- **Below Market Rate Housing In-Lieu Fees**
The City's Below Market Rate (BMR) Housing Ordinance requires that developers set aside 10 percent of all new housing units for LMI persons or pay an in-lieu fee. The in-lieu fee revenue collected by the City is used to build new affordable housing and support other affordable housing programs in Mountain View.
- **Housing Impact (Commercial Linkage) Fee**
The City collects a housing impact fee on a per square foot basis from new office, industrial, hotel, and retail developments in the City. These funds support affordable housing projects and programs in the City.
- **Rental Housing Impact Fee**
The City collects a rental housing impact fee on a per square foot basis from new market rate rental development in the City. These funds support affordable housing projects and programs in the City.
- **Former Redevelopment (Boomerang) Funds**
The City collects loan repayments from projects previously funded using Redevelopment Housing Set Aside funds. A portion of these loan repayments may be reserved on an annual basis exclusively for affordable housing purposes. Loan repayments are typically based on surplus revenues after primary debt and operating expenses are paid and tend to be less than \$100,000 annually. As such, the amount of funding available from this source fluctuates and is likely to play a minor role in funding. Unlike the other local housing funds, these funds can be used for affordable housing projects and activities that address homelessness regionally, not only inside of Mountain View.

County Sources

- **Mortgage Credit Certificates (MCC)**
The federal government allows homeowners to claim a federal income tax deduction equal to the amount of interest paid each year on a home loan. This itemized deduction only reduces the amount of taxable income. Through an MCC, a homeowner's deduction can be converted into a federal income tax credit for qualified first-time homebuyers. This credit actually reduces the household's tax payments on a dollar for dollar basis, with a maximum credit equal to 10 to 20 percent of the annual interest paid on the borrower's mortgage. Mortgage credit certificates in the County are issued by the County directly to eligible homeowners.
- **Stanford Affordable Housing Fund**

The County maintains this affordable housing fund intended to benefit very low- and extremely low income households. The County distributes the funds through a Notice of Funding Availability (NOFA) process and has assisted developers in creating 91 units regionally, including 27 units for developmentally disabled adults in Mountain View.

Countywide Resources

- The Housing Trust of Santa Clara County
This nonprofit organization combines private and public funds to support affordable housing activities in the County, including assistance to developers and homebuyers. The Housing Trust of Santa Clara County is among the largest housing trusts in the nation building special needs and affordable housing and assisting first-time homebuyers. Over the past fifteen years, the Trust has invested over \$35 million and leveraged over \$1 billion to create more than 8,600 housing opportunities.

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

The City currently has no vacant or surplus land available for the development of housing or services.

4. Discussion

If suitable land becomes available, the City Council may direct staff to issue a Request for Qualifications or Request for Proposals process to solicit proposals for development to meet identified needs. A similar process was implemented for a former City-owned parking lot developed in the previous Consolidated Plan period that now contains the Franklin Street Family Apartments, 51 units serving families earning below 30% AMI (extremely low income) and below 50% AMI (very low income).

SP-40 Institutional Delivery Structure – 91.215(k) Requirement

1. Explain the institutional structure through which the jurisdiction will carry out its Consolidated Plan including private industry, nonprofit organizations, and public institutions.

Mountain View will implement the 2015-2020 Consolidated Plan through a network of non-profit organizations, public-private partnerships and collaboration with County agencies and other jurisdictions. The City allocates CDBG and HOME funds to non-profit agencies and affordable housing developers, according to Consolidated Plan goals and objectives. In the past Mountain View has relied heavily on these federal funds for affordable housing development, but the funding has declined and CDBG and HOME funds now occupy a much lesser role in completing affordable housing projects. Mountain View's public service funds are very limited and must also be supplemented by other funding sources. This trend is expected to continue during the 2015-2020 Consolidated Plan period.

In addition to directly funding activities, the City influences local housing conditions through its own policies and programs. These include policies that guide development decisions, such as the City's General Plan and Area Specific Plans and City-sponsored programs that generate local housing funds. These tools allow the City to leverage private sector activity to address its affordable housing and community development goals.

The Housing Authority of the County of Santa Clara also contributes to the local community development institutional structure. HACSC provides Section 8 tenant and project based rental assistance for low income families, seniors, and persons with disabilities. There are 340 Section 8 tenant vouchers and 58 project based vouchers in Mountain View. Countywide there are 17,000 households on the waitlist for Section 8 tenant vouchers and a waitlist of approximately 4,000 households for the two public family housing developments located in Santa Clara. Additionally, the HACSC public housing waitlists for senior and disabled projects range from 200 to 500 households. Given this backlog in demand, HACSC will likely play a relatively modest role in addressing the need for affordable housing as the County's population continues to expand.

Historically, the State of California has also played a major role in generating affordable housing funds that builders and local jurisdictions can access. The State administers the Low Income Housing Tax Credits and bond financing programs, the primary funding sources to create subsidized rental housing for lower income households. The State also implements the Multi-Family Housing Program and other programs that help finance units for lower income, formerly homeless, special needs and disabled households. These sources are anticipated to remain in effect during most, if not all of the 2015-2020 Consolidated Plan cycle.

On the private sector side, market rate developers will be the primary source of new housing development in Mountain View. The City supports private production by guiding developers through the entitlement process, applying design guidelines and zoning requirements to assure successful projects, and assisting developers in addressing community concerns about projects. Market rate projects also generate the local housing funds mentioned in this report, which are pooled and used for affordable housing activities in Mountain View.

Affordable housing developers and service providers also serve a vital role in addressing community development need. These groups typically serve the neediest populations. Unfortunately, participants at the Community Workshops report that many of these groups operate at or above capacity and cannot expand their service to meet the need. Continued declines in CDBG and HOME funds,

therefore, could pose potentially significant gaps in the service delivery system. The City will continue to support these groups' efforts to secure funding from other sources, including the State and federal government, as well as private foundations and donors.

Within this community development institutional structure, lenders serve as the source of debt that supports both market rate and affordable housing development, as well as individual home purchases. Lenders have tightened credit requirements, making it more difficult for developers and potential buyers to access loans. This trend is expected to continue during the 2015-2020 Consolidated Plan period.

Table 78 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Mountain View	Government	<ul style="list-style-type: none"> • Affordable housing – ownership • Affordable housing – rental <ul style="list-style-type: none"> • Public housing • Homelessness • Non-homeless special needs <ul style="list-style-type: none"> • Community development: public facilities • Community development : neighborhood improvements • Community development: public services • Community development: economic development <ul style="list-style-type: none"> • Planning 	Jurisdiction
County Of Santa Clara Office Of Supportive Housing	Continuum of Care Government	<ul style="list-style-type: none"> • Homelessness • Non-homeless special needs <ul style="list-style-type: none"> • Planning 	Region
Fair Housing Task Force C/O Project Sentinel	Government	<ul style="list-style-type: none"> • Affordable housing – rental 	Region
Housing Authority of the County of Santa Clara	PHA	<ul style="list-style-type: none"> • Affordable housing – rental • Affordable housing – ownership • Public Housing Provider <ul style="list-style-type: none"> • Section 8 Program 	Region
Housing Trust Of Santa Clara County	Nonprofit organization	<ul style="list-style-type: none"> • Affordable housing – rental • Affordable housing – owner 	Region
Silicon Valley Leadership Group's Housing Action Coalition	Regional organization	<ul style="list-style-type: none"> • Planning 	Region

2. Assessment of Strengths and Gaps in the Institutional Delivery System

Strengths

The City manages the institutional delivery structure for allocating and using the CDBG and HOME funds within a framework supported by City Council and the local community. The goals and objectives of the Strategic Plan were formulated with residents' and stakeholders' input and involvement. The goals and objectives in this Consolidated Plan, which were developed with the intent to benefit lower income households, work in complement with the General Plan, Housing Element, and Specific and Precise Plans. The City's Community Development Department is responsible for overseeing implementation of this Consolidated Plan, the General Plan and Housing Element policies toward the achievement of housing and community development goals.

The City benefits from a strong jurisdictional and regional network of housing and community development partners, such as the non-profit agencies and organizations listed in **Table 78**. The City has annually funded the Housing Trust of Santa Clara County, who administers several down payment assistance programs and an emergency rental assistance program. The City funds agencies that provide shelter and services for the homeless and participates in the CoC's efforts to improve services for that population. HACSC assists low income Mountain View residents through their Section 8 tenant and project based voucher programs funded by HUD. As standard practice, CDBG entitlement jurisdictions from throughout the County hold quarterly meetings known as the CDBG Coordinators Group. These meetings are often attended by HUD representatives and their purpose is to share information, best practices, new developments, and federal policy and appropriations updates among the local grantee staff, as well as to offer a convenient forum for HUD to provide ad-hoc technical assistance related to federal grant management. Meeting agendas cover such topics as projects receiving multi-jurisdictional funding, performance levels and costs for contracted public services, proposed annual funding plans, HUD program administration requirements, and other topics of mutual concern.

These quarterly meetings provide the opportunity for the City to consult with other jurisdictions on its proposed use of federal funds for the upcoming Program Year. The CDBG Coordinators Group meetings are often followed by a Regional Housing Working Group meeting, which is open to staff of entitlement and non-entitlement jurisdictions. The Working Group provides a forum for jurisdictions to develop coordinated responses to regional housing challenges.

In addition, Mountain View participates in the Countywide Fair Housing Task Force, which includes representatives from other Entitlement Jurisdictions, fair housing providers, legal service providers, and other community service providers. Since its inception, the Task Force has implemented countywide fair housing events and sponsored homebuyer educational forums and trainings on accessibility and Predatory Lending.

The City has enacted policies and programs that generate Below Market Rate units and local housing funds which are leveraged with other funding sources to produce new subsidized units (permanently affordable rental units for extremely low and very low income households). The local housing funds help bridge funding gaps in affordable housing developments.

The City has an established Community Outreach Program, which uses staff and volunteers to go into the community to inform residents, including non-English speaking residents, about available services. Outreach Workers are fluent in Spanish, Mandarin, and Russian, the three primary non-English

languages in Mountain View. The Outreach Workers provide non-English speaking residents with information about programs, meetings, and other community events and activities, provide assistance in completing applications for subsidized housing and community programs, provide translation services in the community as needed, and conduct other outreach activities such as making presentations and distributing brochures.

Gaps

Nonprofit affordable housing developers and service providers provide an important role in promoting community development within the City. However, they are often at a disadvantage in the housing development arena, as they compete with market rate developers in the private sector for the limited land available for the development of housing. Affordable housing developers must adhere to noticing, outreach and evaluation processes associated with the use of public funds. Private market rate developers do not have such requirements and are able to purchase sites quickly. Many market rate developers have funds available to purchase properties outright rather than needing to seek financing, which saves time. The market realities of increased value due to scarcity of land and the ability to acquire sites quickly provide advantages to market rate developers, while posing challenging constraints to affordable housing developers.

State and federal funding for non-profit agencies that provide services to Mountain View residents has declined, which impacts their ability to maintain service levels. In response, many agencies have increased their fundraising activities from private sources, but these efforts have not fully offset the cuts in grant funding. Despite funding challenges, the non-profit agencies continue to assist the homeless and lower income households in meeting their basic needs and access services that improve their quality of life. **Table 79** below summarized the services provided to Mountain View’s homeless, some of which are funded by Mountain View’s CDBG funds.

Table 79 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X		

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		

3. Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

As part of the institutional delivery system, the City participates in the Santa Clara County Housing and Homelessness Collaborative. This group of governmental agencies, homeless service and shelter providers, homeless persons, housing advocates, and affordable housing developers, prepares the Countywide Homelessness Continuum of Care Plan. The Continuum of Care Plan is a comprehensive and coordinated system of affordable housing and supportive services for the prevention, reduction, and eventual end of homelessness. The Plan provides a common guide for the cities and relevant partners within the County in addressing local housing and services needs for the homeless. The City funds various nonprofit agencies to provide counseling, workforce development, and life skills training to homeless and individuals at-risk of homelessness. Other main agencies in this service delivery network include: the Community Services Agency of Mountain View, Los Altos and Los Altos Hills (Alpha Omega and Emergency Assistance Programs), InnVision Shelter Network, NOVA, Mayview Community Health Center and Project Sentinel.

4. Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The City has developed three funding sources to generate local housing funds, which the City uses to help develop permanent housing for extremely low and very low income seniors, the disabled and supportive housing for the formerly homeless and households at risk of homelessness. In the past, the local housing fees would supplement CDBG and HOME funding in affordable housing projects. More recently, the level of CDBG and HOME funding has declined to where they are mainly used to maintain existing affordable housing and, to a far lesser extent, for developing affordable housing.

The City also provides General Fund support to programs that may not be eligible for CDBG funding but serve special needs households. The level of funding to those agencies is provided at Council's discretion but has been consistently sustained since 2004. The City's CDBG and General Fund support does not backfill the permanent cuts sustained by the agencies during the last Consolidated Plan cycle, but continued funding does help keep the agencies stable.

HACSC also contributes to the City's service delivery system by providing rental assistance for low income families, seniors, and persons with disabilities in the County. There are no public housing developments within the City, but there are 326 total Section 8 vouchers consisting of 58 Project Based Vouchers and 268 Tenant Choice Vouchers. Additionally, there are 14 Special Purpose Voucher holders

residing in Mountain View and all are under the “Veterans” category. Gaps in the system include the reality that project based vouchers are limited and awarded competitively. Also, the waiting list for Section 8 vouchers currently has 21,000 households and has been closed since 2006. HACSC has no current plan to reopen the wait list in the near future. Funding for Special Purpose vouchers must be separately appropriated by Congress and is also very limited.

5. Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The City is striving to improve intergovernmental and private sector cooperation to synergize efforts and resources. Locally, the City has developed new revenues to fund affordable housing projects and uses its local funds to supplement CDBG funding for public service programs.

At the regional level, collaborative efforts include:

- Regular quarterly meetings between entitlement jurisdictions;
- Joint jurisdiction Request for Proposals and project review committees; and
- Coordination on project management for projects funded by multiple jurisdictions.

Recent examples include the City’s participation in a County-sponsored effort to create a regional affordable housing fund, using former redevelopment funds. In cooperation with the County, the City has reserved a portion of the former redevelopment funds, also called Boomerang funds, for affordable housing and homeless services activities.

Under that same effort, Mountain View, the County and other jurisdictions are also researching resources to create a countywide pool to fund homeless shelters and transitional housing. These interactions among agencies generate cohesive discussion and forums for bridging funding and service gaps on a regional scale.

SP-45 Goals Summary – 91.215(a)(4) Requirement

Table 80 - Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addresses	Funding	Goal Outcome Indicator
Affordable housing	2015	2020	Affordable Housing Homeless Non-Homeless Special Need	Jurisdiction	Affordable Housing	CDBG: \$2,130,724 HOME: \$717,180	Rental units rehabilitated: 320 Housing Units
Homelessness	2015	2020	Homeless	Jurisdiction	Homelessness	CDBG: \$262,118	Public service activities other than for low/mod income housing benefit: 20,000 Persons Assisted
Basic Needs	2015	2020	Public Services Economic Development Non-housing community development	Jurisdiction	Public Services	CDBG: \$226,159	Public service activities other than for low/mod income housing benefit: 13,000 Persons Assisted
Strengthening Neighborhoods	2015	2020	Public Service Non-housing community development Public Improvement	Jurisdiction	Neighborhood Improvements	CDBG: \$335,094	Public service activities other than for low/mod income housing benefit: 150 Persons Assisted Public facility or infrastructure activities other

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addresses	Funding	Goal Outcome Indicator
							than for low/mod income housing benefit: 1,000 Persons Assisted under LMA
Fair Housing Opportunities	2015	2020	Affordable Housing Homeless Non-Homeless Special Need	Jurisdiction	Fair Housing Services	General Fund: \$125,000	Public service activities other than for low/mod income housing benefit: 125 Persons Assisted

6. Estimate the number of extremely low income, very low income and low income families to whom the jurisdiction will provide affordable housing as defined by HOME Requirement 91.315(b)(2).

The City estimates that CDBG and HOME funds will be used to preserve and create affordable housing to approximately 320 households over the next five years.

For Fiscal Year 2015-2016, 107 existing subsidized rental units serving very low and low income seniors will be upgraded using CDBG and HOME funding. The upgrades focus on sustainability and involve the installation of new energy efficiency windows and casings.

SP-50 Public Housing Accessibility and Involvement – 91.215(c) Requirement

1. Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

There are no public housing units in Mountain View. Tenants in Section 8 Project Based units or those with Section 8 Housing Choice Vouchers may request a reasonable accommodation as needed.

2. Activities to Increase Resident Involvements

As mentioned in the Needs Assessment and Market Analysis, HACSC randomly sampled 1,500 of its Housing Choice Voucher program (Section 8) participants in January 2013, to query them on what types of services or resources they need to increase their self-sufficiency. Approximately 400 participants responded. Affordable Healthcare, Job Training, Basic Computer Skills, English as a Second Language, and Job Placement resources were the top five most identified services. Since four out of these five skills are related to workforce training and development, it is apparent from this survey that there is need for more job training for Public Housing and Housing Choice voucher holders.

3. Is the public housing agency designated as troubled under 24 CFR part 902?

No.

4. Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h) Requirement

1. Barriers to Affordable Housing

Non-Governmental Barriers

Mountain View faces barriers to affordable housing, non-governmental and governmental, that are common in Santa Clara County and throughout the Bay Area. Key non-governmental barriers are the lack of developable land and high construction costs. Local opposition from misconceptions about the impacts of affordable housing is another common obstacle as many neighbors have strong reactions to infill and affordable housing developments. The misconceptions include a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools.

Governmental Barriers

The City identified several constraints to the development, maintenance, and improvement of housing and affordable housing in their 2015-2023 Housing Element update:¹⁰¹

- Land use controls, such as the General Plan, which establishes the City’s land use designations and the Zoning Ordinance, which identifies districts where housing may be developed. As such, the City’s General Plan and Zoning Ordinance have a direct effect on the availability and range of housing choices within a community.
- Parking requirements may serve as a constraint on housing development by increasing development costs and reducing the amount of land available for project amenities or additional units. Parking requirements range from one space per unit for efficiency studios to two spaces for single-family homes and multi-family units with one or more bedrooms. Some housing types are also required to provide guest parking.
- Development fees intended to recover the capital and administrative costs of providing community services and processing entitlement and building permit applications increase the overall development costs. New housing typically requires payment of school impact fees, sewer and water connection fees, building permit fees, Park-In-Lieu fees, wastewater treatment plant fees, and a variety of handling and service charges.

2. Strategies to Remove or Ameliorate the Barriers to Affordable Housing

Strategies to Address Non-Governmental Barriers

- *Funding for Affordable Housing*
To help address the key non-governmental barriers and make housing opportunities more available to lower income households, Mountain View will continue to implement policies and strategies to generate local housing funds that are leveraged to produce permanent units that primarily serve households earning below 50% AMI (very low income households), the priority housing need group. These subsidized rental units provide housing for the region’s workforce (sales clerks, secretaries, firefighters, police, teachers, and health service workers), seniors,

¹⁰¹ City of Mountain View. “2015-2023 Housing Element.” 2014.

the disabled, and other lower income households whose incomes significantly limit their housing choices.¹⁰²

- *Public Outreach to Address Misconceptions*
To alleviate possible concerns from residents about the misconceptions associated with affordable housing developments, the City will continue to conduct extensive public outreach campaigns focused on the neighboring communities when affordable housing projects are proposed. As part of the outreach, the City holds neighborhood meetings prior to and throughout the entitlement approval and environmental review processes. The neighborhood meetings serve as forums for residents to dialogue with the developer and the City about their concerns and to have a voice in the site design and mitigation measures for project impacts.

Strategies to Address Governmental Barriers

The City will implement the following actions to minimize Governmental Barriers:

Land Use and Zoning¹⁰³

- Implement zoning changes to allow for more high-density, mixed-use development and secondary dwelling units.
- Implement the development of precise plans to coordinate future public and private improvements on specific properties.
- Conduct a study to evaluate the options, benefits, and impacts of modifying the Municipal Code to remove constraints that may limit the construction of secondary units.

Affordable Housing Development

- The City will implement the following 2015-2023 Housing Element policies that specifically address the creation of more affordable housing:
 - *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.

¹⁰² Association of Bay Area Governments. "Jobs-Housing Connection Strategy." 2012.

¹⁰³ City of Mountain View. "2015-2023 Housing Element." 2014.

SP-60 Homelessness Strategy – 91.215(d) Requirement

1. Describe the five-year goals and actions for reducing and ending homelessness including:

The following discusses the five-year goals and actions for reducing and ending homelessness.

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

The City of Mountain View funds local agencies that provide services targeted to the homeless and those services include outreach efforts to link that group to shelter and services and job and life skills training. Funding for homeless shelter and services is anticipated to continue throughout the 2015-2020 Consolidated Plan period.

Regionally, the City will continue to collaborate with the County and other jurisdictions in performing a biennial countywide homeless count to help assess regional homeless needs. The data from the census will be used to plan, fund, and implement actions, within the City and regionally, for reducing chronic homeless and circumstances that bring about homelessness.

3. Addressing the emergency and transitional housing needs of homeless persons

The 2013 Homeless Census identified 139 homeless persons in Mountain View, 136 unsheltered and 3 sheltered persons. Overall, the Homeless Census suggests the number of homeless individuals generally increased from 2011 in the City and County, with 102 and 564 more homeless people in the City and County by 2013, respectively. Southern Santa Clara County (Gilroy, Morgan Hill and San Martin) along with Milpitas, Campbell, Monte Sereno and Los Gatos experienced a collective decrease of 264 homeless persons. Due to the transient nature of homelessness, it is probable that some of these persons migrated to cities, such as Mountain View, that experienced an increase in the number of homeless persons counted.

To help address the needs of the homeless persons in Mountain View and regionally, the City will implement the following actions:

- Continue to fund shelter and support services for the homeless and fund the development of facilities that provide shelter and transitional housing for homeless individuals and families.
- Continue to fund the development of permanent, supportive units for formerly homeless individuals and families.
- Continue to support Housing 1000 implementation actions. Housing 1000, by Destination Home, is the leading housing first campaign in the County. In conjunction with community partners, the Housing 1000 campaign is dedicated to placing 1,000 homeless individuals permanent housing.
- Continue to participate in the Santa Clara County Collaborative on Housing and Homelessness (Collaborative) and support the efforts of its partners to implement the Continuum of Care Plan to end homelessness, promote better coordination among agencies serving the homeless, carry out projects that house the homeless and programs that provide life skills training, employment and substance abuse and mental health counseling.

- Continue to fund case management and emergency assistance services for homeless persons and persons at risk of homelessness.

4. 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.

Coordinated efforts to address homelessness are underway in Mountain View and countywide. During the 2015-2020 Consolidated Plan period, the City will perform the following to address the needs above which have been documented in SP-25 Priority Needs.

Continue to participate in the Santa Clara County Collaborative on Housing and Homelessness (Collaborative). The Collaborative consists of governmental agencies, homeless service and shelter providers, homeless persons, housing advocates, and affordable housing developers. The Collaborative prepares the Countywide Homelessness Continuum of Care Plan, which seeks to create a comprehensive and coordinated system of affordable housing and supportive services for the prevention, reduction, and eventual end of homelessness. The Collaborative also assists and facilitates implementation of the CoC Plan and Community Plan to End Homelessness, a list of recommended strategies to help guide funding and programmatic decisions by governmental actors, nonprofits, and other community members.¹⁰⁴ Within the five-year goals of the Community Plan to End Homelessness, the target is to create 6,000 housing opportunities countywide for persons who are homeless. An additional goal is for each of the 6,000 new tenants to have access to the services that will allow them to maintain that housing.

The City spends part of its CDBG funds and local funds toward a variety of public services to address the needs of homeless and very low income persons. Services provided include case management, free food, clothing, medical care, legal assistance, and rental assistance. Particularly for chronically homeless, it is preferred that individuals receive intensive case management rather than simple counseling. Case management works to assist homeless individuals find housing, connect with resources, and receive services to maintain housing. The provision of case management is person-based rather than shelter-based with the goal of rapid re-housing.

The City will continue to fund the following services and programs for the homeless:

- Programs that provide case management for homeless persons, youth and families to assist them in transitioning to self-sufficiency.
- Programs that provide emergency assistance services to homeless persons and those at risk of homelessness.
- Services that provide health screening and medical supplies.

¹⁰⁴ Destination: HOME. "Community Plan to End Homelessness in Santa Clara County." August 2014.

The City will continue to provide oversight and support the viability of the following facilities that serve the homeless:

- The transitional house at 813 Alice Avenue, which provides transitional housing for up to five individuals plus an on-site resident manager.
- The Quetzal House, which annually provides shelter and services to 40-50 runaway and foster youth.

The City will continue to fund facilities that provide transitional housing and permanent supportive housing targeted to the chronically homeless.

5. Help low income individuals and families avoid becoming homeless, especially extremely low income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

Along with the strategies described above, the City has helped fund subsidized rental units and facilities for extremely low income households and public services targeted toward low income families that are the most at-risk of becoming homeless. San Antonio Place consists of 118 efficiency studio units affordable to persons earning within 15-45% AMI. CDBG, HOME and local housing funds were used to help fund this development. Ten units at San Antonio Place are designated specifically for formerly chronically homeless persons. During the prior Consolidated Plan period, the City consistently funded emergency assistance services, such as the distribution of food and clothing, counseling, rental assistance.

6. Discussion

Following a six-month planning process, the Santa Clara County Collaborative on Affordable Housing and Homeless Issues recommended the Destination: Home Leadership Board to serve as the Continuum of Care (CoC) Board of Directors. The Destination: Home Leadership Board agreed to accept this role due to the overwhelming need for a unified and community-wide strategy to end and prevent homelessness, especially chronic homelessness, which is a priority both locally and nationally. Stakeholders agreed that the Destination: Home Leadership Board was well positioned to ensure that the local CoC fully implemented the requirements and intent of The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009.

The CoC created a five-year work plan entitled the 2015-2020 Community Plan to End Homelessness in Santa Clara County through a series of community summits related to the specific homeless populations and homeless issues in the County.¹⁰⁵ As previously discussed, the CoC's target is to house 2,518 chronically homeless individuals, 718 homeless veterans, and more than 2,333 homeless children, youth, and families.

¹⁰⁵ Destination: Home. "Community Plan to End Homelessness in Santa Clara County 2015-2012." 2014.

The CoC's plan includes the following overarching actions:

1. Disrupt – Develop disruptive strategies and innovative prototypes that transform the systems related to housing a homeless person.
2. Build the Solution – Secure the right amount of funding needed to provide housing and services to those who are homeless and those at risk of homelessness.
3. Serve the Person – Adopt an approach that recognizes the need for client-centered strategies with different responses for different levels of need and different groups, targeting resources to the specific individual or household.

Within each action the CoC identifies several tasks:

1. Disrupt Systems
 - A. Transform the Way Government Responds to Homelessness
 - i. Rethink how government organizes to respond to homelessness
 - ii. Ensure people leaving systems do not become homeless
 - iii. Increase access to benefits for people who are homeless or at risk of homelessness
 - B. Include the Private Sector and the Community in the Solution
 - i. Increase awareness
 - ii. Increase and align private resources
 - iii. Provide opportunities for the business sector to address homelessness
 - iv. Collaborate with community organizations
 - v. Engage with the environmental community to reduce the environmental impacts of homelessness
 - C. Create the Best Homeless System of Care
 - i. Coordinate housing and services to connect each individual with the right housing solution
 - ii. Respond to system barriers and service gaps by making the best use of existing assets
 - iii. Partner across public and private sectors to improve systemic coordination
 - iv. Increase provider capacity
2. Build the Solution
 - A. Create New Homes and Opportunities to House Homeless Men, Women, and Children

- i. Create 6,000 Housing Opportunities
 - ii. Fund supportive services for the new housing opportunities
- 3. Serve the Population
 - A. Have Different Responses for Different Levels of Need
 - i. Provide permanent supportive housing to end chronic homelessness
 - ii. Expand rapid rehousing resources to respond to episodic homelessness
 - iii. Prevent homelessness before it happens

SP-65 Lead based paint Hazards – 91.215(i) Requirement

1. Actions to address LBP hazards and increase access to housing without LBP hazards

The City has a Lead Based Paint (LBP) Management Plan and carries out rehabilitation projects according to the Plan. The City requires testing and hazard reduction in properties that use CDBG or HOME rehabilitation funds where lead and other risks may be present. The City also provides information about the risk of LBP to property owners, in the form of a detailed HUD pamphlet and distributes the EPA pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, about lead-safe work practices to contractors of applicable CDBG and HOME funded projects.

Most of Mountain View's subsidized rental properties were built after 1978, or their potential lead hazards were removed/abated as part of substantial rehabilitation activities. To continue to increase access to housing without LBP hazards, the City funds the construction of new subsidized rental units using lead- and hazard-free materials. The City has also funded the development of subsidized units through the acquisition and rehabilitation of existing multi-family properties. During the rehabilitation, LBP hazards are identified and abated in accordance with the City's LBP Management Plan.

2. How are the actions listed above related to the extent of lead poisoning and hazards?

The City requires that properties built before 1978 that use CDBG or HOME rehabilitation 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 in carrying out CDBG or 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.

3. How are the actions listed above integrated into housing policies and 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 in carrying out CDBG or HOME funded projects.

SP-70 Anti-Poverty Strategy – 91.215(j) Requirement

1. Jurisdiction goals, programs and policies for reducing the number of poverty-level families

Almost one-third of households (32 percent, or 10,155 households) in the City are LMI, with incomes between 0-80% AMI. The City employs a multi-tiered anti-poverty strategy, along with other jurisdictions in the County. Each of the goals and programs described in this plan addresses poverty either directly or indirectly.

The City has consistently funded emergency assistance and safety net programs to assist impoverished persons in improving their lives. Services such as the provision of rental assistance, food, clothing, and help with employment searches help prevent at-risk households from becoming homeless and provide them with basic necessities that they may not be able to otherwise afford.¹⁰⁶

The City also refers and connects persons with basic needs and employment related service agencies. One key safety net agency is Community Services of Mountain View, Los Altos, and Los Altos Hills, which serves over 3,000 persons annually. Another is NOVA, a local nonprofit agency that provides job seekers with resume and job search assistance, assessment, and referrals to specialized training and educational programs. Though the majority of job seekers served through NOVA are laid off workers, affected by the downsizing or closure of their companies, NOVA also helps job seekers with special needs, such as homeless veterans, disabled workers, welfare recipients, teen parents, and older workers. During the previous Consolidated Plan period, NOVA has annually assisted about 550 Mountain View residents on average.

On a countywide level, employment assistance is also provided to lower income households through the Family Self-Sufficiency Program, operated by HACSC. The Program provides access to job training and other services for participants of the Housing Choice Voucher Program who are trying to become self-sufficient. Participants are required to seek and maintain employment or attend school or job training. As participants increase earned income, and as a result, pay more for their portion of the rent, HUD matches the rent increase with money in an escrow account, which is then awarded to participants who successfully complete the program. Escrow monies are often used as a down payment on a home.

Another countywide agency, Step Up Silicon Valley, is a nonprofit organization coordinated by Catholic Charities of Santa Clara County that collaborates with Mountain View and other jurisdictions on poverty-reduction strategies in Silicon Valley. Their current project is the 1,000 Out of Poverty Effort, which began in January 2013. It is a coordinated effort between over a dozen nonprofit agencies that are working to help 1,000 individuals move themselves from poverty toward self-sufficiency. Step Up Silicon Valley also funds the Franklin McKinley Women’s Initiative which is designed to help low income women reach self-sufficiency by providing them with training and support to start their own businesses.¹⁰⁷

2. How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

¹⁰⁶ Ibid.

¹⁰⁷ Step Up Silicon Valley. “Annual Report 2013.” 2013.

As mentioned in MA-45, the City’s Economic Development Strategy and Action Plan contains key goals and policies that correspond with the City’s General Plan in an effort to maintain the current economic growth and also provide opportunities for workforce development for low income populations. CDBG funding is limited and is not envisioned as a funding source for economic development activities.

The 2009-2010 Economic Development Strategy and Action Plan (Strategy Plan) for the City includes a policy to maintain, strengthen and diversify the City’s high-quality corporate and commercial base that attracts and retains “a broad range employment opportunities in order to maintain the needs of the community and support the long-term financial health of the city”. Additionally, the 2040 General Plan specifies goals and policies created to support and booster the local economy to create job opportunities for all segments of the population. The General Plan accomplishes this through land use design, promotion of affordable commercial and industrial space, and open communication and coordination between the business community and the City.¹⁰⁸ The overarching theme of the goals and policies of both of these plans is to provide a framework for increased economic development opportunities.

During the 2015-20 Consolidated Plan Period, the City will perform the following activities toward reducing poverty:

- Continue to fund case management and emergency assistance services for homeless persons and persons at risk of homelessness.
- Support regional efforts, such as Step Up Silicon Valley’s Out of Poverty Effort whose aim is to help 1,000 individuals move themselves from poverty toward self-sufficiency.
- Implement the economic development policies in the Strategy Plan and General Plan to help maintain the economic growth and also provide opportunities for workforce development for low income populations.

¹⁰⁸ City of Mountain View. “2015-2023 Housing Element.” May 2014.

SP-80 Monitoring – 91.230 Requirement

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

On-site Monitoring

The City has a monitoring plan involving annual or biennial on-site monitoring of CDBG funded activities, depending on degree of risk. HOME funded housing projects are monitored according to the HOME Program rules based on the number of assisted housing units. CDBG funded activities that are being carried out by experienced agencies with former monitoring reviews showing no major issues will be monitored every other year. CDBG activities where there is new staff, new programs or programs where there have been issues identified during past reviews will be monitored annually. The on-site monitoring involves review of assisted client/tenant files, review of agency administration, fiscal management and program management. Sub-recipients of federal funds are required to maintain a financial audit trail for inspection by the City, consisting of original invoices and timecards to document expenses all the way to cancelled checks to document payment of expenses. On-site monitoring of housing projects also involves inspection of the housing units to ensure they meet housing quality standards.

Client Reports

In addition to on-site monitoring, the City conducts quarterly desk reviews of each funded activity. Sub-recipients are required to submit client reports detailing the City clients served during the quarter, as well as the income and race/ethnicity of each client. Agencies are also required to submit quarterly budget reports showing expenses and revenue and a detailed invoice specifying what expenses are being charged to CDBG or HOME funds. Agencies must also submit an annual independent audit report regarding their financial accounting.

Performance Reports

The City prepares an annual performance report to HUD detailing the progress made in achieving the goals in the Consolidated Plan called the Consolidated Annual Performance and Evaluation Report (CAPER). The City also prepares detailed agreements with sub-recipients outlining goals and objectives to be met. The City's annual report to HUD includes an analysis of any problems or obstacles encountered by sub-recipients in meeting their goals and objectives.

Fiscal Year 2015-16 (Program Year 2015) Action Plan

AP-15 Expected Resources – 91.220(c)(1-2) Requirement

1. Introduction

The City Fiscal Year (FY) 2015-2016 entitlement amount is \$742,329: \$538,838 in CDBG and \$203,491 in HOME funds. While HUD allocations are critical, they are not sufficient to overcome the barriers and address the community needs that low income individuals and families face in attaining self-sufficiency. The City will continue to leverage additional resources to successfully provide support and services to the populations in need.

Table 81 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan*	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public Federal	<ul style="list-style-type: none"> • Admin and Planning • Acquisition • Economic Development • Housing • Public Improvements • Public Services 	\$538,838	\$130,000	\$350,000	\$1,018,838	\$1,935,256	CDBG funds will be used for the creation and preservation of affordable rental units, improvements in lower income neighborhoods, and public services that benefit low income households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan*	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
HOME	Public Federal	<ul style="list-style-type: none"> Admin and Planning Acquisition Homebuyer Assistance Homeowner Rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership 	\$203,491	\$0.00	\$2,781	\$206,272	\$645,462	HOME funds will be leveraged with local City funding, tax credits, and State bond financing to create new affordable rental units that serve very low and extremely low income households.
General Funds	Public Local	<ul style="list-style-type: none"> Public Services 	\$25,000	-	-	\$25,000	\$100,000	General Fund dollars will be utilized to provide fair housing counseling, investigation and education.

*Expected Amount Available Remainder of ConPlan includes an estimated 5 percent reduction in entitlement funding per year, less administration dollars.

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

CDBG and HOME Entitlement Funds

Leverage, in the context of the CDBG and HOME, means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Mountain View typically leverages its CDBG and HOME funds with other funding sources to complete projects and fund public services. Applicants are asked to demonstrate the degree to which the requested CDBG and HOME funds will be leveraged and the amount of other funding sources is documented as a condition of funding. This process will continue during the 2015-2020 Consolidated Plan period.

HOME Match Requirement

Jurisdictions must provide local matching funds equivalent to 25 percent of the HOME funds expended. Due to large expenditures of local housing funds on previous projects, the City currently has a HOME excess match balance of \$1.89 million. The 25 percent required match will be deducted from the excess balance until it is depleted. Once the excess match funds are fully credited, the 25 percent match requirement for HOME funds will continue to come from the City's local housing funds, which consist of Housing Impact Fee, Rental Housing Impact Fee and Below Market Rate Housing Program funds.

Other Federal Grant Programs

In addition to the entitlement grants listed above, the federal government has several other funding programs for community development and affordable housing activities. These include: the Section 8 Rental Assistance program, Section 202, Section 811, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. It should be noted that, in most cases, the City would not be the applicant for these funding sources as many of these programs offer assistance to affordable housing developers rather than local jurisdictions.

State Housing and Community Development Sources

In California, the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) administer a variety of statewide public affordable housing programs that offer assistance to nonprofit affordable housing developers. Examples of HCD's programs include the Multifamily Housing Program (MHP), Affordable Housing Innovation Fund (AHIF), Building Equity and Growth in Neighborhoods Program (BEGIN), and CalHOME. Many HCD programs have historically been funded by one-time State bond issuances and, as such, are subject to limited availability of funding. CalHFA offers multiple mortgage loan programs, down payment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. The State also administers the federal Low Income Housing Tax Credit (LIHTC) program, a widely used financing source for affordable housing projects. As with the other federal grant programs discussed above, the City would not apply for these funding sources. Rather, local affordable housing developers could apply for funding through these programs for their affordable developments in the City.

Local and County Funding Sources

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

Local Sources

- **Below Market Rate Housing In-Lieu Fees**
The City's Below Market Rate (BMR) Housing Ordinance requires that developers set aside 10 percent of all new housing units for LMI persons or pay an in-lieu fee. The in-lieu fee revenue collected by the City is used to build new affordable housing and support other affordable housing programs in Mountain View.
- **Housing Impact (Commercial Linkage) Fee**
The City collects a housing impact fee on a per square foot basis from new office, industrial, hotel, and retail developments in the City. These funds support affordable housing projects and programs in the City.
- **Rental Housing Impact Fee**
The City collects a rental housing impact fee on a per square foot basis from new market rate rental development in the City. These funds support affordable housing projects and programs in the City.
- **Former Redevelopment (Boomerang) Funds**
The City collects loan repayments from projects previously funded using Redevelopment Housing Set Aside funds. A portion of these loan repayments may be reserved on an annual basis exclusively for affordable housing purposes. Loan repayments are typically based on surplus revenues after primary debt and operating expenses are paid and tend to be less than \$100,000 annually. As such, the amount of funding available from this source fluctuates and is likely to play a minor role in funding. Unlike the other local housing funds, these funds can be used for affordable housing projects and activities that address homelessness regionally, not only inside of Mountain View.

County Sources

- **Mortgage Credit Certificates (MCC)**
The federal government allows homeowners to claim a federal income tax deduction equal to the amount of interest paid each year on a home loan. This itemized deduction only reduces the amount of taxable income. Through an MCC, a homeowner's deduction can be converted into a federal income tax credit for qualified first-time homebuyers. This credit actually reduces the household's tax payments on a dollar for dollar basis, with a maximum credit equal to 10 to 20 percent of the annual interest paid on the borrower's mortgage. Mortgage credit certificates in the County are issued by the County directly to eligible homeowners.
- **Stanford Affordable Housing Fund**

The County maintains this affordable housing fund intended to benefit very low- and extremely low income households. The County distributes the funds through a Notice of Funding Availability (NOFA) process and has assisted developers in creating 91 units regionally, including 27 units for developmentally disabled adults in Mountain View.

Countywide Resources

- **The Housing Trust of Santa Clara County**
This nonprofit organization combines private and public funds to support affordable housing activities in the County, including assistance to developers and homebuyers. The Housing Trust of Santa Clara County is among the largest housing trusts in the nation building special needs and affordable housing and assisting first-time homebuyers. Over the past fifteen years, the Trust has invested over \$35 million and leveraged over \$1 billion to create more than 8,600 housing opportunities.

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

The City has no vacant land available for the development of housing or services. If suitable land becomes available, the City Council may direct staff to issue a Request for Qualifications or Request for Proposals process to solicit proposals for development to meet identified needs. A similar process was implemented for a former City-owned parking lot developed in the previous Consolidated Plan period that now contains the Franklin Street Family Apartments, 51 units serving families earning below 30% AMI (extremely low income) and below 50% AMI (very low income).

AP-20 Annual Goals and Objectives

Table 82 – Fiscal Year 2015-2016 Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addresses	Funding	Goal Outcome Indicator
Affordable housing	2015	2016	Affordable Housing Homeless Non-Homeless Special Need	Jurisdiction	Affordable Housing	CDBG: \$339,077 HOME: \$185,923	Rental units rehabilitated: 107 Housing Units
Homelessness	2015	2016	Homeless	Jurisdiction	Homeless Prevention	CDBG: \$55,457	Public service activities other than for low/mod income housing benefit: 4,000 Persons Assisted
Basic Needs	2015	2016	Public Services Non-housing community development	Jurisdiction	Public Services	CDBG: \$47,849	Public service activities other than for low/mod income housing benefit: 2,600 Persons Assisted
Strengthening Neighborhoods	2015	2016	Public Service Non-housing community development Public Improvement	Jurisdiction	Neighborhood Improvements	CDBG: \$20,000	Homeowner housing rehabilitated: 10 Housing Units
Fair Housing Opportunities	2015	2016	Affordable Housing Homeless Non-Homeless Special Need	Jurisdiction	Fair Housing Services	General Fund: \$25,000	Public service activities other than for low/mod income housing benefit: 25 Persons Assisted

AP-35 Projects – 91.220(d) Requirement

1. Introduction

The Consolidated Plan Goals represent high priority needs for the City and serve as the basis for the Strategic Actions the City will use to meet these needs. Based on the Needs Assessment, Market Analysis, and community outreach conducted for the current Consolidated Plan cycle, the goals are as follows:

1. Support affordable housing for lower income and special needs households.
2. Support activities to prevent and end homelessness.
3. Support activities that provide basic needs to lower income households and special needs populations, such as seniors, abused and neglected youth, and the disabled.
4. Support programs and activities that strengthen neighborhoods.
5. Promote fair housing opportunities.

The City has a tradition of providing quality affordable housing through an open and inclusive public participation process. Qualified affordable housing developers, who can demonstrate their ability to design, build and manage affordable housing, can submit proposals to the City through a Request for Proposals (RFP) or NOFA process. Programs for public services can also submit proposals to the City for the RFP process. The City administers a two-year funding cycle for public service programs.

Table 83 - Project Information

#	Project Name
1	CDBG and HOME Planning and Administration
2	Services for the Homeless and Homelessness Prevention
3	Healthcare Equipment and Supplies
4	Services for Seniors
5	Services for Neglected Youth
6	Rebuilding Together Peninsula—Minor Home Repair and Home Access Program
7	MidPen Housing, Inc. —Ginzton Terrace Apartments Upgrades
8	CDBG Uncommitted Funds
9	Fair Housing Services

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

The City allocates its CDBG and HOME funds to projects and programs that will primarily serve 0-50% AMI households, renters, and special needs populations. The allocation of funds is made based on the identification of needs in the City’s Consolidated Plan, which lists subsidized rental housing with an emphasis on housing 0-50% AMI special needs households as a top priority.

Another priority for the City is funding for public service programs for special needs populations and low income households. Funding for the public service programs is targeted to services that benefit the homeless and very low income households, which are identified in the Consolidated Plan as the most vulnerable and in need of assistance. All of these needs are identified in this plan with a priority ranking as “HIGH.” There are areas of minority and low income concentration as it has done in the

past, the City will continue to provide focused outreach to those areas regarding available public services.

AP-38 Project Summary

Table 84 - Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
CDBG and HOME Administration				
CDBG Planning and Administration	N/A	N/A	N/A	CDBG: \$133,768
HOME Planning and Administration	N/A	N/A	N/A	HOME: \$20,349
CDBG Public Services				
Services for the Homeless and Homelessness Prevention	N/A	1. Support activities to prevent and end homelessness	Homelessness	CDBG: \$55,457
Healthcare Equipment and Supplies	N/A	3. Support activities that provide basic needs to lower income households and special needs populations, such as seniors, abused and neglected youth, and the disabled.	Public Services.	CDBG: \$9,000
Services for Seniors	N/A	3. Support activities that provide basic needs to lower income households and special needs populations, such as seniors, abused and neglected youth, and the disabled.	Public Services	CDBG: \$28,161
Services for Abused and Neglected Youth	N/A	3. Support activities that provide basic needs to lower income households and special needs populations, such as seniors, abused and neglected youth, and the disabled.	Public Services	CDBG: \$10,688

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
CDBG/HOME Capital Projects				
Minor Home Repair and Home Access Program	N/A	4. Support programs and activities that strengthen neighborhoods	Neighborhood Improvements	CDBG: \$20,000
Multi Family Rehabilitation - Ginzton Terrace Apartments Upgrades	N/A	1. Support affordable housing for low income and special needs households	Affordable Housing	CDBG: \$339,077 HOME: \$185,923
CDBG Uncommitted Funds	N/A	N/A	N/A	CDBG: \$422,687
General Fund Activity				
Fair Housing Services	N/A	4. Promote fair housing opportunities	Fair Housing Services	General Fund: \$25,000

AP-50 Geographic Distribution – 91.220(f) Requirement

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

Not applicable. Mountain View is a diverse community. There are no areas identified in the City as having significantly higher needs than other areas. There are areas of minority concentration and, as it has done in the past, the City will continue to provide focused outreach to those areas regarding available public services.

Table 85 - Geographic Distribution

Target Area	Percentage of Funds
Not applicable	Not applicable.

2. Rationale for the priorities for allocating investments geographically

Not applicable. Fiscal Year (FY) 2015-2016 (Program Years 2015) of the Consolidated Plan allocate federal entitlement dollars according to low income (LMI) Census Tracts based on the 2010 Census. CDBG funding for the public service programs is targeted to services that benefit the homeless and very low income households, which are identified in the Consolidated Plan as the most vulnerable and in need of assistance. Capital project funding is targeted to low income areas and/or benefit low and very low income households.

AP-55 Affordable Housing – 91.220(g) Requirement

1. Introduction

Although CDBG entitlement dollars are limited, the City does anticipate expending a significant portion of its CDBG and HOME funds on the preservation and provision of affordable housing. A detailed discussion of how HUD entitlements will be used to support affordable housing needs within the City is provided in AP-20 and AP-38, with the number of households to be assisted itemized by goal and project, respectively.

Table 86 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	107
Total	107

Table 87 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	107
Acquisition of Existing Units	0
Total	107

AP-60 Public Housing – 91.220(h) Requirement

1. Introduction

As mentioned previously, HACSC assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program. The Section 8 waiting list contains 21,256 households (estimated to be a 10-year wait). HACSC also develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County. HACSC’s programs are targeted toward LMI households, and more than 80 percent of their client households are extremely low income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.¹⁰⁹

In 2008 HACSC entered into a ten-year agreement with HUD to become a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.¹¹⁰ Additionally, HACSC has used Low Income Housing Tax Credit financing to transform and rehabilitate 535 units of public housing into HACSC-controlled properties. The agency is an active developer of affordable housing and has either constructed, rehabilitated, or assisted with the development of more than 30 housing developments that service a variety of households, including special needs households.¹¹¹

Tables 26-29 and 58 display the public housing inventory and housing vouchers maintained by HACSC. HACSC has four two-bedroom family public housing units in its portfolio; they are located in the City of Santa Clara. Approximately 16,387 housing vouchers are in use countywide.

2. Actions planned during the next year to address the needs to public housing

Not applicable, there is no public housing in the City.

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

Not applicable, there is no public housing in the City.

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

Not applicable.

¹⁰⁹ Housing Authority of the County of Santa Clara. “Welcome to HACSC.” <http://www.hacsc.org/>

¹¹⁰ HACSC. “Moving to Work (MTW) 2014 Annual Report.” September 2014.

¹¹¹ Housing Authority of the County of Santa Clara. “Welcome to HACSC.” <http://www.hacsc.org/>

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

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

The following describes the jurisdiction one-year goals and actions for reducing and ending homelessness.

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

The City will fund the Alpha Omega Program which will serve approximately 156 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, then help them obtain public benefits, i.e., Social Security Disability Insurance, Supplemental Security income, General Assistance, CalFresh and support services, i.e health, mental health and employment services.

3. Addressing the emergency shelter and transitional housing needs of homeless persons and 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 City will fund 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.

4. 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.

Using CDBG funds, the City will fund the Homeless Prevention Program administered by the Community Services Agency to provide 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.

AP-75 Barriers to affordable housing – 91.220(j) Requirement

1. Introduction

As per the Market Analysis, the incorporated and unincorporated jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. High on the list is the lack of developable land, which increases the cost of available real estate and increases housing development costs. Local opposition is another common obstacle as many neighbors have strong reactions to infill and affordable housing developments. Their opposition is often based on misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools.¹¹² However, to ensure a healthy economy the region must focus on strategies and investment that provide housing for much of the region's workforce – e.g., sales clerks, secretaries, firefighters, police, teachers, and health service workers – whose incomes significantly limit their housing choices.¹¹³

Even when developments produce relatively affordable housing, in a constrained housing supply market, higher income buyers and renters generally outbid lower income households and a home's final sale or rental price will generally far exceed the projected sales or rental costs. Public subsidies are often needed to guarantee affordable homes for LMI households.

The City identified several constraints to the development, maintenance, and improvement of housing and affordable housing, in their 2015-2023 Housing Element update:¹¹⁴

- Land use controls, such as the General Plan, which establishes the City's land use designations and the Zoning Ordinance, which identifies districts where housing may be developed. As such, the City's General Plan and Zoning Ordinance have a direct effect on the availability and range of housing choices within a community.
- Parking requirements may serve as a constraint on housing development by increasing development costs and reducing the amount of land available for project amenities or additional units. Parking requirements range from one space per unit for efficiency studios to two spaces for single-family homes and multi-family units with one or more bedrooms. Some housing types are also required to provide guest parking.
- Development fees intended to recover the capital and administrative costs of providing community services and processing entitlement and building permit applications increase the overall development costs. New housing typically requires payment of school impact fees, sewer and water connection fees, building permit fees, Park-In-Lieu fees, wastewater treatment plant fees, and a variety of handling and service charges.

2. 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.

As stated in previous chapters, the City is addressing the barriers to affordable housing through:

¹¹² Association of Bay Area Governments. "Affordable Housing in the Bay Area." 2014.

¹¹³ Association of Bay Area Governments. "Jobs-Housing Connection Strategy." 2012.

¹¹⁴ City of Mountain View. "2015-2023 Housing Element." 2014.

Inclusionary Housing

- In 1999 the City adopted an Inclusionary Housing Ordinance to encourage developers to set aside at least 10 percent of the total number of dwelling units in the developments they build as BMR. All BMR units must be comparable to the market-rate units in terms of size and design.
- Developers may pay an in-lieu fee when the 10 percent requirement results in a fraction of a unit or when the price of the homes in the development is too expensive to be practical for a BMR unit. The City uses BMR in-lieu fees for new subsidized housing projects that target households with the greatest housing needs.
- Recent court cases have drastically changed the BMR, or “inclusionary zoning,” environment in California. Two factors have received recent attention by the courts: whether inclusionary housing is considered rent control, and whether inclusionary housing and related housing mitigation fees are considered exactions. As a result of ongoing litigation, many cities have suspended or amended the portions of their inclusionary housing requirements that require affordable units to be included in market-rate rental developments, and many cities have turned instead to the use of development impact fees charged on new, market-rate housing and/or commercial development. Known as “Housing Impact Fees” and “Commercial Linkage Fees”, these fees are based on an assessment of the extent to which the development of new market-rate housing or commercial uses, respectively, generates additional demand/need for affordable housing.

Land Use and Zoning

- Zoning changes to allow for more high-density, mixed-use development and secondary dwelling units.
- The development of precise plans to coordinate future public and private improvements on specific properties.
- A study to evaluate the options, benefits, and impacts of modifying the Municipal Code to remove constraints that may limit the construction of second units.

Affordable Housing Development

- The City’s 2015-2023 Housing Element includes policies that specifically address the creation of more affordable housing, even with the high cost of land:
 - *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.

Public Outreach

- To alleviate possible concerns from residents about the misconceptions associated with affordable housing developments, when affordable housing projects are proposed, the City conducts extensive public outreach campaigns focused on the neighboring communities.

AP-85 Other Actions – 91.220(k) Requirement

1. Introduction

This section discusses the City’s efforts in addressing the underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

2. Actions planned to address obstacles to meeting underserved needs

The diminishing amount of funds for public services continues to be the most significant obstacle to addressing the needs of underserved populations. The City supplements its CDBG funding with local funds, such as those from the Below Market Rate Housing (BMR) Program and Rental Housing Impact Fee (RHIF) and Housing Impact Fee (HIF) funds. Local General Fund monies are used to supplement limited CDBG public service funding.

3. Actions planned to foster and maintain affordable housing

The City regularly partners with private and nonprofit businesses to develop affordable housing for low income residents. In an effort to supplement the available funds for affordable housing projects, the City adopted Below Market Rate Housing (BMR), Rental Housing Impact Fee (RHIF), and Housing Impact Fee (HIF) ordinances that require developers to build affordable units as part of their market rate developments or pay a fee for units that are not provided.

City staff annually monitors and inspects the City’s subsidized housing developments in order to maintain their quality and perform any necessary rehabilitation.

4. Actions planned to reduce lead-based paint hazards

The City has a Lead Based Paint (LBP) Management Plan and carries out projects according to the LBP Management Plan. The City requires testing and hazard reduction in properties that use CDBG or HOME rehabilitation funds where lead and other risks may be present. The City also provides information about the risk of LBP to property owners.

5. Actions planned to reduce the number of poverty-level families

The Alpha Omega Program operates and provides case management to homeless persons to assist them in transitioning to self-sufficiency.

Step Up Silicon Valley is a nonprofit organization coordinated by Catholic Charities of Santa Clara County with the intention of using social innovation and collaboration to reduce poverty in Silicon Valley. Their current project is the 1,000 Out of Poverty Effort, which began in January 2013. It is a coordinated effort between over a dozen nonprofit agencies that are working to help 1,000 individuals move themselves from poverty toward self-sufficiency. They also fund the Franklin McKinley Women’s Initiative which is designed to help low income women reach self-sufficiency by providing them with training and support to start their own businesses.¹¹⁵

¹¹⁵ Step Up Silicon Valley. “Annual Report 2013.” 2013.

6. Actions planned to develop institutional structure

The City is attempting to improve intergovernmental and private sector cooperation to synergize efforts and resources, and develop new revenues for community service needs and the production of affordable housing.

Collaborative efforts include:

- Regular quarterly meetings between entitlement jurisdictions
- Joint jurisdiction Request for Proposals and project review committees
- Coordination on project management for projects funded by multiple jurisdictions.

Recent examples include the multi-jurisdictional effort that included Mountain View to create a regional affordable housing fund, reserving former redevelopment funds for affordable housing activities. These funds would have otherwise been used for other purposes. Another effort underway involves the possible use of former redevelopment funds to create a countywide pool for homeless shelters and transitional housing. These interactions among agencies generate cohesive discussion and forums for bridging funding and service gaps on a regional scale.

7. Actions planned to enhance coordination between public and private housing and social service agencies

The City benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the County and the CoC. To improve intergovernmental and private sector cooperation, the City continues to participate with other local jurisdictions and developers 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. These interactions among agencies generate cohesive discussion and forums for bridging funding and service gaps on a regional scale.

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

1. Introduction

This section addresses the program-specific requirements for the Annual Action Plan. Details about the planned actions to be undertaken by the City during this FY are available in the previous sections of this Action 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 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	\$130,000
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
Total Program Income	\$130,000

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 lower incomes	100%
3. Overall Benefit – A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of lower incomes. Specify the years that include this Annual Action Plan	2015-2017

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 does not use HOME funds in any other manner than those described in Section 92.205.

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:

The City does not use HOME funds for homebuyer assistance.

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:

The City's CDBG and HOME funds are secured by trust deeds recorded on the title of the property that benefitted from the funds. The City also has Reversion of Assets and Restrictions on Alienation and Transfer clauses in its sub-recipient agreements. The period of affordability would be a minimum 15 years, and the affordability periods for previous properties acquired or rehabilitated using HOME funds have been 30 years or more.

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:

There are no plans to use HOME funds to refinance existing debt on multi-family properties. HOME funding is typically provided for rehabilitation activities and is accompanied by deed-restrictions that extend the affordability period.

Appendix A: Citizen Participation Summary

1. Regional Forums

The participating Entitlement Jurisdictions of Santa Clara County held three regional public forums to identify housing and community development needs and priorities for the next five years. Seventy-six people in total attended the regional forums, including community members, service providers, fair housing advocates, school district board members, housing and human services commission members, non-profit representatives, and interested stakeholders.

The regional forums were held in Mountain View, San Jose, and Gilroy to engage the northern, central, and southern parts of the County. Forums were scheduled on different days of the week and at various times of day to allow maximum flexibility for participants to attend.

Table 1 – Regional Forums

Regional Forum	Date	Time	Number of Attendees	Forum Address
1	Thursday, September 25, 2014	2:00pm - 4:00pm	43	Mountain View City Hall, 500 Castro Street, 2 nd Floor Plaza Conference Room Mountain View, CA 94041
2	Saturday, September 27, 2014	10:00am - 12:00pm	17	San Jose City Hall, Room 118-120 200 E. Santa Clara St. San Jose, CA 95113
3	Wednesday, October 22, 2014	6:30pm - 8:30pm	16	Gilroy Library 350 W. Sixth Street Gilroy, CA 95020
Total Attendees			76	

2. Community Forums

Local public participation plays an important role in the development of the plans. The community forums were conducted as part of a broad approach to help local jurisdictions make data-driven, place-based investment decisions for federal funds. Each of the community forums provided additional public input and a deeper understanding of housing issues at the local level.

The community forums were held in the cities of Los Gatos, Morgan Hill, Saratoga, San Jose and Mountain View. The workshops held in San Jose were located in Districts 3, 4 and 5, which are LMI census tracts. The majority of the community forums were held at neighborhood community centers or libraries at various times of day to provide convenient access for participants.

Table 2 – Community Forums

Community Forum	Date	Time	Number of Attendees	Forum Address
1	Tuesday, September 30, 2014	6:00pm-8:00pm	14	Roosevelt Community Center, Room 1 and 2 901 E. Santa Clara St. San Jose, CA 95116
2	Wednesday, October 1, 2014	10:00am-12:00pm	29	Seven Trees Community Center, Room 3 3590 Cas Drive San Jose, CA 95111
3	Tuesday, October 2, 2014	6:00pm-8:00pm	23	Mayfair Community Center, Chavez Hall 2039 Kammerer Ave. San Jose, CA 95116
4	Tuesday, October 7, 2014	6:00pm-8:00pm	26	Tully Community Brach Library, Community Room 880 Tully Rd. San Jose, CA 95111
5	Thursday, October 23, 2014	6:30pm-8:30pm	14	Mountain View City Hall, 500 Castro Street, 2 nd Floor Plaza Conference Room Mountain View, CA 94041
6	Saturday, November 1, 2014	11:00am-1:00pm	7	Centennial Recreation Center North Room 171 W. Edmundson Avenue Morgan Hill, CA 95037
7	Wednesday, November 5, 2014	2:00pm-4:00pm	11	Prospect Center Grace Room 19848 Prospect Road Saratoga, CA 95070
8	Thursday, November 20, 2014	6:00pm-8:00pm	9	Neighborhood Center 208 E. Main Street Los Gatos, CA 95030
Total Attendees			133	

A combined total of 209 individuals attended both the community and regional forums.

3. Outreach

Approximately 4,847 entities, organizations, agencies, and persons were directly engaged via outreach efforts and asked to share materials with their beneficiaries, partners, and contacts. These stakeholders were also encouraged to promote attendance at the public forums and to solicit responses to the Regional Needs Survey. Stakeholder engagement included phone calls, targeted emails, newsletter announcements, social media posts, and personalized requests from jurisdiction staff.

Through these communications, stakeholders were invited to participate in one of the forums planned throughout the County and to submit survey responses. Each participating jurisdiction also promoted

the regional forums and regional survey links on their respective websites and announced the Consolidated Plan process through their electronic mailing lists.

Approximately 1,225 printed flyers noticing the regional forums were distributed throughout the County, including at libraries, recreation centers, community meetings, and organizations benefiting LMI residents and areas. These flyers were available online and in print in English and Spanish.

Multi-lingual, print advertisements in local newspapers were posted in the *Gilroy Dispatch* (English), *Mountain View Voice* (English), *El Observador* (Spanish), *La Oferta* (Spanish), *Thoi Bao* (Vietnamese), *Philippine News* (Tagalog), *World Journal* (Chinese) and *San Jose Mercury News* (English). In addition, an online display ad was placed in the *San Jose Mercury News* to reach readers electronically.

Each segment of the community outreach and planning process was transparent to ensure the public was aware its input was being collected, reviewed, and considered.

4. Forum Structure

The regional forums began with a welcome and introduction of the jurisdictional staff and consultant team, followed by a review of the forum's agenda, the purpose of the Consolidated Plan, and the goals of the regional forums. Next, the facilitator delivered an introductory presentation covering the Plan process, programs funded through HUD grants, what types of programs and projects can be funded, historical allocations, and recent projects.

After the presentation, participants were invited to engage in a gallery walk activity. Participants interacted with large "HUD Bucks" display boards, which encouraged them to think critically about community spending priorities in the County. Each display board presented a separate issue area: 1) Community Facilities, 2) Community Services, 3) Economic Development, 4) Housing, and 5) Infrastructure and Neighborhood Improvements. Participants were given \$200 "HUD Bucks" to spend on over 50 program choices they support within each issue area. This process encouraged participants to prioritize facilities, services, programs, and improvements within each respective category. Thus, the activity functioned as a budgeting exercise for participants to experience how federal funds are distributed among various programs, projects and services.

Directions to participants were to spend their \$200 HUD Bucks up to a limit indicated on each board. For example, because HUD enforces a 15 percent cap on public service dollars, the community services board included a limit of \$30 HUD Bucks to reflect this cap. (It should be noted that the infrastructure and housing boards both had a Fair Housing category, which may account for higher HUD Bucks allocations for fair housing.)

Following the HUD Bucks activity, the group was divided into small group breakout sessions to discuss community needs and fair housing. Participants dispersed into smaller break-out groups to gather public input on the needs and barriers with respect to the following categories, which mirrored the HUD Bucks categories: 1) Community Facilities, 2) Community Services, 3) Economic Development, 4) Housing, and 5) Infrastructure and Neighborhood Improvements.

Group facilitators encouraged participants to think critically about housing issues and community improvement needs within the County. The participants discussed and identified issues and concerns within their local communities and across the County. During these small group discussions, participants contributed creative and thoughtful responses to the following questions:

5. Community Needs:

- What are the primary needs associated with:
 - Community Facilities
 - Community Services
 - Economic Development
 - Housing
 - Infrastructure and Neighborhood Improvements
- What services and facilities are currently in place to effectively address these needs?
- What gaps in services and facilities remain?

6. Fair Housing:

- Have you (or someone you know) experienced discrimination in housing choice, whether accessing rental housing or in purchasing a residence?
- What did you do, or would you do, if you were discriminated against in housing choice?

While responses generally centered on the specific sub-area of the County where the meeting was held (i.e., North, Central, South, and San Jose), countywide issues also arose during the discussion. After the break-out session, participants reconvened to discuss these issues as a single group. The final part of the meeting included a report back, in which facilitators summarized the small group discussions. The facilitator then closed the meeting with final comments, next steps and a review of additional opportunities to provide public input.

The interactive format of the forums solicited strong participation, wherein all attendees were provided the opportunity to participate in the conversation. Translation services were provided at each forum.

7. Key Findings from Regional and Community Forums

The diversity of participants and organizations attending the regional and community forums led to a nuanced awareness of the housing and community improvement needs across the County. This section highlights key findings and ideas raised during the small group discussions organized by issue area. The key findings are based on the most frequently discussed needs, issues and priorities that were shared by forum participants.

8. Primary Needs Associated with Each Issue Area

Community Services

- Address the needs for accessible and affordable transportation services throughout Santa Clara County

- Support food assistance and nutrition programs for low income families, seniors and disabled individuals
- Provide health care services to seniors and low income families
- Develop free, year-round programs and activities for youth (e.g., recreation programming, sports)
- Offer comprehensive services at homeless encampments (e.g., outreach, health, referrals)
- Provide mental health care services for homeless and veterans
- Support services to reduce senior isolation
- Assist service providers in meeting the needs of vulnerable populations through increased funding and information sharing

Housing

- Ensure availability of affordable housing, including transitional housing
- Provide legal services to protect fair housing rights and to mediate tenant/landlord legal issues
- Address affordable housing eligibility restrictions to expand the number of residents who can qualify
- Provide affordable rental housing for low income families, at-risk families and individuals with disabilities
- Fund additional homeless prevention programs
- Provide rental subsidies and assistance for low income families to support rapid re-housing

Community Facilities

- Increase the number of homeless facilities across the County
- Build youth centers and recreational facilities in different locations throughout the County
- Support modernization and rehabilitation of senior centers
- Coordinate information services to promote and leverage access to community facilities

Economic Development

- Increase employment services targeted towards homeless individuals, veterans, and parolees
- Provide access to apprenticeships and mentoring programs for at-risk youth
- Offer employment services such as job training, English language and capacity-building classes

Infrastructure and Neighborhood Improvements

- Promote complete streets to accommodate multiple transportation modes
- Focus on pedestrian safety by improving crosswalk visibility and enhancing sidewalks
- Expand ADA curb improvements
- Increase access to parks and open space amenities in low income neighborhoods

9. Key Findings from HUD Bucks Activity

Table 3: Top Three Overall Spending Priorities by Issue Area of Regional and Community Forums

Priority	Housing
1	Affordable Rental Housing
2	Senior Housing
3	Permanent Supportive Housing

Priority	Public Facilities
1	Homeless Facilities
2	Senior Centers
3	Youth Centers

Priority	Public Services
1	Homeless Services
2	Senior Activities
3	Transportation

Priority	Economic Development
1	Employment Training
2	Job Creation/Retention
3	Small Business Loans

Priority	Infrastructure/Neighborhood Improvements
1	Fair Housing
2	Streets/Sidewalks
3	ADA Improvements

10. Regional Needs Survey

A Regional Needs Survey was conducted to solicit input from residents and workers in the County of Santa Clara. Respondents were informed that the Santa County Entitlement Jurisdictions were updating their Consolidated Plans for federal funds that primarily serve low income residents and areas. The survey polled respondents about the level of need in their neighborhoods for various types of improvements that can potentially be addressed by entitlement funds.

To give as many people as possible the chance to voice their opinion, emphasis was placed on making the survey widely available and gathering a large number of responses rather than administering the survey to a controlled, statistically representative pool. Therefore, the survey results should be views as an indicator of the opinions of the respondents, but not as representing the opinions of the County population as a group.

The survey was distributed through a number of channels to gather responses from a broad sample. It was made available in printed format, as well as electronic format via Survey Monkey. Electronic responses could be submitted via smartphone, tablet, and web browsers. The survey was available online and in print in English and Spanish, and in print in simplified Chinese, Tagalog, and Vietnamese.

Responses were solicited in the following ways:

- Links to the online survey in both English and Spanish were placed on the websites of each Entitlement Jurisdiction.

English: https://www.surveymonkey.com/s/SCC_Regional_Survey

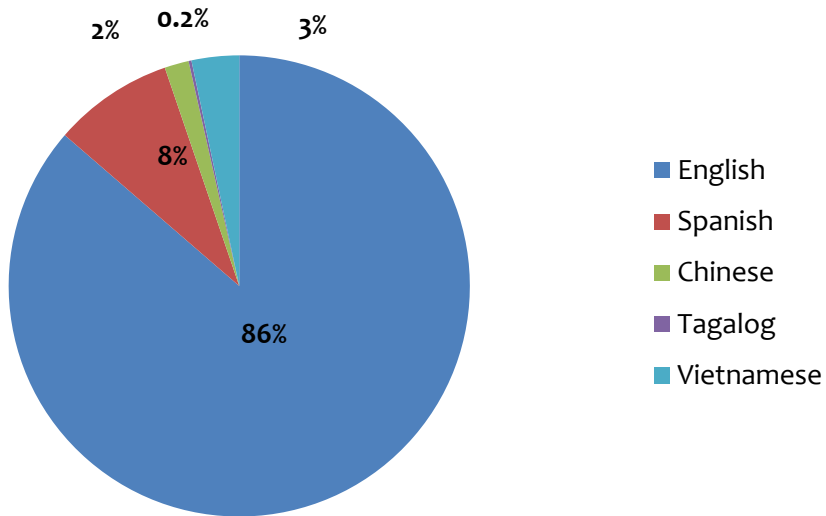
Spanish: https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish

- Approximately, 4,847 entities, organization, agencies, and persons were directly targeted in the outreach efforts and requested to share project materials with their beneficiaries, partners, and contacts. Engagement included direct phone calls and targeted emails with outreach flyers as attachments.
- Approximately 1,225 printed flyers noticing the regional survey were printed and distributed throughout the County, including at libraries, recreation centers, community meetings, and organizations benefiting LMI residents and areas. These flyers were available online and in print in English and Spanish.
- Multi-lingual, print advertisements in local newspapers were posted in the *Gilroy Dispatch* (English), *Mountain View Voice* (English), *El Observador* (Spanish), *La Oferta* (Spanish), *Thoi Bao* (Vietnamese), *Philippine News* (Tagalog), *World Journal* (Chinese) and *San Jose Mercury News* (English). In addition, an online display ad was placed in the *San Jose Mercury News* to reach readers electronically.
- The survey was widely shared on social media by elected officials, organizations, entities, and other individuals. An estimated 25,000 persons on Facebook and 11,000 persons on Twitter were engaged. (This represents the number of “Likes” or “Followers” of each person/entity that posted a message about the survey or forum.)
- At least 3,160 printed surveys were printed and distributed throughout the County at libraries, community meetings, and organizations benefiting LMI residents and areas.

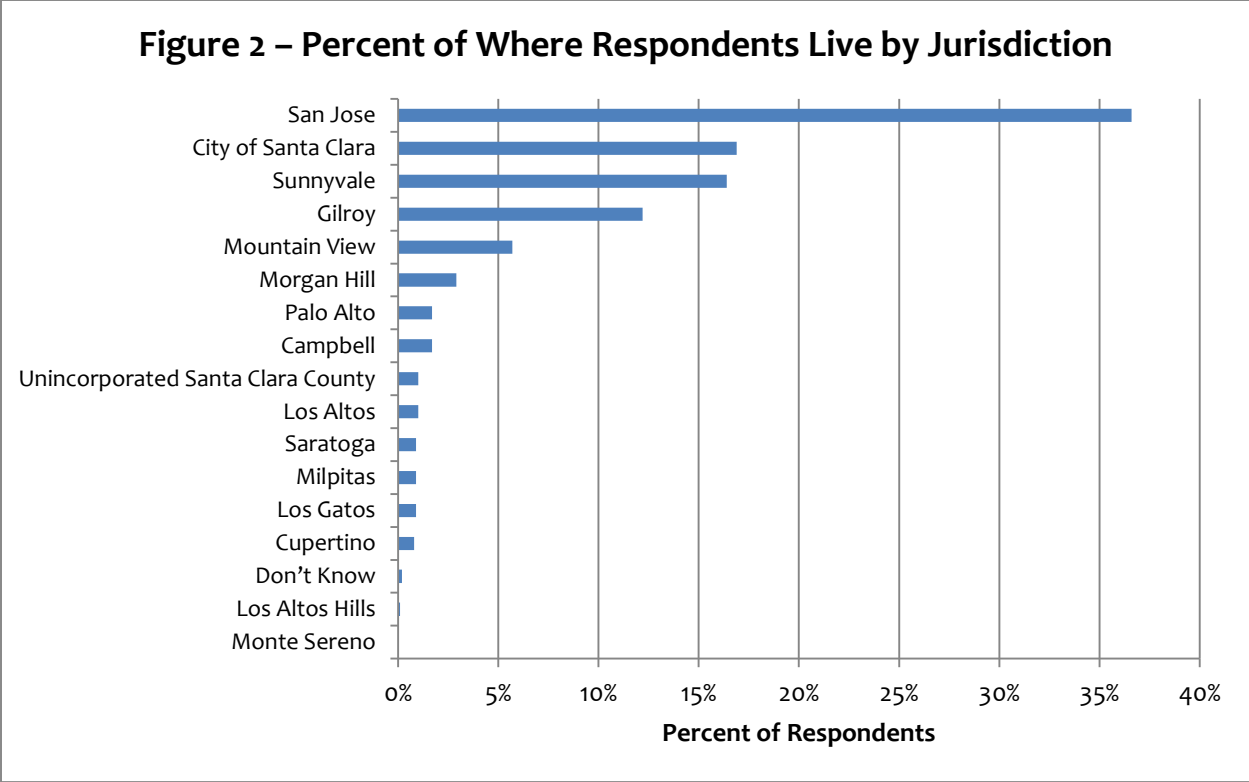
11. Survey Results

A total of 1,472 survey responses were collected from September 19, 2014 to November 15, 2014, including 1,078 surveys collected electronically and 394 collected on paper. The surveys were available in five languages. Of these surveys, 1,271 individuals responded in English, 124 individuals responded in Spanish, 25 individuals responded in simplified Chinese, 49 individuals responded in Vietnamese, and three individuals responded in Tagalog. **Figure 1** shows the percentage of individuals who responded to the survey organized by language.

Figure 1 – Percent of Surveys Taken by Language



Of the individuals who responded to the survey, 1,401 indicated they live in the County of Santa Clara and 62 indicated they do not live in the County. Respondents who live within the County jurisdictions mainly reside in San Jose (36%), followed by the city of Santa Clara (17%), Sunnyvale (16%), Gilroy (12%), and Mountain View (6%). The remaining individuals live within the jurisdictions of Morgan Hill, Palo Alto, Campbell, Unincorporated Santa Clara County, Los Altos, Saratoga, Milpitas, Los Gatos, Cupertino, Los Altos Hills, and Monte Sereno. **Figure 2** shows a city-by-city analysis of where respondents live.



In addition, the survey polled respondents on whether they worked within any of the County jurisdictions. The percentage of individuals working in the County of Santa Clara (74%) indicated they worked primarily in these jurisdictions: San Jose (40%), the city of Santa Clara (13%), Gilroy (8%), and Mountain View (8%), with the remainder in other jurisdictions.

On the following page, **Figure 3** presents a GIS map that illustrates the number of survey respondents by jurisdiction.

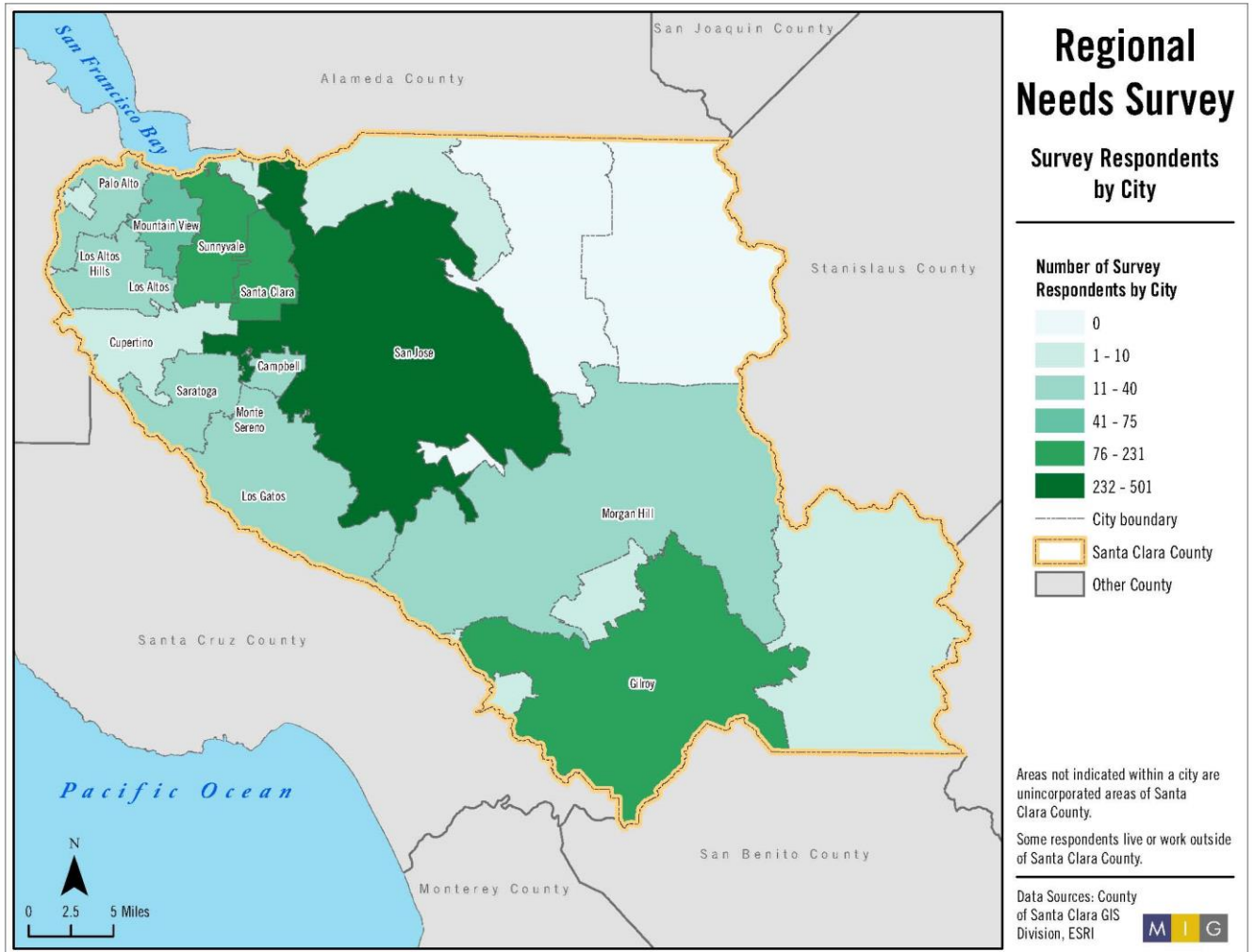
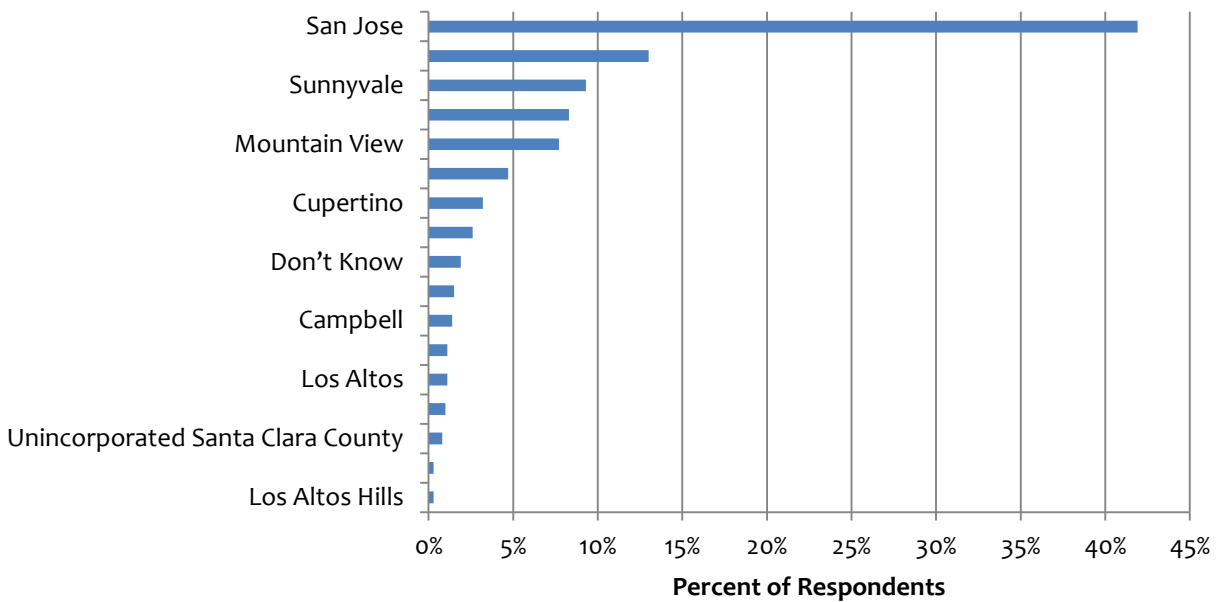
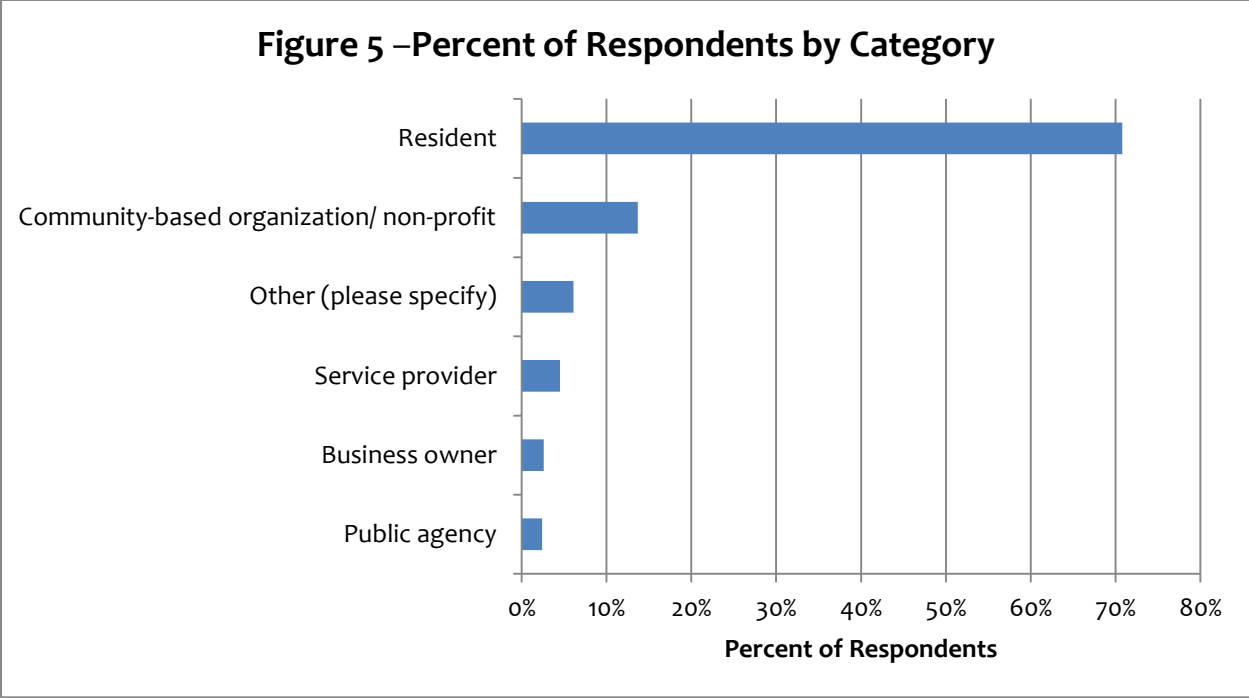


Figure 4 – Percent of Where Respondents Work by Jurisdiction



Respondents were primarily residents (70%), but also Community-Based Organizations (14%), Service Providers (5%), Business Owners (3%), and Public Agencies (2%). The remaining 6% of respondents indicated “Other” for their response. Many of the “Other” respondents specified themselves as homeless, educators, developers, retired, landlords, or property managers. More detailed information about respondents can be seen in **Figure 5**.



12. Survey Ranking Methodology

Respondents designated their level of need as low, medium, high, or “don’t know.” This rating system was chosen to simplify responses and better gauge the level of need. To maintain consistency, the low, medium, high, and “don’t know” rating system was used throughout the survey.

13. Need Ratings in Overall Areas

The survey asked respondents to rate the level of need for 63 specific improvement types that fall into five distinct categories. These five categories were: Housing, Public Facilities, Infrastructure and Neighborhood Improvements, Public Services, and Economic Development. The level of need indicated within these categories provides additional insight into broad priorities.

Respondents rated the level of need in their neighborhood in five overall areas:

1. Create additional affordable housing available to low income residents
2. Improve non-profit community services (such as senior, youth, health, homeless, and fair housing services)
3. Create more jobs available to low income residents
4. Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)
5. Other

Table 7 below shows the percentage of respondents who rated each overall need as high.

Table 7 – Overall Areas: High Level of Need

Overall Need Area	High Level of Need
Create additional affordable housing available to low-income residents	62.1%
Improve non-profit community services (such as senior, youth, health, homeless, and fair housing services)	54.7%
Create more jobs available to low-income residents	52.5%
Other	46.3%
Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)	37.1%

In addition to the four overall need areas, 373 respondents provided open-ended feedback through the “Other” survey response option. Below are the key themes and needs identified by survey respondents, organized by categories of need.

Economic Development

- Increase funding for senior services
- Provide financial assistance for small business expansion
- Develop jobs for working class
- Ensure workers are given a living wage

Public Facilities

- Provide more public facilities for homeless
- Expand library operation hours
- Build more parks to encompass people of all ages
- Develop cultural and arts community center
- Improve school infrastructure through extensive remodeling
- Build higher quality schools

Housing

- Increase availability of senior housing
- Provide housing for LGBT/HIV population
- Create housing for median income population
- Provide more subsidized housing for disabled population

Public Services

- Expand supportive services for the homeless population
- Provide affordable daycare options
- Increase availability of healthcare services
- Expand youth engagement activities

- Ensure transportation for seniors is accessible and affordable
- Expand transportation services to unincorporated areas of the County
- Address the middle class’ inability to access services due to the inability to qualify for low income services
- Increase availability of senior services
- Expand crime prevention and enhance gang reduction programs
- Address resident fears of making too much money to qualify for low-income services

Infrastructure

- Address climate change through infrastructure improvements
- Address flooding through street improvements
- Improve and expand bike infrastructure
- Improve and expand pedestrian infrastructure including sidewalks and crosswalks

14. Highest Priority Needs

Top priority needs within all categories are described below based on the highest percentage of respondents for each improvement item. **Table 8** summarizes the ten highest priority needs and the percentage of respondents that selected the particular need.

- Among the five need categories, “increase affordable rental housing inventory” was rated as the highest need. More than 63% of individuals indicated this category as “high level of need.”
- Four housing needs appear among the top ten priorities on this list: 1) increase affordable rental housing inventory, 2) rental assistance for homeless, 3) affordable housing located near transit, and 4) housing for other special needs.
- Homeless facilities and facilities for abused, abandoned and/or neglected children both appear among the ten highest level of needs, ranked third and seventh, respectively.
- Job training for the homeless received the eighth highest level of need, which is the only economic development priority to make the top ten priorities.
- Three public service improvements appear among the top ten priorities, including emergency housing assistance, access to fresh and nutritious foods, and homeless services.

Table 8 – Ten Highest Priority Needs in All Categories

Priority Rank	Category	Specific Need	Percentage of Respondents
1	Housing	Increase affordable rental housing inventory	63.1%
2	Public Service	Emergency housing assistance to prevent homelessness, such as utility and rental assistance	52.3%
3	Public Facilities	Homeless facilities (temporary housing and emergency shelters)	51.3%
4	Housing	Rental assistance for the homeless	51.0%
5	Public Services	Access to fresh and nutritious foods	49.8%

6	Public Services	Homeless services	49.6%
7	Public Facilities	Facilities for abused, abandoned and/or neglected children	49.5%
8	Economic Development	Job training for the homeless	48.8%
9	Housing	Affordable housing located near transit	48.6%
10	Housing	Housing for other special needs (such as seniors and persons with disabilities)	48.0%

15. Housing Needs

Respondents rated the need for 13 different housing-related improvements in their neighborhoods. The five highest priorities in this area were:

1. Increase of affordable rental housing inventory
2. Rental assistance for the homeless
3. Affordable housing located near transit
4. Housing for other special needs
5. Permanent supportive rental housing for the homeless

The table below shows the highest level of need for each of the housing-related improvements and the share of respondents who rated each category as “high level” of need.

Table 9 – High Level of Need for Specific Housing Improvements

Priority Rank	Housing: High Level of Need	Share of Respondents
1	Increase affordable rental housing inventory	63.1%
2	Rental assistance for the homeless	51.0%
3	Affordable housing located near transit	48.6%
4	Housing for other special needs (such as seniors and persons with disabilities)	48.0%
5	Permanent supportive rental housing for the homeless	46.8%
6	Energy efficiency and sustainability improvements	41.6%
7	Healthy homes	37.5%
8	Down-payment assistance to purchase a home	33.8%
9	Code enforcement, in coordination with a neighborhood plan	33.4%
10	Housing accessibility improvements	29.7%
11	Rental housing rehabilitation	27.7%
12	Emergency home improvement/repair	24.9%
13	Owner-occupied housing rehabilitation	18.5%

Public Facilities

Respondents rated the level of need for 14 public facility types in their neighborhoods. The six highest priorities in this area were:

1. Homeless facilities
2. Facilities for abused, abandoned and/or neglected children
3. Educational facilities
4. Mental health care facilities
5. Youth centers
6. Drop-in day center for the homeless

The table below shows the highest level of need for each of the public facilities types and the share of respondents who rated each category as “high level” of need.

Table 10 – High Level of Need for Specific Public Facility Types

Priority Rank	Public Facilities: High Level of Need	Share of Respondents
1	Homeless facilities (temporary housing and emergency shelters)	51.3%
2	Facilities for abused, abandoned and/or neglected children	49.5%
3	Educational facilities	46.9%
4	Mental health care facilities	45.5%
5	Youth centers	42.6%
6	Drop-in day center for the homeless	41.2%
7	Healthcare facilities	39.0%
8	Child care centers	35.4%
9	Recreation facilities	33.2%
10	Parks and park facilities	32.2%
11	Centers for the disabled	32.0%
12	Senior centers	29.9%
13	Parking facilities	22.5%
14	Facilities for persons with HIV/AIDS	20.5%

16. Public Services

Respondents rated the level of need for 23 public service improvements in their neighborhoods. The five highest priorities in this area were:

1. Emergency housing assistance to prevent homelessness
2. Access to fresh and nutritious foods
3. Homeless services
4. Abused, abandoned and/or neglected children services
5. Transportation services

The table below shows the highest level of need for each of the public service improvements and the share of respondents who rated each category as “high level” of need.

Table 11 – High Level of Need for Specific Public Services Improvements

Priority Rank	Public Services: High Level of Need	Share of Respondents
1	Emergency housing assistance to prevent homelessness – such as utility and rental assistance	52.3%
2	Access to fresh and nutritious foods	49.8%
3	Homeless services	49.6%
4	Abused, abandoned and/or neglected children services	46.5%
5	Transportation services	46.4%
6	Mental health services	46.4%
7	Youth services	44.1%
8	Crime awareness/prevention services	44.0%
9	Employment training services	43.4%
10	Neighborhood cleanups (trash, graffiti, etc.)	42.9%
11	Services to increase neighborhood and community engagement	40.6%
12	Financial literacy	39.3%
13	Battered and abused spouses services	37.9%
14	Food banks	36.7%
15	Veteran services	36.7%
16	Fair housing activities	36.5%
17	Child care services	36.0%
18	Senior services	35.8%
19	Disability services	35.4%
20	Tenant/landlord counseling services	30.8%
21	Legal services	30.1%
22	Housing counseling for homebuyers and owners	24.4%
23	Lead-based paint/lead hazard screens	19.1%
24	Services for persons with HIV/AIDS	18.7%

17. Economic Development

Respondents rated the level of need for five economic development areas in their neighborhoods. The three highest priorities in this area were:

1. Job training for homeless
2. Financial assistance for low income residents for small business expansion and job creation
3. Storefront improvements in low income neighborhoods

The table below shows the highest level of need for each of the economic development areas and the share of respondents who rated each category as “high level” of need.

Table 12 – High Level of Need for Specific Economic Development Areas

Priority Rank	Economic Development: High Level of Need	Share of Respondents
1	Job training for the homeless	48.8%
2	Financial assistance for low-income residents for small business expansion and job creation	35.3%
3	Storefront improvements in low-income neighborhoods	33.9%
4	Microenterprise assistance for small business expansion (5 or fewer employees)	24.1%
5	Public improvements to commercial/industrial sites	20.3%

18. Infrastructure and Neighborhood

Respondents rated the level of need for 15 infrastructure and neighborhood improvements within their neighborhoods. The five highest priorities in this area were:

1. Cleanup of contaminated sites
2. Street improvements
3. Lighting improvement
4. Sidewalk improvements
5. Water/sewer improvements

The table below shows the highest level of need for each of the infrastructure and neighborhood improvements and the share of respondents who rated each category as “high level” of need.

Table 13 – High Level of Need for Specific Infrastructure and Neighborhood Improvements

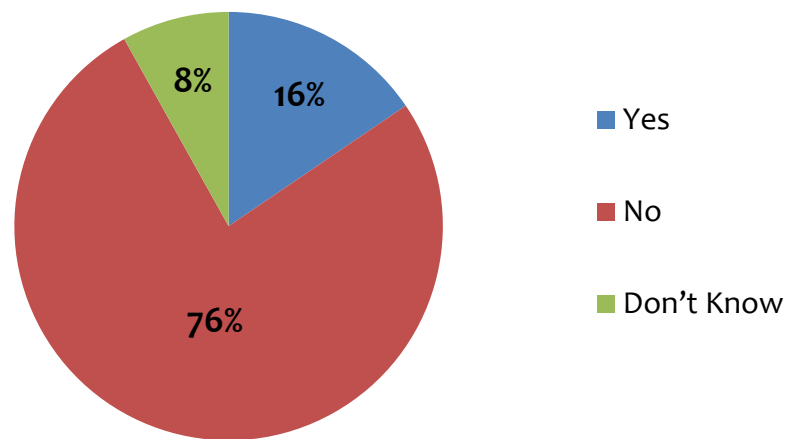
Priority Rank	Infrastructure and Neighborhood: High Level of Need	Share of Respondents
1	Cleanup of contaminated sites	44.9%
2	Street improvements	41.1%
3	Lighting improvements	35.7%
4	Sidewalk improvements	35.2%
5	Water/sewer improvements	34.7%
6	Community gardens	31.5%
7	Stormwater and drainage improvements	30.2%
8	Slowing traffic speed	29.8%
9	New or renovated playgrounds	29.4%
10	Trails	28.8%
11	Acquisition and clearance of vacant lots	26.4%

12	ADA accessibility to public facilities	23.0%
13	Neighborhood signage	21.7%
14	Landscaping improvements	19.5%
15	Public art	18.7%

19. Fair Housing

Respondents were asked to answer a series of questions related to Fair Housing. Four questions were used to gauge each individual's experience with housing discrimination.

Figure 6 – Percent of Individuals Who Have Experienced Housing Discrimination in Santa Clara County

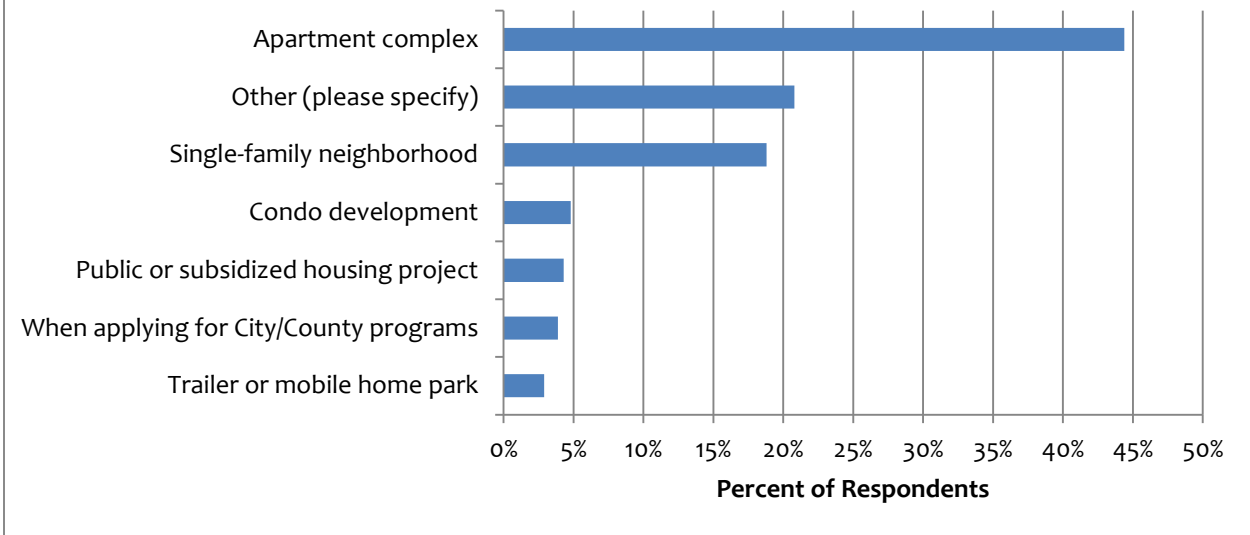


Of the 1,472 total respondents, 192 (16%) said they have experienced some form of housing discrimination. The majority of discrimination occurred within an apartment complex (19%). The next highest location for discrimination was indicated by the “Other” category. Within this category, duplexes, condos, and private renters were the most commonly indicated. Many respondents who selected “Other” expressed experiencing discrimination in multiple locations. The three highest locations of discrimination were:

- Apartment Complex
- Other
- Single-family neighborhood

The figure below shows where respondents experienced discrimination.

Figure 7 – Locations Where Respondents Reported Experiencing Discrimination

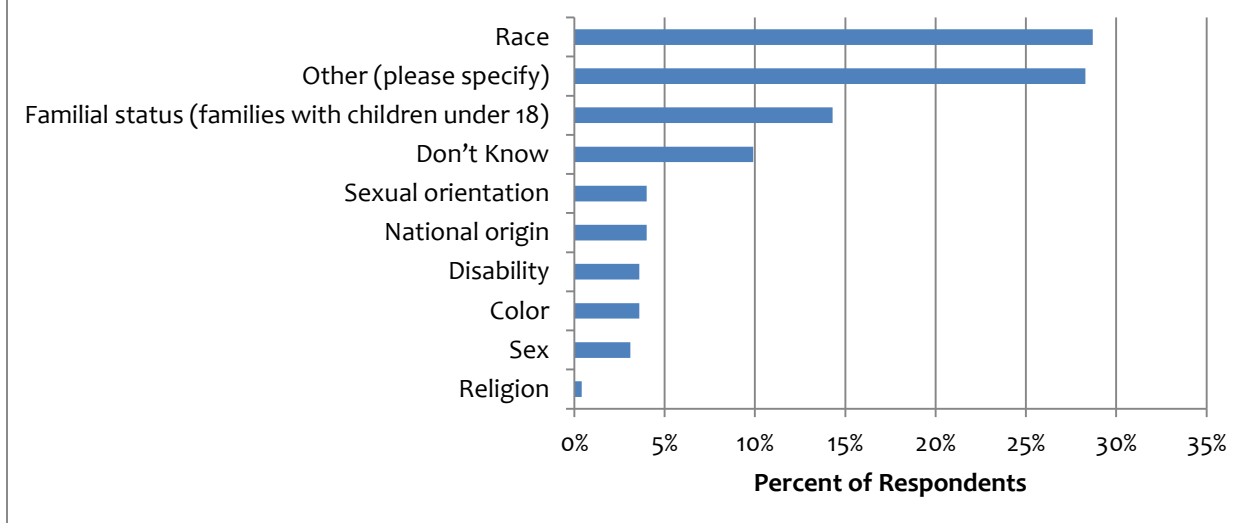


The majority of respondents (29%) who experienced discrimination indicated that race was the primary factor for that discrimination. Respondents selected “Other” as the next highest basis of discrimination. Within the “Other” category respondents indicated race, inability to speak English, religion, credit, and marital status as the cause for discrimination. The three highest basis of discrimination were:

1. Race
2. Other
3. Familial Status

The **Figure 8** below depicts what respondents believe is the basis for discrimination they have experienced.

Figure 8 – The Reason Respondents Believe They Experienced Discrimination

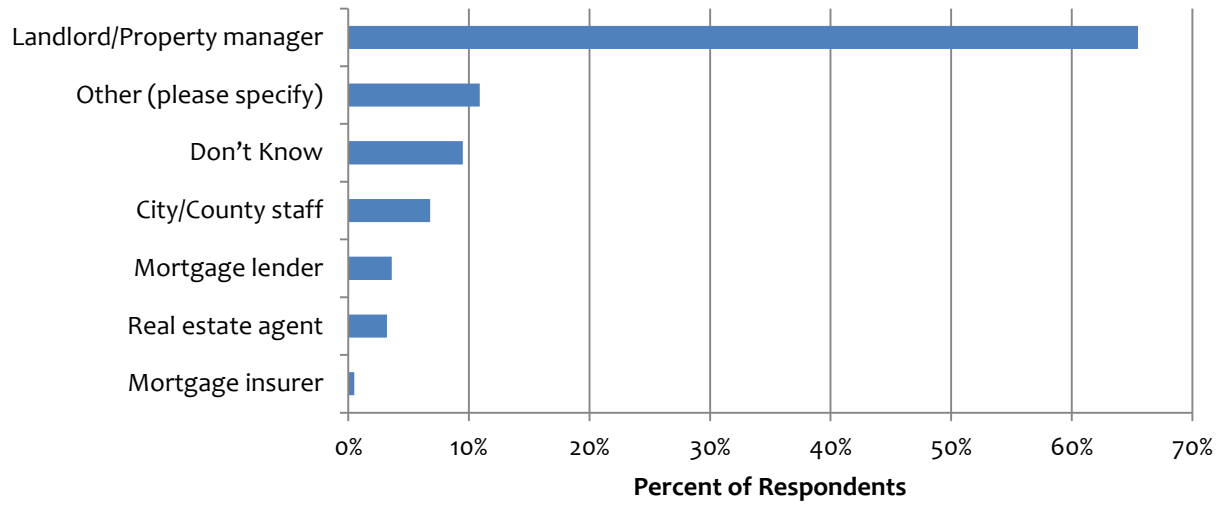


Respondents were then asked to identify who they felt had discriminated against them. The majority of respondents (66%) indicated they were discriminated against by a landlord or property manager. Respondents selected “Other” as the next highest category of who discriminated against them. Within the “Other” selection respondents indicated they experienced discrimination from landlords, property managers, existing residents, and home owner associations. The three highest categories that respondents believed discriminated against them were:

1. Landlord/Property Manager
2. Other
3. Don't Know

Figure 9 on the following page illustrates who respondents believe is responsible for the discrimination they have experienced.

Figure 9 – Who Respondents Believe Discriminated Against Them



Appendix B: Citizen Participation Plan

The City of Mountain View (City) is a federal entitlement jurisdiction that receives federal grant funding from the U.S. Department of Housing and Urban Development (HUD).

The City receives federal entitlement grant funding for the following programs:

- Community Development Block Grants (CDBG)
- HOME Investment Partnerships Program (HOME)

As an entitlement jurisdiction, the City is required to prepare a:

- Five Year Consolidated Plan (Consolidated Plan)
- Annual Action Plan (Action Plan)
- Consolidated Annual Performance Evaluation Report (CAPER)

Under HUD's Code of Final Regulations for the Consolidated Plan (24 CFR Part 91 Sec. 91.105), the City must adopt a Citizen Participation Plan (CPP) that sets forth the City's policies and procedures for citizen participation in the planning, execution, and evaluation of the Consolidated Plan, Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER). This CPP provides guidelines for the City to provide and encourage public participation to residents, community stakeholders, and grant beneficiaries in the process of drafting, implementing, and evaluating the Consolidated Plan and related documents. The citizen participation process includes outreach, public hearings, community forums, and opportunities for comment.

1. Definitions

- **Amendment, Minor:** A change to a previously adopted Five Year Consolidated Plan or Action Plan that does not meet the threshold to qualify as a Substantial Amendment. A minor amendment may include monetary changes or shifts, regardless of size that are both:
 1. Necessary for substantially preserving all the programs and activities identified in a Plan and
 2. Necessitated by significant changes in the funding levels between HUD's initial estimates of funding amounts and HUD's final allocation notification to the City
- **Amendment, Substantial:** A change to a previously adopted Five Year Plan or Action Plan that:
 - Increases or decreases the amount allocated to a category of funding within the City's entitlement grant programs (as listed below) by 25 percent
 - Significantly changes an activity's proposed beneficiaries or persons served
 - Allocates funding for a new activity not previously described in the Consolidated Plan
- **Displacement:** Displacement refers to the involuntary relocation of individuals from their residences due to housing development and rehabilitation activities paid for by federal funds.

2. Roles, Responsibilities, and Contact Information

The City is a federal entitlement jurisdiction and is a recipient of CDBG and HOME funding from the federal government.

The City's Charter established a council and manager form of government. Mountain View's City Council is the elected legislative body of the City and is responsible for approving its Consolidated Plan, Action Plans, amendments to the Plans prior to their submission to HUD.

It is the intent of the City to provide for and encourage citizen participation with particular emphasis on participation by lower income persons who are beneficiaries or impacted by CDBG and HOME funded activities. The City encourages the participation (in all stages of the Consolidated Planning process) of all its residents, including minorities and non-English speaking persons, as well as persons with mobility, visual or hearing impairments, and residents of assisted housing developments and recipients of tenant-based assistance.

All public hearings will be held at times and locations convenient to potential and actual beneficiaries and with reasonable accommodations for persons with disabilities. In general, hearings will be held in the evening at City Hall due to its central location, convenient access and disability accessibility. Translation services will be provided when there is an indication that non-English speaking persons will be attending. Other reasonable accommodations will be provided on a case-by-case basis.

The General Contact Information for the City's HUD Entitlement Programs is:

Neighborhoods and Housing Division
Community Development Department
City of Mountain View
P.O. Box 7540
Mountain View, CA 94039
650-903-6379

3. Citizen Participation Policies

Availability of Draft and Approved Documents

The draft Consolidated Plan, which includes the Citizen Participation Plan, Action Plan, and any draft Substantial Amendments will be available for public review and comment for a minimum of 30 days prior to their submission to HUD. The draft CAPER will be available for public review and comment for a minimum of 15 days prior to its final submission to HUD. Previously approved plans and amendments will be available to residents, public agencies, and other interested stakeholders.

During the 30-day public review and comment period, the public may file comments in writing to the City of Mountain View Community Development Department, Neighborhoods and Housing Division, P.O. Box 7540, Mountain View, CA 94041; via email to Neighborhoods@mountainview.gov; by phone at 650-903-6379 or in person at Mountain View City Hall, 500 Castro Street, Monday through Friday during normal working hours.

The approved Consolidated Plan, Action Plan, CAPER, and all related amendments will be available online at the City's Community Development Department website at: www.mountainview.gov/depts/comdev/preservation/cdbg.asp. Hard copies of all documents are available at the City's Community Development Department at 500 Castro St. Mountain View, CA 94041.

Information on the City's Consolidated Plans, including records or documents over the previous Consolidated Plans, CPPs, the current Consolidated Plan, Action Plans, CAPERs, and program regulations will be available for public review during normal working hours at the City's Community Development Department located at 500 Castro St. Mountain View, CA 94041, and upon written request addressed to the City's General Contact via the Community Development Department. If the City is unable to provide immediate access to the documents requested, the City will make every effort to provide the documents and reports within 15 business days from the receipt of the request.

Process for Substantial Amendments

The City will use the following process to make and adopt any subsequent amendments to the Consolidated Plan and/or the Action Plan as summarized below:

Consultations

- As applicable, consult with local, state, regional and applicable federal public agencies that assist LMI persons and areas, in addition to neighboring jurisdictions.
- As applicable, consult with private agencies, including local nonprofit service providers and advocates such as the local public housing agency, health agencies, homeless service providers, nonprofit housing developers and social service agencies (including those focusing on services to children, the elderly, persons with disabilities, persons with HIV/AIDS, persons with substance abuse problems, etc.).

Noticing

- The City will place public notices at libraries, recreation centers, community centers and online through the City's website and through advertisement in a local newspaper of general circulation at least 30 days in advance of a meeting. The notice will include an estimate of the amount of funds available, the range of activities that could be undertaken and the amount that would benefit low income persons.
- The notices will be distributed to persons on the CDBG/HOME contact list maintained by the City for those parties expressing interest in receiving information and updates related to the City's Consolidated Plan, Action Plan, CAPER, Substantial Amendments and CPP. Interested parties may request to be added to this contact list by sending an email to Neighborhoods@mountainview.gov, by calling 650-903-6379 or by writing to the Community Development Department Neighborhoods and Housing Division at P.O. Box 7540, Mountain View, CA 94039-7540.
- To ensure that the public, including minorities, persons with limited English proficiency, persons with disabilities, residents of public housing, and LMI residents are able to participate in the public review process, the City will include information in its notices on how to request accommodation and services available for persons with disabilities who wish to attend the public hearings.

- o During the public review and comment period, the public may file comments in writing to the City of Mountain View Community Development Department, Neighborhoods and Housing Division, P.O. Box 7540, Mountain View, CA 94041; via email to Neighborhoods@mountainview.gov; by phone at 650-903-6379 or in person at Mountain View City Hall, 500 Castro Street, Monday through Friday during normal working hours.

Hearings

- o Hold a minimum of one public hearing before the City Council for adoption consideration. The City Council Public Hearings will typically be held at City Hall Council Chambers, located at 500 Castro Street in Mountain View or another accessible location. Listening devices, interpretation services, and other assistance to disabled persons or those with limited English proficiency will be provided upon request, ranging up to five business days prior notification to the City Clerk.
- o All comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period will be documented. The final documents will have a section noting comments received during the public review period, along with explanations for comments that were not accepted.

Anti-Displacement Policy: The City will comply with the acquisition and relocation requirements of the (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) and 24 CFR 570.606(b); and (b) the requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan (Plan) under Section 104(d) of the HUD Act. The policies and requirements of these laws are described in HUD Handbook 1378 and the City shall strictly abide by these policies and laws.

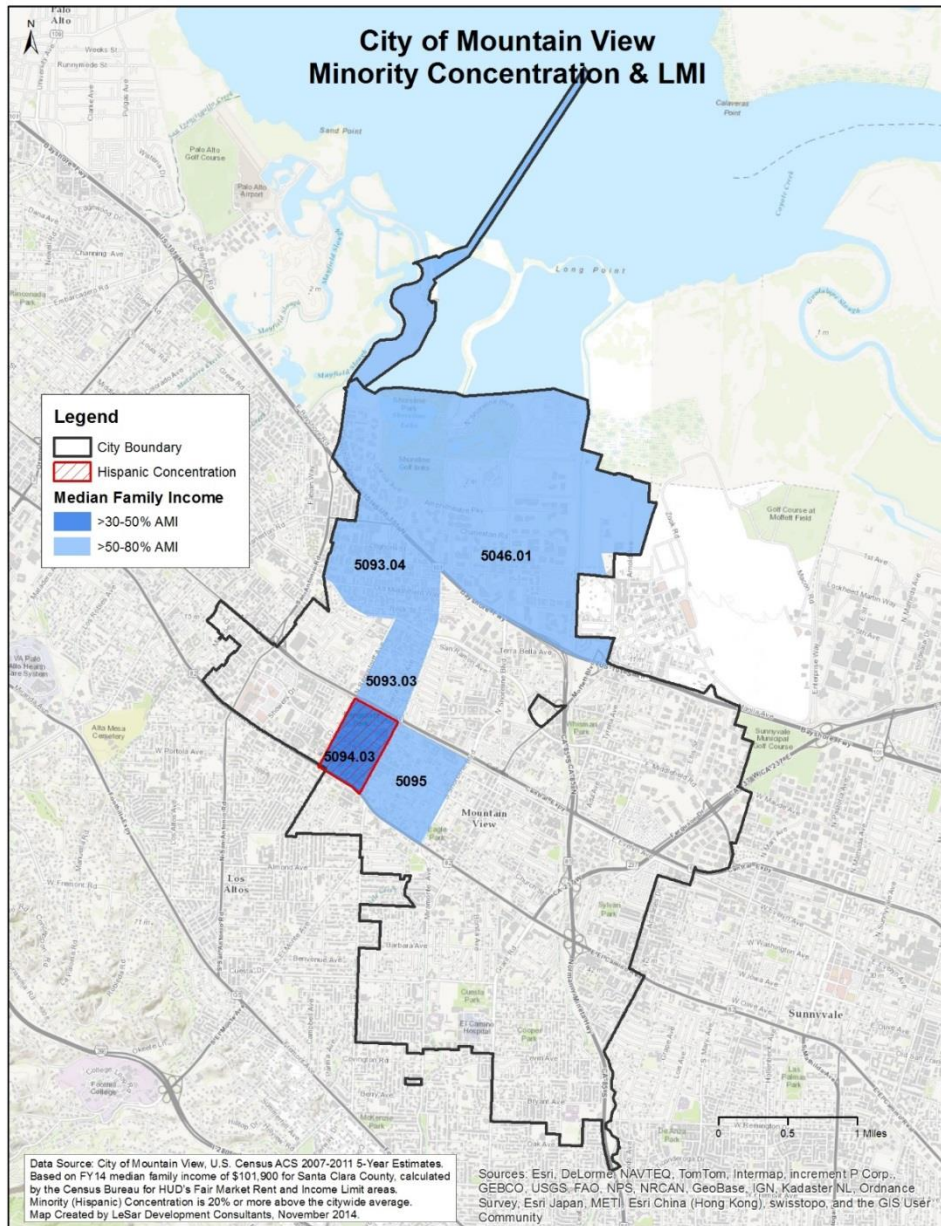
4. Technical Assistance

The City will, to the extent feasible, respond to requests for technical assistance from entities representing low income groups who are seeking CDBG and HOME funding in accordance with grant procedures. This may include, but is not limited to, providing information regarding how to fill out applications, other potential funding sources, and referrals to appropriate agencies within and outside of the City. "Technical assistance," as used here, does not include the provision of funds to the entities requesting such assistance. Assistance will also be provided by the City's Community Development Department's Neighborhoods and Housing staff to interested individuals and resident groups who need further explanation on the background and intent of the Housing and Community Development Act, interpretation of specific HUD regulations, and project eligibility criteria for federal grants.

Appendix C: Table of Acronyms

AHP	Affordable Housing Program
BEGIN	Building Equity and Growth in Neighborhoods
CAPER	Consolidated Annual Performance Evaluation Report
CBO	Community-Based Organization
CDBG	Community Development Block Grant Program
CDI	Community Development Initiative
CIP	Capital Improvement Projects
CoC	Continuum of Care
ESG	Emergency Services Grant
FSS	Family Self Sufficiency
FY	Fiscal Year
HACSC	Housing Authority of the County of Santa Clara
HAP	Housing assistance payments
HEARTH	Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009
HIF	Housing Impact Fee
HMIS	Homeless Management Information System
HOME	HOME Investment Partnerships Program
HOPWA	Housing Opportunities for Persons with AIDS
HTF	Housing Trust Fund
HTSV	Housing Trust Silicon Valley
IIG	Infill Infrastructure Grant
HUD	United States Department of Housing and Urban Development
LBP	Lead-Based Paint
LMI	Low income
MCC	Mortgage Credit Certificates
MHSA	Mental Health Services Act
MTW	Moving to Work
NED	Non-Elderly Disabled
NHSSV	Neighborhood Housing Services Silicon Valley
NOFA	Notice of Funding Availability
NSP	Neighborhood Stabilization Program
RDA	Redevelopment Agency
RFP	Request for Proposal
RHNA	Regional Housing Needs Allocation
RTP	Regional Transportation Plan
Section 8	Section 8 Housing Choice Voucher Program
SCS	Sustainable Communities Strategy
TBRA	Tenant-Based Rental Assistance
TOD	Transit-Oriented Development
VASH	Veterans Affairs Supportive Housing
WIOA	Workforce Innovation and Opportunity Act

Appendix D: Map of Lower Income Census Blocks and Minority Concentration Area(s)



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.

Appendix E: Response to Comments

#	Location / Page # of Comment	Comment	Response to Comment
1	<p>Executive Summary / pg. 9</p> <p>Strategic Plan/134</p> <p>Priority Needs/136</p>	<p>Consider expanding Goal 3 to include “seniors, youth and the disabled”</p>	<p>Youth is not a presumed benefit special needs category. “Homeless youth” are covered by Goal 2 and “low income youth” are included in “lower income households”. The term “abused and neglected youth” was added, since that category was recommended for funding.</p> <p>Goal 3 has been expanded to incorporate “seniors, abused and neglected youth and the disabled” and now reads as follows:</p> <p><i>Goal 3 - Support activities that provide basic needs to lower income households and special needs populations, such as seniors, abused and neglected youth and the disabled.</i></p>
2	<p>Executive Summary / pg. 9</p> <p>Strategic Plan/134</p> <p>Priority Needs/136</p>	<p>Consider removing Goal 5 – <i>Promote Fair Housing</i>, since the City is spending local, not CDBG funds for fair housing services.</p>	<p>The use of non-federal funds for fair housing services would not preclude the goal from being included. The City has supported the provision of fair housing services. The goal was retained.</p>
3	<p>Executive Summary / pg. 9</p> <p>Strategic Plan/134</p> <p>Priority Needs/136</p>	<p>Concern was expressed over the inclusion of <i>Goal 4 - Support programs and activities that strengthen neighborhoods</i>, citing the limited amount of federal funding relative to the City’s affordable housing and public service needs.</p>	<p>Goal 4 enables the City to fund needed ADA related and other types of improvements that benefit low income areas and households. Examples of planned, CDBG-eligible improvements in the coming five-year cycle are upgrades at Rengstorff Park and the reconstruction of Escuela Avenue segments to provide better access to the Senior Center and Teen Center.</p>

Appendix F: Certifications and Forms

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.


Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG and HOME funds are consistent with the Consolidated (Strategic) Plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

5-6-15
Date

Daniel H. Rich
Name

City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.



Signature/ Authorized Official

5-6-15

Date

Daniel H. Rich

Name

City Manager

Title

Specific HOME Certifications

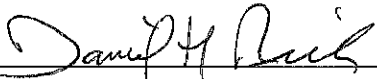
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature/ Authorized Official

5-6-15

Date

Daniel H. Rich

Name

City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

B-15-MC-06-0019

5b. Federal Award Identifier:

B-15-MC-06-0019

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Mountain View

* b. Employer/Taxpayer Identification Number (EIN/TIN):

94-6000379

* c. Organizational DUNS:

010917748

d. Address:

* Street1:

500 Castro Street

Street2:

* City:

Mountain View

County/Parish:

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

94041-2010

e. Organizational Unit:

Department Name:

Community Development

Division Name:

Neighborhoods and Housing

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Regina

Middle Name:

* Last Name:

Adams

Suffix:

Title:

Senior Planner

Organizational Affiliation:

City of Mountain View

* Telephone Number:

650-903-6049

Fax Number:

* Email:

regina.adams@mountainview.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Use of CDBG funds for affordable housing and community development activities benefitting lower income persons and areas.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="538,838.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="25,000.00"/>
* e. Other	<input type="text" value="350,000.00"/>
* f. Program Income	<input type="text" value="130,000.00"/>
* g. TOTAL	<input type="text" value="1,043,838.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/>	* c. Organizational DUNS: <input type="text"/>	
d. Address:		
* Street1:	<input type="text"/>	
Street2:	<input type="text"/>	
* City:	<input type="text"/>	
County/Parish:	<input type="text"/>	
* State:	<input type="text"/>	
Province:	<input type="text"/>	
* Country:	<input type="text"/>	
* Zip / Postal Code:	<input type="text"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text"/>	
Middle Name: <input type="text"/>		
* Last Name: <input type="text"/>		
Suffix: <input type="text"/>		
Title: <input type="text"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text"/>	Fax Number: <input type="text"/>	
* Email: <input type="text"/>		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

Home Investment Partnership Program

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**


Use of HOME funds for affordable housing activities benefitting lower income persons and areas.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="12"/>	* b. Program/Project: <input type="text" value="N/A"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2015"/>	* b. End Date: <input type="text" value="06/30/2016"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="203,491.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="2,781.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="206,272.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Daniel"/>
Middle Name: <input type="text" value="H."/>	
* Last Name: <input type="text" value="Rich"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="City Manager"/>	
* Telephone Number: <input type="text" value="650-903-6301"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="regina.adams@mountainview.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="5-6-15"/>

HUD-424-M Funding Matrix

The applicant must provide the funding matrix shown below, listing each program or program component for which HUD funding is being requested and submit this information with the application for federal financial assistance.

Grant Program*	HUD Share	Matching Funds	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other Funds	Program Income	Total
CDBG	\$538,838					\$25,000 (Local General Fund support for Fair Housing services)	\$350,000 - carryover from prior years	\$130,000	\$1,043,838
HOME	\$203,491	See Note Below					\$2,781 - carryover from prior years	\$0	\$206,272
Grand Totals	\$742,329					\$25,000	\$352,781	\$130,000	\$1,250,110

Previous versions of HUD-424-M are obsolete

form HUD-424-M (03/2003)

Note: The City has an excess HOME match balance of \$1.9 million.

Appendix G: Additional Appendices

Outreach/Publication Items

1. Outreach List
2. Newspaper Ads and Proofs of Publication
3. Community and Regional Forum Flyers
4. Survey (5 Languages)
5. Survey Answer Summary
6. Community Needs Summary

1. Complete Outreach List

Group 1: Children & Youth Services
Adolescents Counseling Services
Bill Wilson Center
Center for Healthy Development
Community Partners for Youth, Inc. (CCPY)
El Camino YMCA
Family and Children's Services Department
Filipino Youth Coalition
First 5 Santa Clara County
Fresh Lifelines for Youth (FLY)
Friends for Youth
Gilroy Youth Center, City Recreation Dept.
Healthier Kids Foundation
Junior Achievement of Silicon Valley and Monterey Bay
Mountain View Los Altos Los Altos Hills Challenge Team
Project Cornerstone
Rebekah Children's Services
Santa Clara County Department of Family & Children's Services - Child Abuse and Neglect Hotline (Non-Emergency)
South County Youth Task Force
St. Elizabeth's Day Home
Unity Care Group, Inc.
Walter E. Schmidt Youth Activity Center
YMCA
YWCA Silicon Valley

Group 2: Senior Services
Aging Adult Services: Stanford Hospital and Clinics
Aging Services Collaborative
Avenidas Senior Day Health Center
Catholic Charities of Santa Clara County
Community SVCS. Agency of Mtn. View and Los Altos
Gilroy Senior Center, City Recreation Dept.
Health Trust-Meals on Wheels Program
Heart of the Valley
La Comida de California
Live Oak Adult Day Services
Lytton Gardens
Mountain View Senior Center

Outreach Transportation Services
Respite & Research Alzheimer's Disease
Santa Clara Methodist Retirement Foundation
Santa Clara Senior Center
Self-Help for the Elderly
Senior Adult Legal Assistance
Senior Lunch Program
Silicon Valley Independent Living Center
Social Services Agency : Dept. of Aging & Adult Services
Sourcewise
Stevenson House
Sunrise Center- Self-Help
Valley Village
West Valley Community Services (WVCS)
Yu-Ai Kai Japanese-American Community Senior Service

Group 3: Health Services

Chamberlain's Mental Health Services
Community Health & Older Adult Services: El Camino Hospital
Community Health Awareness Council (CHAC)
CSA-Alpha Omega Program and Emergency Services Program
El Camino Hospital
Gardner Medical Clinic
Health Trust
Healthier Kids Foundation
Indian Health Center of Santa Clara Valley
Kaiser Mountain View
Kaiser Permanente Clinic
Lucille Packard Children's Hospital - Teen Clinic
MayView Community Health Center
Momentum for Mental Health
Palo Alto Medical Foundation - Druker Center
Rape Crisis Center Hotline South Bay (YWCA)
Red Cross of Silicon Valley
Roadrunners
RotaCare Free Clinic
San Benito County Health and Human Services Agency
Second Harvest Food Bank
St. Louise Regional Hospital
Suicide and Crisis Services of Santa Clara County - Suicide Hotline
Valley Health center

Group 4: HIV/AIDS Services

Billy DeFrank LGBT Community Center

Centre for Living with Dying

Health Trust AIDS Services

United Way Silicon Valley

Group 5: Employment and Job Training Services

Center for Training and Careers, Inc.

Dayworker Center of Mountain View

Downtown Streets Team

Employment Services, St. Joseph's Family Center

HOPE

Mission College

NOVA Workforce Development

San José Conservation Corp.

SCUSD - Educational Options

South County One Stop Work 2 Future

Working Partnerships USA

Group 6: Education Services

Adult Education

Cupertino Unified School District (K-8 Schools in Cupertino)
--

Foothill College Adaptive Education

Fremont High School District (High Schools in Cupertino)
--

Gavilan College

Gilroy Early College Academy

Gilroy Prep School

Gilroy Unified School District

HeadStart Preschool

Junior Achievement

Mountain View - Los Altos Adult Education

Mountain View Whisman School District

MVLA High School District

Santa Clara Unified School District

Santa Clara University Ignation Center
--

State Preschool

Group 7: Housing

Gilroy Apartments

Gilroy Garden & Gilroy Park Apts.

Housing Action Coalition (HAC) of Santa Clara County
Rebuilding Together Peninsula
Rebuilding Together Silicon Valley

Group 8: Homeless Services
Boccardo Family Living Center
Community Services Agency of Mountain View and Los Altos
Community Technology Alliance (CTA) Homeless Management Information System
Community Working Group
Destination:Home
Emergency Housing Consortium
Faith in Action Silicon Valley Rotating Shelter
Gilroy Armory (Shelter)
Gilroy Compassion Center
Health Trust
HomeFirst
InnVision Shelter Network
Loaves & Fishes Family Kitchen
Mayview Health Center
Peninsula Health Connections
Red Cross of Silicon Valley
SCC Collaborative on Hsg. and Homelessness
Shelter Network of San Mateo County
Sobrato Transitional Housing
St. Joseph's Family Center
West Valley Community Services - Rotating Shelter Program

Group 9: Affordable Housing Developers
ABHOW
Abode Services
Affirmed Housing Group
BRIDGE Housing
Charities Housing
Christian Church Homes of Northern California
Community Housing Developers
Core Developers
EAH
EBALDC
Eden Housing
First Community Housing

For the Future Housing
Habitat for Humanity East Bay/Silicon Valley
Mid Pen Housing
Palo Alto Housing Corporation
Resources for Community Development (RCD)
Related
ROEM Developers
SAHA
South County Housing
St. Anton Partners
The Nicholson Company
Urban Housing Communities
USA Properties Fund

Group 10: Lenders, Brokers, First-Time Home Buyers Programs
BalCal Financial Corp.
Bank of America
CalHFA Santa Clara County Staff
City of Santa Clara Below Market Purchase (BMP) Program
City of Santa Clara Housing Rehabilitation Loan Committee
Countrywide Home Loans
County of Santa Clara Office of Supportive Housing
Eden Council for Hope and Opportunity (ECHO Fair Housing)
Housing Trust of Silicon Valley (HTSV)
Lenders for Community Development
Meriwest Mortgage
MetLife Home Loans
Neighborhood Housing Services Silicon Valley
Opportunity Fund Northern California
Star One Credit Union
Wells Fargo Home Mortgage

Group 11: Public Housing Authorities
Housing Authority of Santa Clara County

Group 12: Disabled Services
Abilities United
Alliance for Community Care
Deaf Counseling, Advocacy & Referral Agency (DCARA)
Health Trust-Meals on Wheels Program
Hope Services

Housing Choices Coalition
Live Oak Adult Day Services
Outreach Transportation Services
Pacific Autism Center for Education (PACE)
Parents Helping Parents
Santa Clara Valley Blind Center
Silicon Valley Independent Living Center
Vista Center for the Blind and Visually Impaired

Group 13: Domestic Violence Services

Asian Americans for Community Involvement
Community Solutions
MAITRI
Next Door Solutions to Domestic Violence
YWCA – Support Network Crisis Hotline

Group 14: Government Agencies: Local, County, State and Federal

California Highway Patrol
Campbell City Council
Cupertino City Council
Gilroy City Council
Los Altos City Council
Los Altos Hills City Council
Los Gatos City Council
Milpitas City Council
Monte Sereno City Council
Morgan Hill City Council
Mountain View City Council
Palo Alto City Council
San José City Council
Santa Clara City Council
Saratoga City Council
Sunnyvale City Council
County of Santa Clara Social Services Agency

Group 15: Business (Major Employers, Chambers of Commerce, Associations, Real Estate)

Alberta Court Maintenance Association
Baker's Acres Association
Bellomo Avenue Townhomes Association

BIA Bay Area
Birdland Neighbors
California Avenue Homeowner's Association
California Israel Chamber of Commerce
Campbell Chamber of Commerce
Charles Street 100 NA
Cherrywood HOA
Cheyenne North Homeowner's Association
Chinese American Chamber of Commerce
Coldwell Banker
Corte Madera Court Common HOA
Crescent Common Homeowner's Association
Crestview Association (Massingham Management, Inc)
Cupertino Chamber of Commerce
Cypress Terrace HOA
Danbury Place (Merit Property Management)
Fremont Plaza Association Inc (Victoria Terrace)
Gilroy Chamber of Commerce
Gilroy Economic Development Corporation
Gilroy Hispanic Chamber of Commerce
Gilroy Premium Outlets
HBA of Northern Ca - Southern Division
Heritage Oaks HOA
Hispanic Chamber of Commerce Silicon Valley
Hollenbeck Condominium Association
Intero Real Estate
Lakewood Village NA
Los Altos Chamber of Commerce

Los Gatos Chamber of Commerce
Manet Terrace
Milpitas Chamber of Commerce
Moffet Park Business and Trans. Assoc.
Mountain View Chamber of Commerce
NAIOP Silicon Valley
Palm Square Homeowner's Association
Palo Alto Chamber of Commerce
Palo Alto Downtown Business and Professional Association
Quaint Villa South Homeowner's Association
Rhonda Village III Homeowner's Association
San José Silicon Valley Chamber
Santa Clara Chamber of Commerce

Saratoga Chamber of Commerce
Silicon Valley Association of Realtors
Silicon Valley Black Chamber of Commerce
Silicon Valley Leadership Group
Sunny Trees HOA
Sunnyvale Chamber of Commerce
Sunnyvale Crescent HOA
Sunnyvale Townhomes
Sunset Park HOA
Traditions of Sunnyvale Homeowners Association
Verona at Sunnyvale (The Helsing Group, Inc)
Villas at Cortez (Baranca Terrace)
White Pines Terrace Homeowner's Association
Woodgate Townhouses HOA

Group 16: Neighborhood Associations

Birdland Neighbors Association
Braly Corners Neighborhood Association
Canary Drive Neighborhood Association
Charles Street 100 Neighborhood Association
Cherry Chase Neighborhood Association
Cherry Orchard Neighbors Association
Cherryhill Neighborhood Association
Cumberland South Neighborhood Association
Cumberland West Neighborhood Association
Gavello Glen Neighborhood Association
Gilroy Arts Alliance
Gilroy Demonstration Garden
Gilroy Farmer's Market
Heritage District Neighborhood Assoc. (HDNA)
Lakewood Village Neighborhood Association
Lowlanders Neighborhood Association
Morse Park Neighborhood Association
Nimitz Neighborhood Community Communications and Advocacy Association
Ortega Park Neighborhood Association
Panama Park Neighborhood Association
Ponderosa Park Neighborhood Association
Raynor Park Neighborhood Association
San Miguel Neighbors Association
Stevens Creek Neighbors
Stowell Orchard

Stratford Gardens Neighborhood Association
SunnyArts
Sunnyvale Neighbors of Arbor Including La Linda (SNAIL)
Sunnyvale West Neighborhood Association
West Valley Neighborhood Association
Wisteria Terrace Neighborhood Association
Wrightmont Corners Neighborhood Association

Group 17: Citizen/ Advisory Committees

City of Gilroy Citizens Advisory Committee
San Ysidro Park Advisory Committee

Group 18: Fair Housing and Legal

Advocates for Affordable Housing (local Mountain View group)
Asian Law Alliance
Bay Area Legal Aid
Catholic Charities Long-Term Ombudsman Program
Centro de Ayuda Legal para Imigrantes
Dept. of Veteran's Affairs, State of CA
Eden Council for Hope and Opportunity (ECHO Fair Housing)
Family Supportive Housing, Inc.
Housing for Independent People, Inc.
Katherine & George Alexander Community Law Center
Law Foundation of Silicon Valley
Legal Aid Society of Santa Clara County
North County Homeless Housing Coalition
Pro Bono Project
Project Sentinel
Sacred Heart Community Service
Senior Adult Legal Assistance
South County Collaborative
Stanford Community Law Clinic

Group 19: Faith-Based Organizations

Church of Jesus Christ of Latter-Day Saints
City Team Ministries
Congregation Emeth
Gilroy Presbyterian Church
Salvation Army
South Valley Community Church
St. Justin Community Ministry

St. Mary's Church

Group 20: Cultural Organizations

Asian Americans for Community Involvement
Bay Area Cultural Connections
Chinese American Cultural Center
Community Agency for Resources, Advocacy, and Services (CARAS)
Eastern European Service Agency
Ethiopian Community Services, Inc.
India Community Center
Iraqi Community Association
Korean-American Community Services (KACS)
Latino Family Fund
MCA Islamic Center
Mexican American Community Services Agency, Inc. (MACSA)
Polish American Engineers Club
Portuguese Org. for Social Services & Opportunities (POSSO)
San José / Silicon Valley NAACP
Sangeet Dhwani
Sociedad Cervantes
South India Fine Arts
Vietnamese Voluntary Foundation (VIVO)
Voz de la Gente

Group 21: Publically Funded Institution/ System of Care
--

County Mental Health Department - see Homeless Services
Public Health Department
Valley Verde

Group 22: Community/Family Services and Organizations
--

Adobe Wells Mobile Home Community
American Legion Post 558
Community School of Music and Art
Community Services Agency of Mountain View, Los Altos & Los Altos Hills
EMQ Families First
Family & Children Services
Friends of Magical Bridge
Friends Outside
Kiwanis Club of Mountain View
Los Altos Community Foundation
Mountain View Women's Club

Rotary Club of Gilroy
Rotary Club of Mountain View
San José Conservation Corps & Charter School
Silicon Valley Lions Club
United Way 2-1-1
Victim Witness Assistance Center

Group 23: Environmental Sustainability

Community Action Agency - Weatherization Program
GRID Alternatives
San José Conservation Corp

Group 24: Immigration Services

Catholic Charities Immigration Legal Services
CET Immigration Services
County of Santa Clara office of Human Relations' Immigrant Relations and Integration Services (IRIS)
Services, Immigrant Rights & Education Network (SIREN)

2. Proof of Publication

SAN MATEO

Public lewd acts reported

By Katie Nelson
knelson@sjonline.com

SAN MATEO — Police are asking for the public's help to find a man who has committed lewd acts in public over the past week.

According to police, the first incident reported was at 8 a.m. on Sept. 11, when a 15-year-old girl walking just north of San Mateo High School on Delaware Street was followed by a man driving a white 2005 Mitsubishi Lancer, police said. The driver made eye contact with the teen before he apparently began to masturbate, police said. Despite an extensive search, officers could not find the man or the car.

On Friday about 7:30 a.m., the man was seen again in his Lancer while parked in the Woodlake Shopping Center, about a block north of San Mateo High. Again, he began masturbating after he spotted a group of teenage girls, police said.

The man is believed to be between 35 and 40 years old, but police could not provide a more detailed description.

Anyone with information on this case can contact the San Mateo Police Department at 650-522-7900 or leave an anonymous tip at 650-522-7676.



SAN DIEGO

Four children contract rare virus

SAN DIEGO (AP) — California's first cases of the uncommon respiratory infection enterovirus D68 months and have since been reported by San Diego County health authorities.

The Health and Human Services Agency says three local children and a fourth from Ventura County were hospitalized earlier this month and have since been released. The children ranged in age from 2 to 18.

The federal Centers for Disease Control says the virus has been identified as causing cases of severe respiratory illness across more than a dozen other states since mid-August, usually in young children and among adults.

Additional samples from San Diego patients are being tested.

2015 - 2020 Consolidated Plan REGIONAL FORUMS

Please join the County and Cities of Santa Clara for a series of Regional Forums to help **identify housing and community improvement needs** over the next five years.

Why is this important to you?

The County and Cities of Santa Clara receive federal funds to invest in improving local communities. **How should these funds be spent?** Your input will help City and County leaders prioritize spending for important services and community improvements.

You can participate by attending one of our forums or by taking our short survey: https://www.surveymonkey.com/s/SOC_Regional_Survey

We want to hear from you!

Join the Discussion! Attend one of our interactive regional forums.

Thurs. Sept. 25, 2014 2:00 pm - 4:00 pm	Sat. Sept. 27, 2014 10:00 am - 12:00 pm	Wed. Oct. 22, 2014 6:30 pm - 8:30 pm
Mountain View City Hall 500 Castro Street, 2nd floor Piazza Conference Room Mountain View, CA 94041	San Jose City Hall Wiley Room 100 200 E. Santa Clara Street San Jose, CA 95113	Gilroy Library 359 W. Sixth Street Gilroy, CA 95020

For more information, visit: <http://www.sccgov.org/sites/oah/>

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Santa Clara Com Plan

San Jose Merc Near

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Sun 9/21

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www.BlueSky-Furnishings.com

Australian raid foils alleged beheading plot

Sydney resident accused in plan to kill random person

By Carol A. Williams
Los Angeles Times

Authorities in Australia have charged a 28-year-old Sydney resident with preparing to sow terror in the country by setting a person at random and beheading him in a videotaped execution, Australian media reported Thursday.

Omarjan Anari exhibits "an unusual level of fanaticism," Prosecutor Michael Allmatt told a Sydney court in a successful attempt to keep him in the bearded young man, who is facing a possible life sentence.

The plot to carry out a random "terrorist" attack was foiled after a four-month surveillance operation revealed a network of violent Muslim extremists allegedly being directed by a former Australia resident, Mohammad Ali Bary-

al, now a major figure in the Islamic State militant group in Syria, the Australian Broadcasting Corp. reported. Raids carried out in two Australian cities Thursday resulted in more than a dozen arrests, officials said.

Authorities expressed concern over the scores of Australians being drawn into the culture of Islamic State, which has seized territory in Iraq and Syria and proclaimed it a Muslim "caliphate" ruled by a harsh and medieval ver-

sion of Shariah, or Islamic law.

Australian Federal Police Commissioner Andrew Colvin told journalists that Anari was the ring-leader of a group of Australians sympathetic to the violent aims of Islamic State, formerly known by other names that included the Islamic State in Iraq and the Levant, or ISIL, and other extremist groups gaining momentum

in the country.

"I think it's fair to say we are concerned," Colvin said. "I don't want to unnecessarily alarm the public but we have seen the reach of ISIL, the reach of those detained were released by the end of the day. Two women were issued orders to appear in court. The Australian newspaper reported without further detail on their suspected roles.

Islamic State posts hostage video

Photographer from Britain was kidnapped in 2012

By Mark Solbel
and Michael Proffers
McClatchy News Service

WASHINGTON — A British freelance photographer whose kidnapping in Syria has been subject to a media blackout at the request of his family and the British government for nearly two years has appeared in an Islamic State video that was posted Thursday on the Internet.

John Cantlie, who people close to the case have long known was with American journalist James Foley in northern Syria when both were seized by radical Islamist extremists, confirmed that he had been kidnapped in November 2012. Foley, whose beheading

was shown in a video posted on the Internet Aug. 16, disappeared on Thanksgiving Day that year.

It was the second time Cantlie had been kidnapped in Syria. The first time had come four months earlier, when he and a Dutch photographer were seized by jihadists in a case that for the first time proved the presence of a substantial number of radical foreign fighters in the area.

Cantlie and the Dutch photographer, Jeroen Overmeire, who were held for a week before they were freed July 27, 2012, said their kidnapers included many native English-speakers, who Overmeire described as having accents from Birmingham, a city in England. Both men were wounded in an escape attempt but eventually were rescued by members of the Free Syrian Army, which at the time maintained some ability to protect foreign journalists.

British authorities filed criminal charges against one man, a British physician, Dr. Shajid Islam, whom Cantlie identified as having been among his abductors and who had spoken with both hostages at length as he treated their wounds. But the case was dismissed in November last year, with British prosecutors explaining only that Cantlie was "unavailable" to testify.

In the 8-minute, 21-second video released Thursday, Cantlie appears seated at a desk and is dressed in orange jumpsuits similar to those worn by Foley, American journalist Steve Sotloff, and British aid worker David Haines when they were beheaded by an English-speaking executioner.

SEPTEMBER 27-28

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On the corner of Lincoln & Lincoln St. (off Hwy 101)



2015 - 2020 Consolidated Plan

REGIONAL FORUMS

Please join the County and Cities of Santa Clara for a series of Regional Forums to help identify housing and community improvement needs over the next five years.

Why is this important to you?

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For more information, visit: <http://www.sccgov.org/sites/oa/>

Double the pleasure in 'House & Garden'

PEAR WENZEL PLAYS PRINCE AND PRINCESS
DISPATCH BY DAVID BOOM COMERT

Theater Review

Princess and the Pea (Aurora Stage Theater)
Princess and the Pea is a story about a prince and a princess who are separated by a pea. The story is retold in a way that is both humorous and touching. The play is a great example of how a simple story can be turned into a powerful piece of theater. The cast is excellent, and the production is top-notch. The play is a must-see for anyone who loves a good story.

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Mth View Voice
Tear Sheet 9/19

Support the Friends of Swiss Good Trail

Trailblazer Race

Sunday, September 28, 2014

www.stevenscreektrail.org

15K / 10K / 5K / 1 Mile Race • Swiss Alps
Free fun costs great affordable prices & free parking
100% U.S. American Trailblazer Race
Race Day Registration 8:30am • Swiss Race 9:30am

Please join the Mountain View Firefighters At the 10th Annual Pancake Breakfast

Saturday, September 20, 2014
8:00 a.m. - 11:00 a.m.
Fire Station #6,
230 N. Wilkeson Road
Cost: \$7 adults,
\$5 kids under 12 years old
Includes coffee, pancakes, hot sausage, fruit, coffee,
fruit, coffee, fruit, coffee, fruit, coffee, fruit, coffee

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End Years Empty Malls!
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SHUTTLE ROUTE

... average route of 10 miles an hour. With a few exceptions, shuttle routes are designed to be efficient and convenient. They provide a quick and easy way to get around town. The routes are designed to be efficient and convenient. They provide a quick and easy way to get around town.

CITY COUNCIL MEMBERS

... the city council members have been elected for their second term. The council members have been elected for their second term. The council members have been elected for their second term.

NEW BENEVOLENCE

... the new benevolence organization has been formed. The organization has been formed. The organization has been formed.

SHUTTLE ROUTE

... the shuttle route has been adjusted. The route has been adjusted. The route has been adjusted.

REGIONAL FORUMS

... regional forums are being held in various locations. The forums are being held in various locations. The forums are being held in various locations.



... regional forums are being held in various locations. The forums are being held in various locations.

Why is this important to you?

... why is this important to you? This is a question that many people ask. This is a question that many people ask.

We want to hear from you!

... we want to hear from you! We would like to hear from you. We would like to hear from you.



2015 – 2020 Consolidated Plan

REGIONAL FORUM

Please join the County and Cities of Santa Clara for a Regional Forum to help identify housing and community improvement needs over the next five years.

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You can participate by attending our forum or by taking our short survey:

English: https://www.surveymonkey.com/s/SCC_Regional_Survey

Español: https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish

We want to hear from you!

Join the Discussion! Attend our interactive regional forum.

Wed. Oct. 22, 2014

6:30 pm – 8:30 pm

Gilroy Library, 350 W. Sixth Street, Gilroy, CA 95020

For more information, visit: <http://www.sccgov.org/sites/oah/>

*Santa Clara Com Plan
Gilroy Asptate In 10/17*

dólares de hoy) para cubrir sus gastos médicos durante su período. Los que planean jubilarse a los 62, pueden tener unos \$17,000 más de gastos médicos por año.

U\$306 después de los 60 días (\$608 por día después de los 90 días).

Medicare Parte B paga los servicios de salud que sean médicamente necesarios, la atención ambulatoria, los

costo, co-pagos, deducibles y medicamentos cubiertos. La prima mensual promedio de 2014 a nivel nacional es de aproximadamente U\$32, aunque el plan puede llegar a costar unos U\$5175 por mes. Además, las personas de mayores ingresos pagan un recargo. Seguramente no encontrará un plan que cubra todos sus medicamentos pero, al menos, intente encontrar el que le cubra los medicamentos más caros.

Utilice el buscador de planes de Medicare de www.medicare.gov para comparar los planes Parte D y Advantage de su área. Para más información sobre cómo funciona Medicare o qué cubre y qué no cubre, lea "Medicare & You 2014" en el mismo sitio web.

En resumen: Aunque Medicare pague una parte importante de su atención médica como jubilado, al hacer el presupuesto para su retiro asegúrese de tener en cuenta los abultados gastos que seguramente deberá pagar de su bolsillo.

*2 copias
Santa Clara Cm Plan
Et Observada
Fui 9/19*

El cálculo de los gastos médicos durante su período...

Si está planeando jubilarse en los próximos años y le preocupa no haber

FOROS REGIONALES

2015 - 2020 Plan Consolidado

Únase al Condado y las Ciudades de Santa Clara para una serie de foros regionales para ayudar a identificar las necesidades de vivienda asequible, de personas sin hogar y de mejoramiento de la comunidad en los próximos cinco años. **¡Queremos saber de usted!**

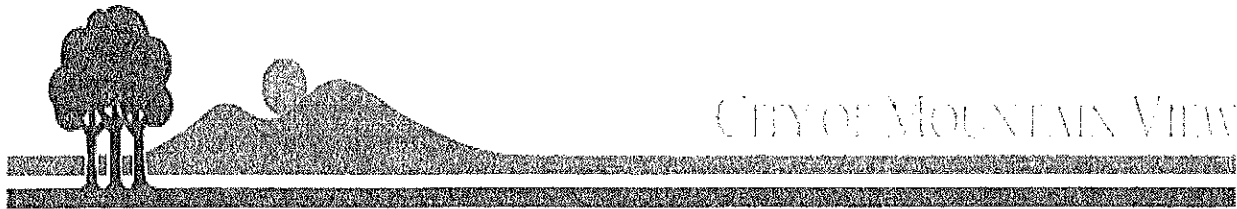
Jueves, Sept. 25, 2014 2:00 pm - 4:00 pm. Mountain View City Hall 500 Castro Street, 2nd floor Plaza Conference Room Mountain View, CA 94041	Sábado, Sept. 27, 2014 10:00 am - 12:00 pm San José City Hall Wing Room 120 200 E. Santa Clara Street San José, CA 95113	Miércoles, Oct. 22, 2014 6:30 pm - 8:30 pm Gilroy Library 350 W. Sixth Street Gilroy, CA 95020
--	--	---

¿Por qué es importante para usted?

Su participación nos ayudará a priorizar el financiamiento para servicios importantes y mejoras en la comunidad.

Venga a uno de nuestros foros o llene nuestra breve encuesta: https://es.surveymonkey.com/s/SOC_Regional_Survey_Spanish

Para obtener más información, visite: <http://www.sccgov.org/sites/eah/>



CITY OF MOUNTAIN VIEW

COMMUNITY DEVELOPMENT DEPARTMENT • NEIGHBORHOOD PRESERVATION DIVISION

500 Castro Street • Post Office Box 7540 • Mountain View, California 94039-7540

650-903-6379 • FAX 650-962-8502

PUBLIC NOTICE

NOTICE OF PUBLIC REVIEW PERIOD AND PUBLIC HEARING ON THE CITY OF MOUNTAIN VIEW'S CDBG AND HOME FUNDING AND 2015-20 CONSOLIDATED PLAN/ 2015-16 ACTION PLAN

NOTICE IS HEREBY GIVEN that the following public hearings have been scheduled to review and consider:

- Funding applications received for the City of Mountain View's Community Development Block Grant (CDBG) Program and Home Investment Partnership Program (HOME) for Fiscal Year 2015-16
- The 2015-20 Consolidated Plan (covers July 1, 2015-June 30, 2020)
- The 2015-16 Action Plan (covers July 1, 2015-June 30, 2016)

April 21, 2015 at 6:30 p.m. or thereafter

City Council Meeting

City Hall Council Chambers

500 Castro Street

Mountain View, CA 94041

The City Council will hold this public hearing to review the Human Relation Commission's recommendations made on March 5, 2015, make final decisions on the funding requests, and adopt the 2015-20 Consolidated Plan, which includes the 2015-16 Action Plan.

The City Council and the HRC invites and encourages public attendance at these hearings and/or written comments on the proposals. Information regarding the Fiscal Year 2015-16 proposals and other eligible CDBG and HOME activities may be obtained from the City of Mountain View, Housing and Neighborhood Services Division office located at 500 Castro Street, Mountain view, CA 94041 or by telephone at (650) 903-6049. Please mail written comments to Housing and Neighborhood Services Division, City of Mountain View, P.O. Box 7540, Mountain View, CA 94039, Attention: Regina Adams or submit comments via email to regina.adams@ci.mountainview.gov.

AVAILABLE CDBG & HOME FUNDING

For Fiscal Year 2015-16, capital project proposals and public service funding requests will be considered for funding. The City estimates it will have about \$990,000 in CDBG and \$202,000 in HOME funds for Fiscal Year 2015-16. Of the \$990,000 in CDBG funds, approximately \$96,000 could be allocated for public services, \$128,000 toward program administration, and \$766,000 for capital projects. For the HOME funds, roughly \$182,000 would be available to use for affordable housing projects with about \$20,000 reserved for administrative costs.

DESCRIPTION OF THE CONSOLIDATED PLAN AND ACTION PLAN

The City's 2015-20 Consolidated Plan is a five year planning document which summarizes Mountain View's affordable housing and other community development needs, resources, and priorities. The Action Plan is a one-year plan that describes the programs and projects that the City will implement toward meeting its 2015-20 Consolidated Plan goals. The CDBG and HOME capital project and public service proposals selected for funding will be incorporated into the 2015-16 Action Plan and will be consistent with Consolidated Plan priorities for programs and projects that serve low income areas or households. The City Council will consider adoption of the Consolidated Plan and Action Plan at the April 21, 2015 City Council Meeting held in the Council Chambers of City Hall (500 Castro street, Mountain View, CA 94041).

PUBLIC REVIEW PERIOD FOR THE DRAFT CONSOLIDATED PLAN AND DRAFT ACTION PLAN

The City will circulate the Draft 2015-20 Consolidated Plan/2015-16 Draft Action Plan for a thirty-day (30-day) public review and comment period, beginning on or after March 13, 2015 and ending on April 13, 2015. Copies of both the Consolidated Plan and the Action Plan will be available beginning on or after March 13, 2015 between the hours of 8:00 a.m. and 5:00 p.m. at the Community Development Department of City Hall on the 1st Floor located at 500 Castro Street. Copies will also be available on the City's web site at www.mountainview.gov or by calling (650) 903-6379 or TDD (650) 967-0158. During the review and comment period, members of the public may submit written comments to Housing and Neighborhood Services Division, City of Mountain View, P.O. Box 7540, Mountain View, CA 94039, Attention: Regina Adams. Comments can also be emailed to regina.adams@mountainview.gov or faxed to (650) 903-6048.

The City of Mountain View does not discriminate on the basis of race, color, religion, national origin, sex, disability, age, source of income, gender, gender expression or identity or any other State or Federal protected class in any of its policies, procedures, or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Mountain View programs and activities. Pursuant to the Americans with Disabilities Act, the City of Mountain View will make reasonable efforts to accommodate persons with disabilities. If you have inquiries regarding the equal opportunity policies or if you require special accommodations, please contact the Housing and Community Development Office at (650) 903-6379 at least five days in advance of the meeting. The hearing impaired can reach HCD through the California Relay System at 711 or (800) 735-2929.

By the order of the City Council
City of Mountain View

Lorrie Brewer
City Clerk

Publish: Friday, March 13, 2015

SAN JOSE POST-RECORD

This space for filing stamp only

95 S. Market St., Ste. 535, SAN JOSE, CA 95113
Telephone (408) 287-4866 / Fax (408) 287-2544

REGINA ADAMS
CITY OF MOUNTAIN VIEW/COMM DEV DEPT
500 CASTRO ST. PO BOX 7540
MOUNTAIN VIEW, CA - 94039

SJ#: 2728498

PUBLIC NOTICE

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City Hall Council Chambers
500 Castro Street
Mountain View, CA 94041

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By the order of the City Council
City of Mountain View
Lorrie Brewer
City Clerk
Publish: Friday, March 13, 2015
3/13/15

SJ-2728498#

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SANTA CLARA) ss

Notice Type: GMV - MOUNTAIN VIEW

Ad Description:
PUBLIC HEARINGS 2015-2016

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN JOSE POST-RECORD, a newspaper published in the English language in the city of SAN JOSE, county of SANTA CLARA, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SANTA CLARA, State of California, under date 02/03/1922, Case No. 27844. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

03/13/2015

Executed on: 03/13/2015
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

[Handwritten Signature]

Signature

The City Council will hold this public hearing to review the Human Relation Commission's recommendations made on March 5, 2015, make final decisions on the funding requests, and adopt the 2015-20 Consolidated Plan, which includes the 2015-16 Action Plan. The City Council and the HRC invites and encourages public attendance at these hearings and/or written comments on the proposals. Information regarding the Fiscal Year 2015-16 proposals and other eligible CDBG and HOME activities may be obtained from the City of Mountain View - Housing and Neighborhood Services Division office located at 500 Castro Street, Mountain View, CA 94041 or by telephone at (650) 903-6049. Please mail written comments to Housing and Neighborhood Services Division, City of Mountain View, P.O. Box 7540, Mountain View, CA 94039, Attention: Regina Adams or submit comments via email to regina.adams@ci.mountainview.gov.

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FEB 6 2015

Community Development

REGINA ADAMS
CITY OF MOUNTAIN VIEW/COMM DEV DEPT
500 CASTRO ST. PO BOX 7540
MOUNTAIN VIEW, CA - 94039

SJ#: 2714053

PUBLIC NOTICE

NOTICE OF PUBLIC REVIEW PERIOD AND PUBLIC HEARINGS ON THE CITY OF MOUNTAIN VIEW'S CDBG AND HOME FUNDING, 2015-20 CONSOLIDATED PLAN AND 2015-16 ACTION PLAN

NOTICE IS HEREBY GIVEN that the following public hearings have been scheduled to review and consider:

- Funding applications received for the City of Mountain View's Community Development Block Grant (CDBG) Program and Home Investment Partnership Program (HOME) for Fiscal Year 2015-16
- The 2015-20 Consolidated Plan (covers July 1, 2015-June 30, 2020)
- The 2015-16 Action Plan (covers July 1, 2015-June 30, 2016)

March 5, 2015 at 6:30 p.m. or thereafter
Human Relations Commission (HRC) Meeting
City Hall Council Chambers
500 Castro Street
Mountain View, CA 94041

The HRC will hold this public hearing to provide comments on proposed goals in the Draft 2015-20 Consolidated Plan, hear presentations from the agencies requesting CDBG and HOME funding, and vote on funding recommendations to the City Council.

April 14, 2015 at 6:30 p.m. or thereafter
City Council Meeting
City Hall Council Chambers
500 Castro Street
Mountain View, CA 94041

The City Council will hold this public hearing to review the HRC's recommendations, make final decisions on the funding requests, and adopt the 2015-20 Consolidated Plan and 2015-16 Action Plan.

The City Council and the HRC invites and encourages public attendance at these hearings and/or written comments on the proposals. Information regarding the Fiscal Year 2015-16 proposals and other eligible CDBG and HOME activities may be obtained from the City of Mountain View, Housing and Neighborhood Services Division office located at 500 Castro Street, Mountain view, CA 94041 or by telephone at (650) 903-6049. Please mail written comments to Housing and Neighborhood Services Division, City of Mountain View, P.O. Box 7540, Mountain View, CA 94039. Attention: Regina Adams or submit comments via email to regina.adams@ci.mountainview.gov.

AVAILABLE CDBG & HOME FUNDING
For Fiscal Year 2015-16, only capital projects will be considered for funding. The City estimates it will have about \$760,000 in CDBG and \$220,000 in HOME funds for capital projects in Fiscal Year 2015-16. Of the \$760,000 in CDBG funds, approximately \$85,000 could be allocated for public services, \$115,000 toward program administration, and \$560,000 for capital projects. For the HOME funds, roughly \$198,000 would be available to use for projects with about \$22,000 reserved for administrative costs. The City administers a two-year funding cycle for public service agencies and

annual funding cycle for capital projects. Both capital projects and public service funding requests are being considered in this funding cycle for Fiscal Year 2015-16.

DESCRIPTION OF THE CONSOLIDATED PLAN AND ACTION PLAN
The City's 2015-20 Consolidated Plan is a five year planning document which summarizes Mountain View's affordable housing and other community development needs, resources, and priorities. The Action Plan is a one-year plan that describes the programs and projects that the City will implement toward meeting its 2015-20 Consolidated Plan goals. The CDBG and HOME capital project proposals selected for funding will be incorporated into the 2015-18 Action Plan and will be consistent with Consolidated Plan priorities for public service programs and/or projects that serve low income areas or households. The City Council will consider adoption of the Consolidated Plan and Action Plan at the April 14, 2015 City Council Meeting held in the Council Chambers of City Hall (500 Castro street, Mountain View, CA 94041).

PUBLIC REVIEW PERIOD FOR THE DRAFT CONSOLIDATED PLAN AND DRAFT ACTION PLAN

The City will circulate the Draft 2015-20 Consolidated Plan and 2015-16 Draft Action Plan for a minimum thirty-day (30-day) public review and comment period, beginning on or after March 5, 2015 and ending on April 14, 2015. Copies of both the Consolidated Plan and the Action Plan will be available beginning on or after March 5, 2015 between the hours of 8:00 a.m. and 5:00 p.m. at the Community Development Department of City Hall on the 1st Floor located at 500 Castro Street. Copies will also be available on the City's web site at www.mountainview.gov or by calling (650) 903-6379 or TDD (650) 967-0168. During the review and comment period, members of the public may submit written comments to Housing and Neighborhood Services Division, City of Mountain View, P.O. Box 7540, Mountain View, CA 94039, Attention: Regina Adams. Comments can also be emailed to regina.adams@mountainview.gov or faxed to (650) 903-6048.

The City of Mountain View does not discriminate on the basis of race, color, religion, national origin, sex, disability, age, source of income, gender, gender expression or identity or any other State or Federal protected class in any of its policies, procedures, or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Mountain View programs and activities. Pursuant to the Americans with Disabilities Act, the City of Mountain View will make reasonable efforts to accommodate persons with disabilities. If you have inquiries regarding the equal opportunity policies or if you require special accommodations, please contact the Housing and Community Development Office at (650) 903-6379 at least five days in advance of the meeting. The hearing impaired can reach HCD through the California Relay System at 711 or (800) 735-2929.

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SANTA CLARA) ss

Notice Type: GMV - MOUNTAIN VIEW

Ad Description:

CDBG & HOME FUNDING 2015-20

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN JOSE POST-RECORD, a newspaper published in the English language in the city of SAN JOSE, county of SANTA CLARA, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SANTA CLARA, State of California, under date 02/03/1922, Case No. 27844. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

02/03/2015

Executed on: 02/03/2015
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature



* A 0 0 0 0 0 3 6 6 5 7 4 7 *

AFFIDAVIT OF PUBLICATION
IN THE
MOUNTAIN VIEW VOICE

450 Cambridge Ave., Palo Alto, California 94306
(650) 326-8210

IN THE
SUPERIOR COURT
OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF SANTA CLARA

No. _____
the City of Mountain View
Community Development
Department
Funding Available


STATE OF CALIFORNIA }
COUNTY OF SANTA CLARA } SS

I, the undersigned, state that I am, and at all times herein mentioned was, a citizen of the United States of America, over the age of eighteen years, and not a party to or interested in the above entitled matter, that I was at and during all said times and still am the principal clerk of the publisher of the Mountain View Voice, a newspaper of general circulation published weekly in the city of Mountain View in said County of Santa Clara, State of California; that said is and was at all times herein mentioned a newspaper of general circulation as that term is defined by Section 6008 of the Government Code of the State of California; that said was adjudged as such by Superior Court of the County of Santa Clara, State of California, under date of April 2, 2002, Case Number CV806609; that the notice of which the annexed is a true printed copy, was set in type not smaller than nonpareil and was preceded with words printed in black-face type not smaller than nonpareil, describing and expressing in general terms, the purport and character of the notice intended to be given; that said notice was published and printed in said newspaper on the following dates, to wit:

October 17, 2014
October 17, 2014
Date of first publication in the Mountain View Voice

I declare under penalty of perjury that the foregoing is true and correct.
Executed on October 17, 2014
at Palo Alto, California.

Blanca Yoo

THE CITY OF MOUNTAIN VIEW
COMMUNITY DEVELOPMENT DEPARTMENT 

Funding Available

Fiscal Year 2015-16
CDBG and HOME Funding for
Public Service Programs and Capital Projects

The City of Mountain View is currently accepting applications for federal Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds. The funds will be awarded in April 2015 and distributed during Fiscal Year 2015-16 (July 1, 2015 through June 30, 2016). The City anticipates that approximately \$600,000 in CDBG and \$250,000 in HOME funds will be available.

Eligible Activities: Public service programs, affordable housing activities and community projects benefitting low-income individuals, households, and areas.

Applications Due: Friday, November 14, 2014 at 5:00 p.m.

Where to Obtain an Application:

- Download it from the City's website at <http://www.mountainview.gov>, under the *Community Development-Neighborhoods and Housing-CDBG and HOME Programs* links.
- Call the City's Neighborhoods Division at (650) 903-6379; or
- Pick up applications in the Community Development Department at City Hall, 500 Castro Street, Mountain View, CA.

For more information contact: Regina Adams, Senior Planner
Phone (650) 903-6049
E-mail regina.adams@mountainview.gov

SAN JOSE POST-RECORD

95 S. Market St., Ste. 535, SAN JOSE, CA 95113
Telephone (408) 287-4866 / Fax (408) 287-2544

This space for timing stamp only
RECEIVED

OCT 14 2014

Community Development

**REGINA ADAMS
CITY OF MOUNTAIN VIEW/COMM DEV DEPT
500 CASTRO ST. PO BOX 7540
MOUNTAIN VIEW, CA - 94039**

SJ#: 2676504

**The City of Mountain View
Community Development Department
Funding Available
Fiscal Year 2015-16
CDBG and HOME Funding for
Public Service Programs and Capital
Projects**

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SANTA CLARA) ss

Notice Type: GMV - MOUNTAIN VIEW

Ad Description:

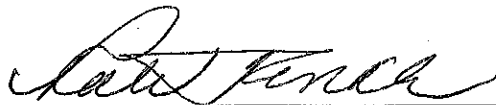
NOTICE OF FUNDING AVAILABILITY VOICE AD

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN JOSE POST-RECORD, a newspaper published in the English language in the city of SAN JOSE, county of SANTA CLARA, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SANTA CLARA, State of California, under date 02/03/1922, Case No. 27844. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/09/2014

Executed on: 10/09/2014
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

The City of Mountain View is currently accepting applications for federal Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds. The funds will be awarded in April 2015 and distributed during Fiscal Year 2015-16 (July 1, 2015 through June 30, 2016). The City anticipates that approximately \$800,000 in CDBG and \$250,000 in HOME funds will be available.

Eligible Activities: Public service programs, affordable housing activities and community projects benefiting low-income individuals, households, and areas.

Applications Due: **Friday, November 14, 2014 at 5:00 p.m.**

Where to Obtain an Application:

- Download it from the City's website at <http://www.mountainview.gov>, under the Community Development-Neighborhoods and Housing-CDBG and HOME Programs links.

- Call the City's Neighborhoods Division at (650) 903-6379; or
- Pick up applications in the Community Development Department at City Hall, 500 Castro Street, Mountain View, CA.

For more information contact:
Regina Adams, Senior Planner
Phone - (650) 903-6049
E-mail: regina.adams@mountainview.gov
10/9/14

SJ-2676504#



* A 0 0 0 0 0 3 5 6 5 8 3 7 *

3. Flyers



2015 - 2020 Consolidated Plan REGIONAL FORUMS

Are you a resident, service provider, business owner or housing professional in Santa Clara County? **Join the Discussion!**

Thurs. Sept. 25, 2014

2:00 pm – 4:00 pm
Mountain View City Hall
500 Castro Street, 2nd floor
Plaza Conference Room
Mountain View, CA 94041

Sat. Sept. 27, 2014

10:00 am – 12:00 pm
San José City Hall
Wing Room 120
200 E. Santa Clara Street
San José, CA 95113
Parking is located across from City Hall at 65 N. 5th Street.

Wed. Oct. 22, 2014

6:30 pm – 8:30 pm
Gilroy Library
350 W. Sixth Street
Gilroy, CA 95020

Refreshments will be provided.

Please join the County and Cities of Santa Clara for a series of Regional Forums to help identify **affordable housing, homeless and community improvement needs** over the next five years. **We want to hear from you!**

Why is this important to you?

The County and Cities of Santa Clara receive federal funds to invest in improving local communities. **How should these funds be spent?** Your input will help City and County leaders prioritize spending for important services and community improvements.

How can you participate?

1. Come to one of our interactive Regional Forums
2. Take our short online survey:

English: https://www.surveymonkey.com/s/SCC_Regional_Survey

Español: https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish

For more information, please visit: <http://www.sccgov.org/sites/oah/> or the websites of the cities listed below.

Participating jurisdictions include: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Milpitas, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, City of Santa Clara, San Jose, Saratoga, Sunnyvale, and Unincorporated Santa Clara County.

We will provide reasonable accommodations toward the inclusion of all participants. We need at least five business days to accommodate requests for language interpretation, translation and/or disability-related assistance. Please contact Jamillah Jordan at (510) 845-7549 or jamillah@migcom.com to request assistance.



2015 - 2020 Plan Consolidado

FOROS REGIONALES

Es usted un residente, proveedor de servicios, dueño de negocios, o profesional en el sector de viviendas? **Participa en la discusión!**

Jueves Sept. 25, 2014

2:00 pm – 4:00 pm

Mountain View City Hall
500 Castro Street, 2nd Floor
Plaza Conference Room
Mountain View, CA 94041

Sabado Sept. 27, 2014

10:00 am – 12:00 pm

San José City Hall
Wing Room 120
200 E. Santa Clara Street
San José, CA 95113

Estacionamiento está ubicado al otro lado de City Hall a 65 N. 5th Street.

Miercoles Oct. 22, 2014

6:30 pm – 8:30 pm

Gilroy Library
350 W. Sixth Street
Gilroy, CA 95020

Refrescos van a estar ofrecido.

Por favor únase con el Condado y las Ciudades de Santa Clara para una serie de Foros Regionales para ayudar el proceso de identificar las necesidades sobre **viviendas asequibles, la población sin hogar, y mejora general de la comunidad** para los próximos cinco años. **Queremos escuchar sus opiniones!**

¿Por qué son importantes para usted estos foros?

El Condado y las Ciudades de Santa Clara reciben fondos federales para invertir en la mejora de comunidades locales. **¿Cómo deben gastar estos fondos?** Su participación ayudará los líderes del Condado y las Ciudades priorizar el gasto para servicios importantes y mejoras de la comunidad.

¿Cómo se puede participar?

1. Viene a uno de nuestros Foros Regionales interactivos
2. Hace nuestra breve encuesta:

Inglés: https://www.surveymonkey.com/s/SCC_Regional_Survey

Español: https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish

Para más información, por favor visite a: <http://www.sccgov.org/sites/oah/> o uno de los sitios de las ciudades enumerados abajo.

Las ciudades participantes incluyen: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Milpitas, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, City of Santa Clara, San Jose, Saratoga, Sunnyvale, y Unincorporated Santa Clara County.

Proveeremos medidas razonables para la inclusión de todos los participantes. Necesitamos al menos cinco días hábiles para atender las solicitudes para interpretación de idiomas, traducción, y/o asistencia relacionada con la discapacidad. Por favor contacte a Jamillah Jordan a (510) 845-7549 o a jamillahj@migcom.com para solicitar asistencia.



Help Shape Our City's Future
We want to hear from you!



2015-2020 Consolidated Plan
COMMUNITY FORUMS

Please join the City of San José for a series of Community Forums to help identify and prioritize **affordable housing, community services, and homeless needs** over the next five years.

How can you participate?

1. Attend one of our interactive Community Forums
2. Take our short survey: https://www.surveymonkey.com/s/SCC_Regional_Survey

For more information and to take our survey in other languages, please visit: www.sanjoseca.gov/housingconplan

The **Consolidated Plan** outlines the City's housing and community development needs and provides an action plan on how the City intends to use its federal funds to address those needs. These funds, which include the Community Development Block Grant, the Emergency Solutions Grant, HOME Investment Partnerships, and Housing Opportunities for Persons with AIDS, are expected to average about \$12 million annually.

Para obtener más información y para tomar nuestra encuesta en otros idiomas, por favor visite: www.sanjoseca.gov/housingconplan

Para sa higit pang impormasyon at kunin ang aming survey sa ibat ibang wika, bisitahin ang: www.sanjoseca.gov/housingconplan

欲知更多資料,或參與問卷調查,請查詢 www.sanjoseca.gov/housingconplan

Để biết thêm thông tin và để có cuộc khảo sát của chúng tôi trong các ngôn ngữ khác, xin vui lòng nhấn vào đây để tham gia: www.sanjoseca.gov/housingconplan

The City of San José will provide reasonable accommodations toward the inclusion of all participants. We need at least five business days to accommodate requests for language interpretation, translation, and/or disability-related assistance. Please contact Jamillah Jordan at (510) 845-7549 or jamillahj@migcom.com to request assistance.

Sat. Sept. 27, 2014

10:00 am - 12:00 pm
San José City Hall,
Wing Room 120
200 E. Santa Clara St.
San José, CA 95113

*Parking is located across from
City Hall at 65 N. 5th Street.*

Tues. Sept. 30, 2014

6:00 pm - 8:00 pm
Roosevelt Community
Center, Room 1 and 2
901 E. Santa Clara St.
San José, CA 95116

Wed. Oct. 1, 2014

10:00 am - 12:00 pm
Seven Trees Community
Center, Room 3
3590 Cas Drive
San José, CA 95111

Thurs. Oct. 2, 2014

6:00 pm - 8:00 pm
Mayfair Community
Center, Chavez Hall
2039 Kammerer Ave.
San José, CA 95116

Tues. Oct. 7, 2014

6:00 pm - 8:00 pm
Tully Community
Branch Library
Community Room
880 Tully Rd.
San José, CA 95111

*Light refreshments
will be provided.*



¡Ayúdenos a formar el futuro de San José!



2015-2020 Plan Consolidado **FOROS COMUNITARIOS**

Por favor de juntarse con la Ciudad de San José para una serie de Foros Comunitarios para ayudar a identificar y priorizar las necesidades sobre **viviendas de bajo ingreso, personas sin hogar, y servicios para la comunidad** para los proximos cinco años. **¡Queremos escuchar su opinión!**

¿Cómo se puede participar?

1. Atender a uno de nuestros Foros Comunitarios interactivos
2. Tomar nuestra encuesta: https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish

El Plan Consolidado documenta las necesidades sobre viviendas y desarrollo de la comunidad y también producir un plan de acción sobre cómo la Ciudad intenciona a gastar sus fondos federales para atender a estas necesidades. Se espera que estos fondos, que incluye Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), y Housing Opportunities for Persons with AIDS (HOPWA), genera aproximadamente \$12 millones anualmente.

Para mas información, por favor visite a: <http://www.sccgov.org/sites/oah/>

sáb. 27 sept., 2014

10:00 am - 12:00 pm
San José City Hall,
Wing Room 120
200 E. Santa Clara St.
San José, CA 95113

*Estacionamiento está
localizado al otro lado de City
Hall a 65 N. 5th Street.*

mar. 30 sept., 2014

6:00 pm - 8:00 pm
Roosevelt Community
Center, Room 1 y 2
901 E. Santa Clara St.
San José, CA 95116

mié. 1 oct., 2014

10:00 am - 12:00 pm
Seven Trees Community
Center, Room 3
3590 Cas Drive
San José, CA 95111

jue. 2 oct., 2014

6:00 pm - 8:00 pm
Mayfair Community
Center, Chavez Hall
2039 Kammerer Ave.
San José, CA 95116

mar. 7 oct., 2014

6:00 pm - 8:00 pm
Tully Community
Branch Library
Community Room
880 Tully Rd.
San José, CA 95111

Habra refrescos.

La Ciudad de San José proveerá medidas razonables para la inclusión de todos los participantes. Necesitamos, al menos, cinco días de negocios para atender las solicitudes para interpretación de idiomas, traducción, y/o asistencia relacionada con la discapacidad. Por favor contacte a Jamillah Jordan a (510) 845-7549 o a jamillahj@migcom.com para solicitar

COME TO A COMMUNITY FORUM!



Are you a resident, service provider, business owner or housing professional in Mountain View? **Join the Discussion!**

2015 - 2020 Consolidated Plan

Please join the City of Mountain View for a Community Forum hosted by the Human Relations Commission to help **identify and prioritize affordable housing, homeless and community improvement needs** over the next five years. **We want to hear from you!**

Why is this important to you?

The City of Mountain View receives federal funds to invest in local communities. **How should these funds be spent?** Your input will help City leaders prioritize spending for important services and community improvements.

Please join us!

Thursday,
October 23rd

6:30 to 8:30 pm
Mountain View City Hall
500 Castro Street, 2nd floor
Plaza Conference Room
Mountain View, CA 94041

Refreshments will be provided.

Visit www.mountainview.gov/ to learn more.

How can you participate?

1. Come to our interactive Community Forum
2. Take our short online survey:

English: https://www.surveymonkey.com/s/SCC_Regional_Survey

Español: https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish



We will provide reasonable accommodations toward the inclusion of all participants. We need at least five business days to accommodate requests for language interpretation, translation and/or disability-related assistance. Please contact Jamillah Jordan at (510) 845-7549 or jamillahj@migcom.com to request assistance.

VENGA A UN FORO COMUNITARIO!



Es usted un residente, proveedor de servicios, dueño de negocio, o profesional en el sector de viviendas en Mountain View? **Participe en la discusión!**

2015 - 2020 Plan Consolidado

Por favor únase con la Ciudad de Mountain View para una Foro Comunitario organizada por la Comisión de Relaciones Humanas para ayudar en el proceso de **identificar y priorizar las necesidades sobre viviendas asequibles, la población sin hogar, y mejor general de la comunidad** para los proximos cinco años. **¡Queremos escuchar su opinión!**

¿Por qué es importante para usted ?

La Ciudad de Mountain View recibe fondos federales para invertir en la mejoras de comunidades locales. **¿Cómo se deben gastar estos fondos?** Su participación ayudará a los líderes de la Ciudad priorizar los gastos para servicios importantes y mejoras de la comunidad .

Por favor, únase a nosotros!

Jueves,
Octubre 23rd

6:30 to 8:30 pm
Mountain View City Hall
500 Castro Street, 2nd floor
Plaza Conference Room
Mountain View, CA 94041

Se proporcionarán refrescos.

Visita www.mountainview.gov/ para aprender más.

¿Cómo se puede participar?

1. Venga a nuestro Foro Comunitario interactivo
2. Tome nuestra breve encuesta por internet:

English: https://www.surveymonkey.com/s/SCC_Regional_Survey

Español: https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish



La Ciudad de Mountain View proveerá medidas razonables para la inclusión de todos los participantes. Necesitamos, al menos, cinco días de negocios para atender las solicitudes para interpretación de idiomas, traducción, y asistencia relacionada con la discapacidad. Por favor contacte a Jamillah Jordan a (510) 845-7549 o a jamillahj@migcom.com para solicitar.



Santa Clara County's "Urban County" Region | 2015–2020 Consolidated Plan
COMMUNITY FORUMS

Are you a resident, service provider, business owner or housing professional in Santa Clara County? **Join the Discussion!**

Sat. Nov. 1, 2014
11:00 am – 1:00 pm
 Centennial Recreation Center
 North Room
 171 W. Edmundson Avenue
Morgan Hill, CA 95037

Wed. Nov. 5, 2014
2:00 pm – 4:00 pm
 Prospect Center
 Grace Room
 19848 Prospect Road
Saratoga, CA 95070

Thurs. Nov. 20, 2014
6:00 pm – 8:00 pm
 Neighborhood Center
 208 E. Main Street
Los Gatos, CA 95030

Refreshments will be provided.

Please join the Cities and Unincorporated Areas of the "Urban County" region of Santa Clara County for a series of Community Forums to help identify housing and community service needs over the next five years. **We want to hear from you!**

Why is this important to you?

The "Urban County" region of Santa Clara County receives federal funds to invest in improving your communities. **How should these funds be spent?** Your input will help decision-makers prioritize spending for important services and community improvements throughout the region.

How can you participate?

1. Come to one of our interactive Community Forums
2. Take our short online survey:
 English: https://www.surveymonkey.com/s/SCC_Regional_Survey
 Español: https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish

For more information, please visit: <http://www.sccgov.org/sites/oah/>

Participating jurisdictions include: Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Milpitas, Monte Sereno, Morgan Hill, Saratoga, and Unincorporated Santa Clara County.

We will provide reasonable accommodations toward the inclusion of all participants. We need at least five business days to accommodate requests for language interpretation, translation and/or disability-related assistance. Please contact Jamillah Jordan at (510) 845-7549 or jamillahj@migcom.com to request assistance.



La Región del Condado Urbano de Santa Clara | 2015–2020 Plan Consolidado

FOROS COMUNITARIOS

Es usted un residente, proveedor de servicios, dueño de negocios, o profesional en el sector de viviendas? **Participa en la discusión!**

Sábado Nov. 1, 2014

11:00 am – 1:00 pm
Centennial Recreation Center
North Room
171 W. Edmundson Avenue
Morgan Hill, CA 95037

Miércoles Nov. 5, 2014

2:00 pm – 4:00 pm
Prospect Center
Grace Room
19848 Prospect Road
Saratoga, CA 95070

Jueves Nov. 20, 2014

6:00 pm – 8:00 pm
Neighborhood Center
208 E. Main Street
Los Gatos, CA 95030

**Habra
refrescos.**

Por favor únase con el Condado y las Ciudades de Santa Clara para una serie de Foros Comunitarios para ayudar el proceso de identificar las necesidades sobre viviendas asequibles, la población sin hogar, y mejora general de la comunidad para los próximos cinco años. **Queremos escuchar sus opiniones!**

¿Por qué son importantes para usted estos foros?

El Condado y las Ciudades de Santa Clara reciben fondos federales para invertir en la mejora de comunidades locales. **¿Cómo deben gastar estos fondos?** Su participación ayudará los líderes del Condado y las Ciudades priorizar el gasto para servicios importantes y mejoras de la comunidad.

¿Cómo se puede participar?

1. Viene a uno de nuestros Foros Comunitarios interactivos
2. Hace nuestra breve encuesta:

Ingles: https://www.surveymonkey.com/s/SCC_Regional_Survey

Español: https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish

Para más información, por favor visite a: <http://www.sccgov.org/sites/oah/> o uno de los sitios de las ciudades enumerados abajo.

Las ciudades participantes incluyen: Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Milpitas, Monte Sereno, Morgan Hill, Saratoga, y las áreas no incorporadas del Condado de Santa Clara.

Proveeremos medidas razonables para la inclusión de todos los participantes. Necesitamos al menos cinco días hábiles para atender las solicitudes para interpretación de idiomas, traducción, y/o asistencia relacionada con la discapacidad. Por favor contacte a Jamillah Jordan a (510) 845-7549 o a jamillahj@migcom.com para solicitar asistencia.



CDBG and HOME Funding Available

Fiscal Year 2015-16 Public Service Programs and Capital Projects

The City of Mountain View is currently accepting applications for federal Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds. The funds will be awarded around April 2015 and distributed during Fiscal Year 2015-16 (July 1, 2015 - June 30, 2016). The City anticipates that approximately \$600,000 in CDBG and \$250,000 in HOME funds will be available. Local funds may also be available, subject to City Council discretion.

Eligible Activities: Public service programs, affordable housing projects, and community projects benefitting low-income individuals, households, and areas.

Application Period: October 8, 2014 – November 14, 2014

Where to Obtain an Application:

- Download it from the City's website at <http://www.mountainview.gov>, under the *Community Development-Neighborhoods and Housing-CDBG and HOME Programs* links.
- Call the City's Neighborhoods Division at (650) 903-6379; or
- Pick up applications in the Community Development Department at City Hall, 500 Castro Street, Mountain View, CA.

Applications are due November 14, 2014 at 5:00 p.m.

For more information contact:
Regina Adams, Senior Planner

Phone - (650) 903-6049
E-mail - regina.adams@mountainview.gov



Fondos Disponibles para CDBG and HOME

Año Fiscal 2015-16

Programas de Servicios Públicos y Proyectos Capitales

La ciudad de Mountain View está aceptando solicitudes para aplicar por los Fondos Federales de Desarrollo Comunitario (Block Grant-CDBG) y fondos del Home Investment Partnership (HOME). Los fondos serán otorgados en abril de 2015 y distribuidos durante el año fiscal 2015-16 (1 julio 2015 a 30 junio 2016). La ciudad anticipa que aproximadamente \$600,000 en CDBG y \$250,000 en fondos del programa HOME estarán disponible. Los fondos locales también podrían estar disponibles, sujeto a la discreción de los miembros del Consejo de la Ciudad.

Actividades Elegibles: Programas de servicio público, proyectos de vivienda asequibles, y proyectos comunitarios que benefician a individuos de bajos ingresos, hogares y zonas

Período para Solicitar: 8 de octubre 2014 – 14 Noviembre 2014

Dónde puedo obtener una solicitud:

- Obtenerlo de la Red de la Ciudad en <http://www.mountainview.gov>, bajo la conexión "Community Development-Neighborhoods and Housing-CDBG and HOME Programs."
- Llamar a la División de Vecindarios "City's Neighborhoods Division" al (650) 903-6379; o
- Recoger solicitud en el Departamento de Desarrollo Comunitario "Community Development" en el Ayuntamiento, 500 Castro Street, Mountain View, CA.

Fecha límite para solicitar 14 Noviembre 2014 5:00

For more information contact:
Regina Adams, Senior Planner

Phone - (650) 903-6049
E-mail - regina.adams@mountainview.gov

4. Survey - All Languages

County and Cities of Santa Clara | 2015 - 2020 CONSOLIDATED PLANS
REGIONAL NEEDS SURVEY

What are the housing and community improvement needs in your neighborhood?

The County and Cities of Santa Clara are working together to update their five-year Consolidated Plans. The Consolidated Plan identifies housing and community improvement needs, and outlines how federal funding will be used to address those needs.

This survey lets you tell us which improvements and services are most needed for your community. Your responses will help prioritize investments over the next five years. **We want to hear from you!** If you prefer to complete this survey online, please visit: https://www.surveymonkey.com/s/SCC_Regional_Survey

- Do you live in the County of Santa Clara? Yes No Don't Know
 If yes, what city?
 Campbell Cupertino Gilroy Los Altos Los Altos Hills Los Gatos Milpitas
 Monte Sereno Morgan Hill Mountain View Palo Alto City of Santa Clara
 San Jose Saratoga Sunnyvale Unincorporated Santa Clara County Don't Know
- Please provide your ZIP code: _____
- Do you work in the County of Santa Clara? Yes No Don't Know
 If yes, what city?
 Campbell Cupertino Gilroy Los Altos Los Altos Hills Los Gatos Milpitas
 Monte Sereno Morgan Hill Mountain View Palo Alto City of Santa Clara
 San Jose Saratoga Sunnyvale Unincorporated Santa Clara County Don't Know
- Please check the box that best represents you [please select one]:
 Resident Business owner Service provider Public agency
 Community-based organization/ non-profit Other (please specify): _____
- Thinking about your neighborhood and the facilities and services currently available, please rate the level of need for improvements in the areas below.

Circle a number between 1 and 3 for each topic below. A rating of 1 indicates low need for improvement, a rating of 2 indicates medium need for improvement, and a rating of 3 indicates high need for improvement. A rating of “?” indicates you do not know or have no opinion.

Overall Needs	Level of Need Low... High ?	Level of Need Low... High ?
Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)	1 2 3 ?	Improve non-profit community services (such as senior, youth, health, homeless, and fair housing services)
Create additional affordable housing available to low-income residents	1 2 3 ?	Create more jobs available to low-income residents
Other(s):	1 2 3 ?	
Housing	Level of Need Low... High ?	Level of Need Low... High ?
Owner-occupied housing rehabilitation	1 2 3 ?	Rental housing rehabilitation
Downpayment assistance to purchase a home	1 2 3 ?	Permanent supportive rental housing for the homeless
Increase affordable rental housing inventory	1 2 3 ?	Housing accessibility improvements
Rental assistance (tenant-based rental assistance) for the homeless	1 2 3 ?	Energy efficiency and sustainability improvements
Affordable housing located near transit	1 2 3 ?	Healthy homes
Code enforcement, in coordination with a neighborhood plan	1 2 3 ?	Housing for other special needs (such as seniors and persons with disabilities)
Emergency home improvement/repair	1 2 3 ?	Other(s)
Public Facilities	Level of Need Low... High ?	Level of Need Low... High ?
Senior centers	1 2 3 ?	Parks and park facilities
Youth centers	1 2 3 ?	Healthcare facilities
Centers for the disabled	1 2 3 ?	Educational facilities
Homeless facilities (temporary housing and emergency shelters)	1 2 3 ?	Facilities for abused, abandoned and/or neglected children
Child care centers	1 2 3 ?	Facilities for persons with HIV/AIDS
Mental health care facilities	1 2 3 ?	Parking facilities
Recreation facilities	1 2 3 ?	Other(s)
Drop-in day center for the homeless	1 2 3 ?	

Public Services	Level of Need Low... High ?	Level of Need Low... High ?
Senior services	1 2 3 ?	Services for persons with HIV/AIDS 1 2 3 ?
Disability services	1 2 3 ?	Crime awareness/prevention services 1 2 3 ?
Legal services	1 2 3 ?	Tenant/landlord counseling services 1 2 3 ?
Youth services	1 2 3 ?	Child care services 1 2 3 ?
Transportation services	1 2 3 ?	Abused, abandoned and/or neglected children services 1 2 3 ?
Battered and abused spouses services	1 2 3 ?	Mental health services 1 2 3 ?
Employment training services	1 2 3 ?	Homeless services 1 2 3 ?
Services to increase neighborhood and community engagement	1 2 3 ?	Housing counseling for homebuyers and owners 1 2 3 ?
Food banks	1 2 3 ?	Fair housing activities 1 2 3 ?
Access to fresh and nutritious foods	1 2 3 ?	Emergency housing assistance to prevent homelessness – such as utility and rental assistance 1 2 3 ?
Veteran services	1 2 3 ?	Financial literacy 1 2 3 ?
Lead-based paint/lead hazard screens	1 2 3 ?	Neighborhood cleanups (trash, graffiti, etc.) 1 2 3 ?
Other(s)	1 2 3 ?	
Economic Development: Job Creation in Low-Income Neighborhoods	Level of Need Low... High ?	Level of Need Low... High ?
Financial assistance for low-income residents for business expansion and job creation	1 2 3 ?	Microenterprise assistance for small business expansion (5 or fewer employees) 1 2 3 ?
Public improvements to commercial/industrial sites	1 2 3 ?	Storefront improvements in low-income neighborhoods 1 2 3 ?
Job training for the homeless	1 2 3 ?	Other(s)
1 2 3 ?		1 2 3 ?
Infrastructure and Neighborhood Improvements	Level of Need Low... High ?	Level of Need Low... High ?
Water/sewer improvements	1 2 3 ?	Sidewalk improvements 1 2 3 ?
Street improvements	1 2 3 ?	Lighting improvements 1 2 3 ?
Stormwater and drainage improvements	1 2 3 ?	Neighborhood signage 1 2 3 ?
ADA accessibility to public facilities	1 2 3 ?	Landscaping improvements 1 2 3 ?
Public art	1 2 3 ?	New or renovated playgrounds 1 2 3 ?
Community gardens	1 2 3 ?	Cleanup of contaminated sites 1 2 3 ?
Trails	1 2 3 ?	Slowing traffic speed 1 2 3 ?
Acquisition and clearance of vacant lots	1 2 3 ?	Other(s)
1 2 3 ?		1 2 3 ?

Please answer the following survey questions related to Fair Housing. Fair Housing is a right protected by federal and state laws. Every resident is entitled to equal access to housing opportunities regardless of race, color, religion, sex, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, source of income, or any other arbitrary reason.

- Have you ever personally experienced housing discrimination?
 Yes No Don't Know (If no, please skip to Question # 10.)
- Where did the act of discrimination occur?
 Apartment complex Condo development When applying for City/County programs
 Single-family neighborhood Public or subsidized housing project Trailer or mobile home park
 Other (please specify): _____
- On what basis do you believe you were discriminated against?
 Race Color Religion Sex National origin Disability Sexual orientation
 Familial status (families with children under 18) Don't Know
 Other (please specify): _____
- Who do you believe discriminated against you?
 Landlord/Property manager Real estate agent Mortgage lender City/County staff
 Mortgage insurer Don't Know Other (please specify): _____
- Do you have any other comments, questions, or concerns?

- If you would like to receive updates on this planning process, please provide your email address:

THANK YOU for completing this survey!
 Please return this survey by **November 15th** to:
 Jamillah Jordan, MIG, Inc., 800 Hearst Avenue, Berkeley, CA 94710,
 or FAX to 510-845-8750, or email to jamillahj@migcom.com.

Participating jurisdictions in the Consolidated Plan process include: Camobell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Milpitas, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, City of Santa Clara, San Jose, Saratoga, Sunnyvale, and Unincorporated Santa Clara County.

El Condado y Las Ciudades de Santa Clara | 2015 - 2020 PLAN CONSOLIDADO

ENCUESTA SOBRE NECESIDADES REGIONALES

¿Qué mejoras comunitarias y a la vivienda se necesitan en donde usted vive?

El Condado y las Ciudades de Santa Clara trabajan juntos para actualizar su Plan Consolidado a cinco años. El Plan Consolidado identifica las necesidades de mejoras comunitarias y a la vivienda, y describe la manera en la que se utilizarán fondos federales para atender dichas necesidades.

Esta encuesta le permite darnos informamos qué mejoras y servicios son los que más se necesitan en su comunidad. Sus respuestas ayudarán a establecer prioridades para las inversiones durante los próximos cinco años. **¡Queremos conocer su opinión!** Si se prefiere completar esta encuesta en línea, por favor visite:

https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish

1. ¿Vive usted en el Condado de Santa Clara? Sí No No sé
Si respondió sí, ¿en qué ciudad?
 Campbell Cupertino Gilroy Los Altos Los Altos Hills Los Gatos Milpitas
 Monte Sereno Morgan Hill Mountain View Palo Alto La Ciudad de Santa Clara
 San José Saratoga Sunnyvale Zona no incorporada del Condado de Santa Clara No sé
2. Por favor, escriba su código postal: _____
3. ¿Trabaja usted en el Condado de Santa Clara? Sí No No sé
Si respondió sí, ¿en qué ciudad?
 Campbell Cupertino Gilroy Los Altos Los Altos Hills Los Gatos Milpitas
 Monte Sereno Morgan Hill Mountain View Palo Alto La Ciudad de Santa Clara
 San José Saratoga Sunnyvale Zona no incorporada del Condado de Santa Clara No sé
4. Por favor, seleccione la que mejor describa su situación (por favor, sólo seleccione una opción):
 Residente Dueño de negocio Proveedor de servicios Agencia gubernamental
 Organización comunitaria/sin fines de lucro Otro (especificar): _____
5. Piense en las instalaciones y servicios disponibles actualmente en la zona donde usted vive y, por favor, califique el nivel de necesidad de mejoras para las áreas señaladas a continuación:

Encierre en un círculo un número entre 1 y 3 para cada tema señalado a continuación. Una calificación de 1 implica poca necesidad de mejoras, una calificación de 2 implica necesidad moderada de mejoras, y una calificación de 3 implica una alta necesidad de mejoras. La calificación con el signo "?" implica que usted no sabe o que usted no tiene opinión al respecto.

Necesidades Generales	Nivel de Necesidad Poca... Alta ?	Nivel de Necesidad Poca... Alta ?
Mejorar instalaciones municipales que provee servicios públicos (como parques, centros de recreación, centros para mayores, instalaciones para estacionamiento, y mejoras en las calles)	1 2 3 ?	Mejorar servicios comunitarios de organizaciones sin fines de lucro (como servicios para mayores, jóvenes, salud, personas sin hogar, y la equidad en la vivienda)
Crear viviendas asequibles adicionales para los residentes de bajos ingresos	1 2 3 ?	Crear más oportunidades de empleo para los residentes de bajos ingresos
Otro(s): _____	1 2 3 ?	
Viviendas	Nivel de Necesidad Poca... Alta ?	Nivel de Necesidad Poca... Alta ?
Rehabilitación de viviendas ocupadas por sus propietarios	1 2 3 ?	Rehabilitación de viviendas ocupadas por inquilinos
Asistencia de pago inicial para comprar una casa	1 2 3 ?	Vivienda alquilada de apoyo permanente para las personas sin hogar
Aumentar el inventario de viviendas asequibles para alquilar	1 2 3 ?	Mejorar la accesibilidad de viviendas
Asistencia para el alquiler para las personas sin hogar	1 2 3 ?	Mejoras de la eficiencia energética y la sostenibilidad
Viviendas asequibles cerca de tránsito	1 2 3 ?	Hogares saludables
La aplicación del código, en coordinación con el plan del vecindario	1 2 3 ?	Viviendas para otras necesidades especiales (como mayores y personas con discapacidades)
Mejoras/repación de emergencia para el hogar	1 2 3 ?	Otro(s) _____
Instalaciones Públicas	Nivel de Necesidad Poca... Alta ?	Nivel de Necesidad Poca... Alta ?
Centros para mayores	1 2 3 ?	Parques y sus instalaciones
Centros para jóvenes	1 2 3 ?	Centros de salud
Centros para personas con discapacidades	1 2 3 ?	Instalaciones educativas
Instalaciones para personas sin hogar (viviendas temporales y refugios de emergencia)	1 2 3 ?	Instalaciones para niños abusados, abandonados, y/o descuidados
Centros de cuidado infantil	1 2 3 ?	Instalaciones para personas con SIDA
Clínicas de salud mental	1 2 3 ?	Instalaciones para estacionamiento
Instalaciones recreativas	1 2 3 ?	Otro(s) _____
Centros de día sin cita para las personas sin hogar	1 2 3 ?	

Servicios Públicos		Nivel de Necesidad Poca... Alta ?	Nivel de Necesidad Poca... Alta ?
Servicios para mayores		1 2 3 ?	Servicios para personas con SIDA
Servicios para personas con discapacidades		1 2 3 ?	Servicios de prevención del delito
Servicios legales		1 2 3 ?	Servicios de asesoramiento para relaciones entre inquilinos y propietarios
Servicios para jóvenes		1 2 3 ?	Servicios de cuidado infantil
Servicios de transporte		1 2 3 ?	Servicios para niños abusados, abandonados, y/o descuidados
Servicios de esposos maltratados y abusados		1 2 3 ?	Servicios de salud mental
Servicios de capacitación de empleo		1 2 3 ?	Servicios para personas sin hogar
Servicios para aumentar participación comunitario en el vecindario		1 2 3 ?	Consejería para compradores y propietarios de viviendas
Bancos de alimentos		1 2 3 ?	Actividades para la equidad en la vivienda
El acceso a alimentos frescos y nutritivos		1 2 3 ?	Asistencia de vivienda de emergencia para prevenir la falta de vivienda como asistencia para utilidades y alquiler
Servicios para veteranos		1 2 3 ?	Educación financiera
Pruebas del peligro de pintura a base de plomo		1 2 3 ?	Limpezas de vecindario (basura, grafiti, etc.)
Otro(s)		1 2 3 ?	
Desarrollo Económico: La Creación de Empleo en Vecindarios de Bajos Ingresos		Nivel de Necesidad Poca... Alta ?	Nivel de Necesidad Poca... Alta ?
Asistencia financiera para los residentes de bajos ingresos para la expansión empresarial y la creación de empleo		1 2 3 ?	Asistencia de la microempresa para la expansión de la pequeña empresa (5 o menos empleados)
Mejoras públicas para sitios comerciales/industriales		1 2 3 ?	Mejoras de fachadas en vecindarios de bajos ingresos
Capacitación de empleo para personas sin hogar		1 2 3 ?	Otro(s)
Infraestructura y Mejoras del Vecindario		Nivel de Necesidad Poca... Alta ?	Nivel de Necesidad Poca... Alta ?
Mejoras de instalaciones para agua y la alcantarilla		1 2 3 ?	Mejoras en las aceras
Mejoras en las calles		1 2 3 ?	Mejoras en la iluminación
Mejoras de instalaciones de aguas pluviales y drenaje		1 2 3 ?	Mejoras en la señalización
Accesibilidad para personas con discapacidades para instalaciones públicas		1 2 3 ?	Mejoras de paisajismo
Arte público		1 2 3 ?	Áreas de recreo nuevas o renovadas
Jardines comunitarios		1 2 3 ?	Limpieza de sitios contaminados
Caminos y senderos		1 2 3 ?	Reducir la velocidad del tráfico
Adquisición y limpieza de terrenos baldíos		1 2 3 ?	Otro(s)

Por favor, responda las siguientes preguntas sobre la Equidad en la Vivienda. La Equidad en la Vivienda, o "Fair Housing," se refiere a un derecho protegido por leyes federales y estatales. Todos los residentes tienen derecho a un acceso igualitario a oportunidades de vivienda, sin importar su raza, color, religión, sexo, origen nacional, discapacidades, situación familiar, estado civil, edad, ascendencia, orientación sexual, fuente de ingresos, o cualquier otra razón arbitraria.

- ¿Alguna vez ha enfrentado personalmente discriminación relacionada con la vivienda?
 Sí No No sé (Si respondió no, por favor, pase a la pregunta #10.)
- ¿Dónde ocurrió dicha discriminación?
 Complejo de apartamentos Condominio Al presentar solicitudes a programas municipales o del Condado
 Vivienda unifamiliar Proyecto de vivienda pública o subsidiada Remolque o parque de casas móviles
 Otro (especificar): _____
- ¿Cuál es la razón por la que cree usted que fue víctima de discriminación?
 Raza Color Religión Sexo Origen nacional Discapacidad Orientación sexual
 Situación familiar (familias con hijos menores de 18 años) No sé
 Otro (especificar): _____
- ¿Quién cree usted que lo/la discriminó?
 Propietario/administrador de la propiedad Agente de bienes raíces Prestamista hipotecario
 Personal del Condado o de la Ciudad Asegurador hipotecario No sé
 Otro (especificar): _____
- ¿Tiene cualquier otro comentario, pregunta, o preocupación?

- Si desea recibir actualizaciones sobre este proceso de planeamiento, por favor, proporcione su correo electrónico:

(Gracias por completar esta encuesta!)

Por favor, devuélvala esta antes del 15 de noviembre a:
 Jamillah Jordan, MIG, Inc., 800 Hearst Avenue, Berkeley, CA 94710,
 o FAX a 510-845-8750, o email a jamillahj@migcom.com.

Las jurisdicciones participantes en el proceso del Plan Consolidado incluyen: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Milpitas, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, La Ciudad de Santa Clara, San José, Saratoga, Sunnyvale, y Zonas no incorporadas del Condado de Santa Clara.

圣克拉拉县及其各个城市 | 2015 - 2020 年综合计划 地区需要问卷调查

您所在的邻里街区有哪些住房及社区改善需要？

圣克拉拉县及其各个城市正在齐心协力更新其五年综合计划。综合计划旨在确定住房和社区改善需要，现制定如何使用联邦政府提供的资金满足上述需要的纲要。

此问卷调查请您告诉我们您所在社区最需要进行哪些改善和服务。您的回复将有助于我们确定对今后五年的投资确定优先顺序。我们期望得到您的回复！如果您希望在线上填写本问卷调查，请浏览网站：

https://www.surveymonkey.com/s/SCC_Regional_Survey

- 您是否住在圣克拉拉县？ 是 否 不知道
如果回答“是”，住在哪个城市？
 坎贝尔 库比蒂诺 吉尔罗伊 洛斯阿托斯 洛斯阿图斯希尔斯 洛斯加托斯
 米尔皮塔斯 蒙特塞伦诺 摩根希尔 芒廷维尤 帕洛阿尔托 圣克拉拉市
 圣何塞 萨拉托加 桑尼维尔 未包括在圣克拉拉县内 不知道
- 请提供您的邮政编码。 _____
- 您是否在圣克拉拉县工作？ 是 否 不知道
如果回答“是”，是在哪个城市？
 坎贝尔 库比蒂诺 吉尔罗伊 洛斯阿托斯 洛斯阿图斯希尔斯 洛斯加托斯
 米尔皮塔斯 蒙特塞伦诺 摩根希尔 芒廷维尤 帕洛阿尔托 圣克拉拉市
 圣何塞 萨拉托加 桑尼维尔 未包括在圣克拉拉县内 不知道
- 请勾选最能代表您现状的方框 [请选择一项]：
 居民 企业主 服务提供者 公共机构
 社区组织 / 非盈利 其他 (请具体说明)： _____
- 仔细考虑您所在的邻里街区及现可提供的设施和服务之后，请评估以下方面需要改善的等级。

针对以下每个主题，请在 1 至 3 之间圈选一个数字。评分 1 表示改善需要等级较低，评分 2 改善需要等级中等，而评分 3 表示改善需要等级较高。评分 “?” 表示您不知道或没有任何意见。

整体需要	需要等级 低...高 ?	需要等级 低...高 ?	
改善旨在提供公共服务的城市设施 (例如：公园、休闲场所或老年人中心、停车场设施以及街道的改善)	1 2 3 ?	改善非盈利社区服务 (例如：老年人、青年人、健康、无家可归者以及公平住房的服务)	1 2 3 ?
建造更多适于低收入居民购买得起的住房	1 2 3 ?	创造更多适于低收入居民的工作机会	1 2 3 ?
其他： _____	1 2 3 ?		
住房	需要等级 低...高 ?	需要等级 低...高 ?	
自住房修缮	1 2 3 ?	出租房修缮	1 2 3 ?
购房首付援助	1 2 3 ?	永久支援性无家可归者出租房	1 2 3 ?
增加付得起房租的出租房库存	1 2 3 ?	无障碍住房改善	1 2 3 ?
无家可归者的租金援助 (租户租金援助)	1 2 3 ?	节能、可持续性改善	1 2 3 ?
买得起的交通便利地区住房	1 2 3 ?	健康之家	1 2 3 ?
法规实施, 与邻里街区规划相互配合	1 2 3 ?	其他特殊需要的住房 (例如：老年人及残障人士)	1 2 3 ?
急救之家改善 / 修缮	1 2 3 ?	其他 _____	1 2 3 ?
公共设施	需要等级 低...高 ?	需要等级 低...高 ?	
老年活动中心	1 2 3 ?	公园及公园设施	1 2 3 ?
青年活动中心	1 2 3 ?	医疗保健设施	1 2 3 ?
残疾人活动中心	1 2 3 ?	教育设施	1 2 3 ?
无家可归者设施 (临时住房及紧急庇护所)	1 2 3 ?	受虐待儿童、被遗弃儿童和 / 或无人照管儿童的设施	1 2 3 ?
幼儿园	1 2 3 ?	HIV / 艾滋病患者设施	1 2 3 ?
精神健康护理设施	1 2 3 ?	停车场设施	1 2 3 ?
休闲设施	1 2 3 ?	其他 _____	1 2 3 ?
无家可归者救助中心	1 2 3 ?		

公共服务	需要等级 低...高 ?	需要等级 低...高 ?
老年人服务	1 2 3 ?	HIV / 艾滋病患者服务 1 2 3 ?
残疾人服务	1 2 3 ?	犯罪意识 / 预防服务 1 2 3 ?
法定服务	1 2 3 ?	租户 / 房东咨询服务 1 2 3 ?
青年人服务	1 2 3 ?	儿童照管服务 1 2 3 ?
交通服务	1 2 3 ?	受虐待儿童、被遗弃儿童和 / 或无人照管儿童的服务 1 2 3 ?
遭受暴力及虐待的配偶服务	1 2 3 ?	精神健康服务 1 2 3 ?
就业培训服务	1 2 3 ?	无家可归者服务 1 2 3 ?
增进邻里街区及社区关系的服务	1 2 3 ?	针对房屋购买者和所有者的住房咨询 1 2 3 ?
食品库	1 2 3 ?	公平住房活动 1 2 3 ?
获得新鲜及有营养食物的机会	1 2 3 ?	防止无家可归的住房援助——例如：公用事业及租金援助 1 2 3 ?
退伍军人服务	1 2 3 ?	财务技能 1 2 3 ?
含铅涂料 / 铅危害防护物	1 2 3 ?	邻里街区清理（垃圾、涂鸦等） 1 2 3 ?
其他	1 2 3 ?	
经济发展， 在低收入邻里街区创造就业机会	需要等级 低...高 ?	需要等级 低...高 ?
提供给低收入者用于公司扩大和创造就业的财务援助	1 2 3 ?	针对小型公司扩大（5名或5名以下雇员）的微型企业援助 1 2 3 ?
商业 / 工业场所公共设施改善	1 2 3 ?	低收入邻里街区的店面改善 1 2 3 ?
无家可归者的就业培训	1 2 3 ?	其他 1 2 3 ?
基础设施及邻里街区 改善	需要等级 低...高 ?	需要等级 低...高 ?
水 / 污水系统改善	1 2 3 ?	人行道改善 1 2 3 ?
街道改善	1 2 3 ?	照明改善 1 2 3 ?
雨水及排水系统改善	1 2 3 ?	邻里街区标志 1 2 3 ?
《美国残障人士法案》(ADA) 规定的无障碍公共设施	1 2 3 ?	景观美化 1 2 3 ?
公共艺术品	1 2 3 ?	新建或翻新的操场 1 2 3 ?
社区花园	1 2 3 ?	受污染场所的清理 1 2 3 ?
小径	1 2 3 ?	减速慢行 1 2 3 ?
空地的收购和清理	1 2 3 ?	其他 1 2 3 ?

请回答以下涉及公平住房的问题。公平住房是一项受联邦法律及州法律保护的权利。每位居民无论其种族、肤色、宗教、性别、族裔、残疾、家庭状况、婚姻状况、年龄、门第、性取向、收入来源或任何其他主观原因，均有权利享有获得公平住房的机会。

6. 您是否曾亲身遭遇过住房歧视？
 是 否 不知道（如果回答“否”，请直接回答第10个问题。）
7. 歧视行为发生在何处？
 公寓大厦 住宅公寓开发 申请市 / 县计划时
 独立房的邻里街区 公共或补贴性住房项目 拖车或活动房屋园区
 其他（请具体说明）：_____
8. 您确认在哪些方面受到了歧视？
 种族 肤色 宗教 性别 族裔 残疾 性取向
 家庭状况（有18岁以下儿童的家庭） 不知道
 其他（请具体说明）：_____
9. 您确认何人对您有过歧视？
 房东 / 房地产经纪人 房地产经纪方 市 / 县政府工作人员
 抵押贷款保险公司 不知道 其他（请具体说明）：_____
10. 您是否还有什么其他意见、疑问或疑虑？

11. 如果您希望收到有关本计划流程的最新消息，请提供您的电子邮箱地址：

感谢您填写本问卷调查！

请于11月15日之前将本调查问卷投递至：

Jamillah Jordan, MIG, Inc., 800 Hearst Avenue, Berkeley, CA 94710,
 或传真至：510-845-8750，或发送电子邮件至 jamillahj@migcom.com。

参与本综合计划流程的司法管辖区有：坎贝尔、库比蒂诺、吉尔罗伊、洛斯阿托斯、洛斯阿图斯希尔斯、洛斯拉托斯、米尔皮塔斯、蒙特塞拉诺、摩根希尔、平廷维尤、帕洛阿托、圣克拉拉市、圣何塞、萨拉托加、桑尼维尔及圣克拉拉县内非建制区域。

County at mga Lungsod ng Santa Clara | 2015 – 2020 MGA PINAGTIBAY NA PLANO SURVEY NG MGA PANGANGAILANGANG PANGREHIYON

Anu-ano ang mga kinakailangang pagpapabuti sa pabahay at komunidad sa inyong kapitbahayan?

Nagtutulungan ang County at mga Lungsod ng Santa Clara para i-update ang kanilang limang-taong mga Pinagtibay na Plano. Kinikilala ng Pinagtibay na Plano ang mga kinakailangang pagpapabuti sa pabahay at komunidad, at binabalangkas kung papaanong gagamitin ang pagpopondo ng pederal para mapangasiwaan ang mga kinakailangan na iyon.

Bibigyan kang kakayahan ng survey na ito na sabihin sa amin kung aling mga pagpapabuti at serbisyo ang pinaka-kinakailangan para sa inyong komunidad. Ang inyong mga sagot ay makatutulong iprayoridad ang mga pamumuhunan sa susunod na limang taon. **Gusto naming marinig mula sa inyo!** Kung mas gusto ninyong kumpletuhin ang survey na ito nang online, mangyaring bisitahin ang: https://www.surveymonkey.com/s/SCC_Regional_Survey

- Naninirahan ka ba sa County ng Santa Clara? Oo Hindi Hindi Alam
Kung oo, anong lungsod?
 Campbell Cupertino Gilroy Los Altos Los Altos Hills Los Gatos Milpitas
 Monte Sereno Morgan Hill Mountain View Palo Alto Lungsod ng Santa Clara
 San Jose Saratoga Sunnyvale Unincorporated Santa Clara County Hindi Alam
- Mangyaring ibigay ang inyong ZIP code. _____
- Nagtatrabaho ka ba sa County ng Santa Clara? Oo Hindi Hindi Alam
Kung oo, anong lungsod?
 Campbell Cupertino Gilroy Los Altos Los Altos Hills Los Gatos Milpitas
 Monte Sereno Morgan Hill Mountain View Palo Alto Lungsod ng Santa Clara
 San Jose Saratoga Sunnyvale Unincorporated Santa Clara County Hindi Alam
- Mangyaring tsekan ang kahon na pinakakumakatawan sa inyo (mangyaring pumili ng isa):
 Residente May-ari ng negosyo Service provider Pampublikong ahensya
 Organisasyong nakabatay-sa-komunidad/ hindi-kumikita Iba pa (mangyaring tukuyin): _____
- Iniiisip ang inyong kapitbahayan at ang mga pasilidad at serbisyo na kasalukuyang nakalaan, mangyaring i-rate ang antas ng pangangailangan para sa mga pagpapabuti sa mga lugar sa ibaba.

Bilugan ang isang numero sa pagitan ng 1 at 3 para sa bawat paksa sa ibaba. Ang rating na 1 ay nagpapahiwatig na mababa para sa pagpapabuti, ang rating na 2 ay nagpapahiwatig na katamtaman para sa pagpapabuti, at ang rating na 3 ay nagpapahiwatig na pataas na pangangailangan para sa pagpapabuti. Ang rating na “?” ay nagpapahiwatig na hindi mo alam o walang opinyon.

Pangkalahatang Pangangailangan	Antas ng Pangangailangan Mababa... Mataas [?]	Antas ng Pangangailangan Mababa... Mataas [?]
Pabutihin ang mga pasilidad ng lungsod na nagbibigay ng mga pampublikong serbisyo (tulad ng mga parke, mga tampukan ng libangan o ng nakatatanda, mga pasilidad ng parking, at mga pagpapabuti ng kalye)	1 2 3 ?	Pabutihin ang mga hindi-kumikitang mga serbisyo sa komunidad (tulad ng mga serbisyo ng patas na pabahay sa nakatatanda, kabataan, at walang tirahan)
Lumikha ng karagdagan abot-kayang pabahay na nakalaan sa mga residenteng mababa-ang-kinikita	1 2 3 ?	Lumikha ng maraming trabaho na nakalaan sa mga residenteng mababa-ang-kinikita
Iba pa: _____	1 2 3 ?	
Pabahay	Antas ng Pangangailangan Mababa... Mataas [?]	Antas ng Pangangailangan Mababa... Mataas [?]
Pagpapanibagong-ayos ng pabahay na okupado-ng-may-ari	1 2 3 ?	Pagpapanibagong-ayos sa pag-upa sa pabahay
Tulong sa down payment para bumili ng bahay	1 2 3 ?	Permanenteng mapangsuportang upa sa pabahay para sa mga walang tirahan
Taasan ang abot-kayang imbentaryo ng renta sa pabahay	1 2 3 ?	Mga pagpapabuti sa accessibility ng pabahay
Tulong sa renta (tulong sa rentang batay-sa-nangungupahan) para sa walang bahay	1 2 3 ?	Mga pagpapabuti sa pagkae-isyente ng enerhiya
Abot-kayang pabahay na matatagpuan malapit sa pagdaraan	1 2 3 ?	Malulusog na tahanan
Pagpapatupad ng code, bilang koordinasyon sa isang planong pangkapitbahayan	1 2 3 ?	Pabahay para sa ibang espesyal na pangangailangan (tulad ng mga nakatatanda at mga taong may mga kapansanan)

Emergency na pagpapabuti/pagkukumpuni ng bahay	1 2 3 ?	Iba pa _____	1 2 3 ?
Mga pampublikong Pasilidad	Antas ng Pangangailangan Mababa... Mataas ?		Antas ng Pangangailangan Mababa... Mataas ?
Mga tampukan ng nakatatanda	1 2 3 ?	Mga parke at pasilidad ng parke	1 2 3 ?
Mga tampukan ng kabataan	1 2 3 ?	Mga pasilidad ng healthcare	1 2 3 ?
Mga tampukan para sa may kapansanan	1 2 3 ?	Mga pasilidad na pang-edukasyon	1 2 3 ?
Mga pasilidad ng walang tirahan (pansamantalang pabahay) at mga emergency na kanlungan	1 2 3 ?	Mga pasilidad para sa naabuso, inabandona at/o napabayaang mga bata	1 2 3 ?
Mga tampukan sa pangangalaga ng bata	1 2 3 ?	Mga pasilidad para sa mga taong may HIV/AIDS	1 2 3 ?
Mga pasilidad sa pangangalaga sa kalusugan sa pag-iisip	1 2 3 ?	Mga pasilidad ng parking	1 2 3 ?
Mga pasilidad ng libangan	1 2 3 ?	Iba pa _____	1 2 3 ?
Tampukan sa araw para sa drop-in para sa walang tirahan	1 2 3 ?		

Mga pampublikong Serbisyo	Antas ng Pangangailangan Mababa... Mataas ?		Antas ng Pangangailangan Mababa... Mataas ?
Mga serbisyo sa nakatatanda	1 2 3 ?	Mga serbisyo para sa mga taong may HIV/AIDS	1 2 3 ?
Mga serbisyo ng disabilidad	1 2 3 ?	Mga serbisyo sa kamaayan sa krimen/paghadlang	1 2 3 ?
Mga serbisyong alisunod sa batas	1 2 3 ?	Mga serbisyo ng pagpapayo sa nangungupahan/may-ari ng lupa	1 2 3 ?
Mga serbisyo sa kabataan	1 2 3 ?	Mga serbisyo sa pangangalaga sa bata	1 2 3 ?
Mga serbisyo sa transportasyon	1 2 3 ?	Mga serbisyo sa inabuso, inabandona at/o pinabayaang mga bata	1 2 3 ?
Mga serbisyo sa binubugbog at inaabusong asawa	1 2 3 ?	Mga serbisyong pangkalusugan ng pag-iisip	1 2 3 ?
Mga serbisyo sa pagsasanay sa trabaho	1 2 3 ?	Mga serbisyo sa mga walang tirahan	1 2 3 ?
Mga serbisyo para pataasin ang pagsali ng kapitbahayan at ng komunidad	1 2 3 ?	Pagpapayo sa pabahay para sa mga bibili ng bahay at mga may-ari	1 2 3 ?
Mga bangko ng pagkain	1 2 3 ?	Mga aktibidad ng patas na pabahay	1 2 3 ?
Access sa sariliwa at masusustansyang pagkain	1 2 3 ?	Emergency na tulong sa pabahay para maiwasan ang kawalang matirhan – tulad ng tulong sa palingkurang-bayan at renta	1 2 3 ?
Mga serbisyo sa beterano	1 2 3 ?	Karunungan hinggil sa pinansiya	1 2 3 ?
Pinturang lead-based/mga screen na lead hazard	1 2 3 ?	Paglilinis ng kapitbahayan (basura, graffiti, atbp.)	1 2 3 ?
Iba pa _____	1 2 3 ?		

Ekonomiko	Antas ng Pangangailangan Mababa... Mataas ?		Antas ng Pangangailangan Mababa... Mataas ?
Paglikha ng Trabaho sa mga Kapitbahayang Mababa-ang-Kita			
Pinansiyal na tulong para sa mga residenteng mababa-ang-kita para sa pagpapalawak ng negosyo at paglikha ng trabaho	1 2 3 ?	Tulong na microenterprise para sa maliit na pagpapalawak ng negosyo (5 o mas kaunting empleyado)	1 2 3 ?
Mga pampublikong pagpapabuti sa mga pook na komersyal/industriyal	1 2 3 ?	Pagpapabuti sa harap ng tinadahan sa mga kapitbahayang mababa-ang-kita	1 2 3 ?
Pagsasanay sa trabaho para sa walang tirahan	1 2 3 ?	Iba pa _____	1 2 3 ?

Mga pagpapabuti sa Imprastraktura at Kapitbahayan	Antas ng Pangangailangan Mababa... Mataas ?		Antas ng Pangangailangan Mababa... Mataas ?
Mga pagpapabuti sa tubig/pagugusan	1 2 3 ?	Mga pagpapabuti sa bangketa	1 2 3 ?
Mga pagpapabuti sa kalye	1 2 3 ?	Mga pagpapabuti sa pag-iilaw	1 2 3 ?
Mga pagpapabuti sa tubig ng bagyo at kanal	1 2 3 ?	Karatula ng kapitbahayan	1 2 3 ?
Accessibility ng ADA sa mga pampublikong pasilidad	1 2 3 ?	Mga pagpapabuti sa tanawin	1 2 3 ?
Pampublikong sining	1 2 3 ?	Bago o mga kinumpunang playground	1 2 3 ?
Mga pangkomunidad na hardin	1 2 3 ?	Paglilinis ng mga kontaminadong pook	1 2 3 ?
Mga landas	1 2 3 ?	Pagpapabalag ng bilis ng trapiko	1 2 3 ?
Pagbili at clearance ng mga bakanteng lote	1 2 3 ?	Iba pa _____	1 2 3 ?

Mangyaring sagutin ang sumusunod na mga katanungan ng survey na kaugnay sa Patas na Pabahay. Ang Patas na Pabahay ay isang karapatan na pinoprotektahan ng mga batas pederal at ng estado. Ang bawat residente ay karapat-dapat sa patas na pag-access sa mga oportunidad ng pabahay nang walang pagtatangi sa lahi, kulay, relihiyon, kasarian, pinanggaling bansa, disabilidad, katayuan hinggil sa pamilya, katayuan tungkol sa kasal, edad, lipi, oryentasyon ng seks, pinagkukunang kita, o anumang iba pang nagkataong dahilan.

6. Personal ka na bang nakaranas ng diskriminasyon sa pabahay?
 Oo Hindi Hindi Alam (Kung hindi, mangyaring lumaktaw sa Tanong # 10.)
7. Saan naganap ang pagsasagawa ng diskriminasyon?
 Apartment complex Condo development Nang nag-a-apply para sa mga programa ng Lungsod/County
 Kapitbahayang pang-isahang pamilya Pampubliko o tinutulungang proyektong pabahay Trailer o mobile home park
 Iba pa (mangyaring tukuyin): _____
8. Sa anong batayang pinaniniwalaan mo na nadiskrimina ka?
 Lahi Kulay Relihiyon Kasarian Pinagalingan bansa Disabilidad Oryentasyon ng seks
 Katayuan hinggil sa pamilya (mga pamilya na mayroong mga batang mababa sa 18) Hindi Alam
 Iba pa (mangyaring tukuyin): _____
9. Sinong pinaniniwalaan mong nangdiskrimina sa iyo?
 May-ari ng lupa/Manager ng ari-arian Ahente ng real estate Nagpapahiram ng mortgage Kawani ng Lungsod/County
 Nagseseguro ng mortgage Hindi Alam Iba pa (mangyaring tukuyin): _____
10. Mayroon ka bang anumang ibang komentaryo, mga tanong, o alalahanin?

11. Kung gusto mong makatanggap ng mga update sa proseso ng pagpaplanong ito, mangyaring ibigay ang inyong email address:

SALAMAT SA IYO sa pagkumpleto sa survey na ito!
Mangyaring ibalik ang survey na ito sa **ika-15 ng Nobyembre** sa:
Jamillah Jordan, MIG, Inc., 800 Hearst Avenue, Berkeley, CA 94710,
o FAX to 510-845-8750, o email jamilahj@migccm.com.

Kasama sa mga kalahok na nasasakupan sa proseso ng Pinagtibay na Plano ang: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Milpitas, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, City of Santa Clara, San Jose, Saratoga, Sunnyvale, at UnIncorporated Santa Clara County.

Quận và thành phố Santa Clara | KẾ HOẠCH HỢP NHẤT 2015 - 2020

KHẢO SÁT NHU CẦU KHU VỰC

Nhu cầu cải tạo nhà ở và cộng đồng trong khu phố của bạn là gì?

Quận và Thành phố Santa Clara đang phối hợp với nhau để cập nhật Kế Hoạch Hợp Nhất 5 năm. Kế Hoạch Hợp Nhất xác định nhu cầu cải tạo nhà ở và cộng đồng, đồng thời vạch ra kế hoạch sử dụng nguồn vốn tài trợ của liên bang nhằm giải quyết những nhu cầu đó.

Khảo sát này là cơ hội để bạn cho chúng tôi biết những cải tạo và dịch vụ nào cần thiết nhất đối với cộng đồng của bạn. Câu trả lời của bạn sẽ giúp chúng tôi dành ưu tiên các khoản đầu tư trong vòng 5 năm tới. Chúng tôi muốn biết ý kiến của bạn! Nếu bạn muốn điền bản khảo sát này trực tuyến, vui lòng truy cập:

https://www.surveymonkey.com/s/SCC_Regional_Survey

- Bạn sống ở Quận Santa Clara? Có Không Không biết
 Nếu có thì ở thành phố nào?
 Campbell Cupertino Gilroy Los Altos Los Altos Hills Los Gatos
 Milpitas Monte Sereno Morgan Hill Mountain View Palo Alto
 Thành phố Santa Clara San Jose Saratoga Sunnyvale
 Các khu vực chưa hợp nhất của Quận Santa Clara Không biết
- Vui lòng cung cấp mã bưu điện của bạn. _____
- Bạn làm việc ở Quận Santa Clara? Có Không Không biết
 Nếu có thì ở thành phố nào?
 Campbell Cupertino Gilroy Los Altos Los Altos Hills Los Gatos
 Milpitas Monte Sereno Morgan Hill Mountain View Palo Alto
 Thành phố Santa Clara San Jose Saratoga Sunnyvale
 Các khu vực chưa hợp nhất của Quận Santa Clara Không biết
- Vui lòng đánh dấu vào ô mô tả chính xác nhất về bạn [chỉ chọn một ô]:
 Dân cư Chủ doanh nghiệp Nhà cung cấp dịch vụ Cơ quan công quyền
 Tổ chức hoạt động cộng đồng/phi lợi nhuận Khác (hãy nêu rõ): _____
- Nghĩ về khu phố của bạn cùng các cơ sở vật chất và dịch vụ hiện có, hãy đánh giá mức nhu cầu cải tạo trong các lĩnh vực dưới đây.

Khoanh tròn một số từ 1 đến 3 cho mỗi chủ đề dưới đây. Đánh giá mức 1 cho thấy nhu cầu cải tạo thấp, đánh giá mức 2 cho thấy nhu cầu cải tạo trung bình, và đánh giá mức 3 cho thấy nhu cầu cải tạo cao. Đánh giá mức "?" cho thấy bạn không biết hoặc không có ý kiến.

Các nhu cầu chung	Mức nhu cầu Thấp .. Cao ?	Mức nhu cầu Thấp .. Cao ?	
Cải tạo cơ sở vật chất đô thị nhằm cung cấp các dịch vụ công (như công viên, trung tâm giải trí hoặc dưỡng lão, bãi đỗ xe và nâng cấp đường phố)	1 2 3 ?	Cải thiện dịch vụ cộng đồng phi lợi nhuận (như dịch vụ đường lão, thanh thiếu niên, y tế, vô gia cư và nhà ở công bằng)	1 2 3 ?
Tạo thêm nhà ở giá rẻ cho người dân có thu nhập thấp	1 2 3 ?	Tạo thêm việc làm cho người dân có thu nhập thấp	1 2 3 ?
Khác: _____	1 2 3 ?		
Nhà ở	Mức nhu cầu Thấp .. Cao ?	Mức nhu cầu Thấp .. Cao ?	
Cải tạo nhà ở cá nhân	1 2 3 ?	Cải tạo nhà cho thuê	1 2 3 ?
Hỗ trợ phân tiền đặt cọc mua nhà	1 2 3 ?	Nhà cho thuê hỗ trợ lâu dài cho người vô gia cư	1 2 3 ?
Tăng số lượng nhà cho thuê giá rẻ	1 2 3 ?	Nâng cao khả năng tiếp cận nhà ở	1 2 3 ?
Hỗ trợ thuê nhà (hỗ trợ tiền thuê cho người thuê nhà) cho người vô gia cư	1 2 3 ?	Nâng cao tính bền vững và hiệu quả sử dụng năng lượng	1 2 3 ?
Nhà ở giá rẻ gần nơi vật chuyên	1 2 3 ?	Nhà ở lành mạnh	1 2 3 ?
Thực thi pháp luật phù hợp với kế hoạch của khu phố	1 2 3 ?	Nhà ở cho các nhu cầu đặc biệt khác (như người cao tuổi và người khuyết tật)	1 2 3 ?
Cải tạo/sửa chữa nhà ở khẩn cấp	1 2 3 ?	Khác	1 2 3 ?
Phương tiện công cộng	Mức nhu cầu Thấp .. Cao ?	Mức nhu cầu Thấp .. Cao ?	
Trung tâm dưỡng lão	1 2 3 ?	Công viên và cơ sở vật chất công viên	1 2 3 ?
Trung tâm thanh thiếu niên	1 2 3 ?	Cơ sở chăm sóc sức khỏe	1 2 3 ?
Trung tâm người khuyết tật	1 2 3 ?	Cơ sở giáo dục	1 2 3 ?
Trung tâm dành cho người vô gia cư (nhà ở và nơi ở khẩn cấp tạm thời)	1 2 3 ?	Trung tâm chăm sóc trẻ em bị lạm dụng, bỏ rơi và/hoặc vô thừa nhận	1 2 3 ?
Trung tâm giữ trẻ	1 2 3 ?	Trung tâm chăm sóc bệnh nhân nhiễm HIV/AIDS	1 2 3 ?

Cơ sở chăm sóc sức khỏe tâm thần	1 2 3/?	Bãi đỗ xe	1 2 3/?
Trung tâm giải trí	1 2 3/?	Khác	1 2 3/?
Trung tâm tã lúc ban ngày cho người vô gia cư	1 2 3/?		

Dịch vụ công	Mức nhu cầu Thấp... Cao /?	Mức nhu cầu Thấp... Cao /?	
Dịch vụ đường lão	1 2 3/?	Dịch vụ chăm sóc bệnh nhân nhiễm HIV/AIDS	1 2 3/?
Dịch vụ người khuyết tật	1 2 3/?	Dịch vụ nhận thức/phong chống tội phạm	1 2 3/?
Dịch vụ pháp lý	1 2 3/?	Dịch vụ tư vấn chủ nhà/người thuê nhà	1 2 3/?
Dịch vụ thanh thiếu niên	1 2 3/?	Dịch vụ giữ trẻ	1 2 3/?
Dịch vụ vận tải	1 2 3/?	Dịch vụ chăm sóc trẻ em bị lạm dụng, bỏ rơi và/hoặc vô thừa nhận	1 2 3/?
Dịch vụ chăm sóc phụ nữ bị lạm dụng và bạo hành	1 2 3/?	Dịch vụ sức khỏe tâm thần	1 2 3/?
Dịch vụ đào tạo việc làm	1 2 3/?	Dịch vụ cho người vô gia cư	1 2 3/?
Dịch vụ tăng cường gắn kết khu phố và cộng đồng	1 2 3/?	Tư vấn nhà ở cho người mua nhà và chủ nhà	1 2 3/?
Ngân hàng thực phẩm	1 2 3/?	Các hoạt động nhà ở công bằng	1 2 3/?
Tiếp cận thực phẩm tươi sống và bổ dưỡng	1 2 3/?	Hỗ trợ nhà ở khẩn cấp để ngăn chặn nạn vô gia cư – chẳng hạn như tiện ích và hỗ trợ cho thuê	1 2 3/?
Dịch vụ cựu chiến binh	1 2 3/?	Tư vấn tài chính	1 2 3/?
Phòng chống nguy cơ nhiễm chì/sơn gốc chì	1 2 3/?	Đọn vệ sinh khu phố (rác, hình vẽ bậy trên tường, v.v...)	1 2 3/?
Khác	1 2 3/?		

Phát triển kinh tế: Tạo việc làm cho các khu phố có thu nhập thấp	Mức nhu cầu Thấp... Cao /?	Mức nhu cầu Thấp... Cao /?	
Hỗ trợ tái chính cho người dân có thu nhập thấp để mở rộng kinh doanh và tạo việc làm	1 2 3/?	Hỗ trợ doanh nghiệp siêu nhỏ mở rộng kinh doanh nhỏ (có 5 nhân viên trở xuống)	1 2 3/?
Cải thiện dịch vụ công đối với các khu công nghiệp/thương mại	1 2 3/?	Cải tạo mặt tiền cửa hàng ở khu phố có thu nhập thấp	1 2 3/?
Đào tạo nghề cho người vô gia cư	1 2 3/?	Khác	1 2 3/?

Cải tạo cơ sở hạ tầng và khu phố	Mức nhu cầu Thấp... Cao /?	Mức nhu cầu Thấp... Cao /?	
Cải tạo nguồn nước/cống rãnh	1 2 3/?	Cải tạo vỉa hè	1 2 3/?
Cải tạo đường phố	1 2 3/?	Cải tạo hệ thống chiếu sáng	1 2 3/?
Cải tạo hệ thống cống rãnh và thoát nước mưa	1 2 3/?	Biển báo khu phố	1 2 3/?
Tiếp cận tiêu chuẩn ADA đối với các công trình công cộng	1 2 3/?	Cải tạo cảnh quan	1 2 3/?
Nghệ thuật công chúng	1 2 3/?	Cải tạo hoặc xây mới sân chơi	1 2 3/?
Công viên công cộng	1 2 3/?	Vệ sinh các khu vực bị ô nhiễm	1 2 3/?
Đường riêng	1 2 3/?	Giảm tốc độ giao thông	1 2 3/?
Mua lại và giải phóng mặt bằng các lô đất trống	1 2 3/?	Khác	1 2 3/?

Vui lòng trả lời các câu hỏi khảo sát sau đây liên quan đến lĩnh vực Nhà Ở Công Bằng. Nhà Ở Công Bằng là quyền lợi được bảo vệ bởi luật liên bang và tiểu bang. Mọi người dân đều có quyền tiếp cận bình đẳng cơ hội nhà ở bất kể chủng tộc, màu da, tôn giáo, giới tính, nguồn gốc quốc gia, khuyết tật, tình trạng gia đình, tình trạng hôn nhân, tuổi tác, tổ tiên, khuynh hướng tình dục, nguồn thu nhập hoặc bất cứ lý do nào khác.

- Cá nhân bạn đã từng bị phân biệt đối xử về nhà ở?
 Có Không Không biết (Nếu không, vui lòng chuyển sang Câu hỏi số 10.)
- Hành vi phân biệt đối xử đó xảy ra ở đâu?
 Khu căn hộ Khu chung cư Khi nộp đơn xin các chương trình của Thành phố/Quận
 Khu nhà biệt lập Dự án nhà ở công cộng hoặc trợ cấp Xe kéo hoặc khu nhà di động
 Khác (hãy nêu rõ): _____
- Bạn tin rằng mình bị phân biệt đối xử dựa trên cơ sở nào?
 Chủng tộc Màu da Tôn giáo Giới tính Nguồn gốc quốc gia Khuyết tật
 Khuynh hướng tình dục Tình trạng gia đình (gia đình có trẻ em dưới 18) Không biết
 Khác (hãy nêu rõ): _____
- Bạn tin rằng ai đã phân biệt đối xử với bạn?
 Chủ nhà/Quản lý khu nhà Công ty bất động sản Người cho vay thế chấp
 Nhân viên thành phố/quận Công ty bảo hiểm thế chấp Không biết
 Khác (hãy nêu rõ): _____
- Bạn có bất kỳ nhận xét, thắc mắc hay mối quan tâm nào khác?

11. Nếu muốn nhận thông tin cập nhật về quy trình hoạch định này, vui lòng cung cấp địa chỉ email của bạn:

CẢM ƠN bạn đã hoàn tất bản khảo sát!

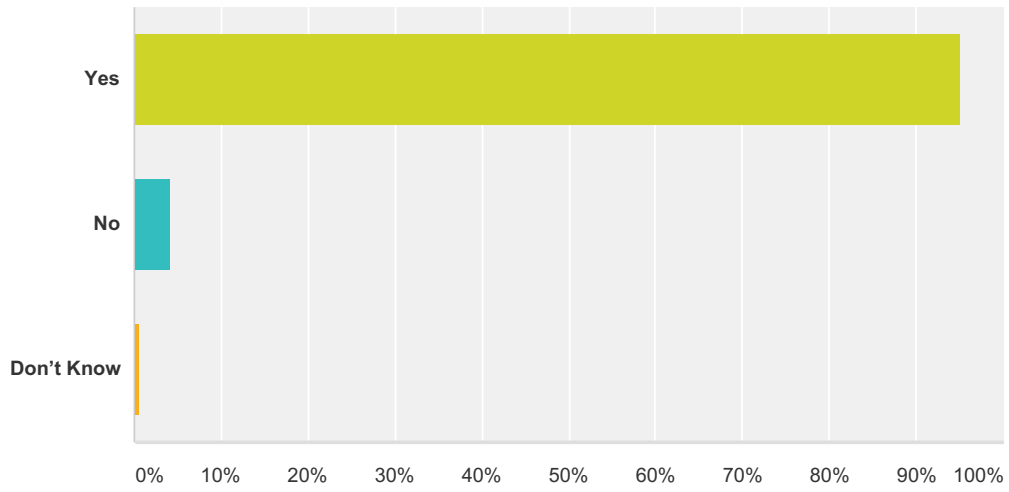
Vui lòng gửi lại bản khảo sát trước ngày **15 tháng 11** về địa chỉ:
Jamillah Jordan, MIG, Inc., 800 Hearst Avenue, Berkeley, CA 94710,
hoặc FAX đến số 510-845-8750 hoặc gửi email đến jamillahj@migcom.com.

Chính quyền tham gia quy trình lập Kế Hoạch Hợp Nhất bao gồm: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Milpitas, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, City of Santa Clara, San Jose, Saratoga, Sunnyvale, và Các khu vực chưa hợp nhất của Quận Santa Clara.

5. Survey Responses

Q1 Do you live in the County of Santa Clara?

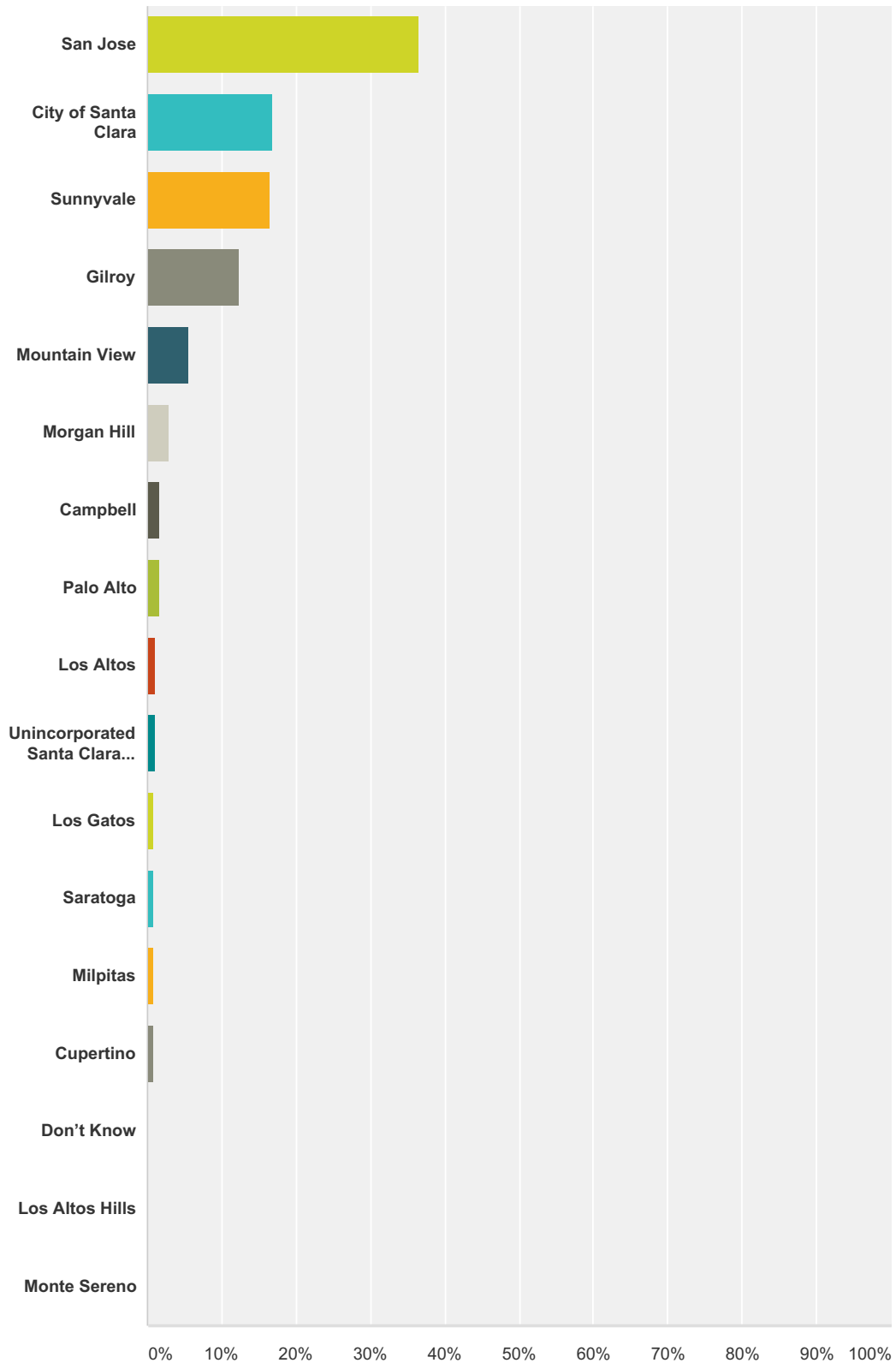
Answered: 1,472 Skipped: 0



Answer Choices	Responses
Yes	95.18% 1,401
No	4.21% 62
Don't Know	0.61% 9
Total	1,472

Q2 If you answered yes to Question #1, in what city do you live?

Answered: 1,397 Skipped: 75



County and Cities of Santa Clara Regional Needs Survey of 2015 - 2020 Consolidated Plan

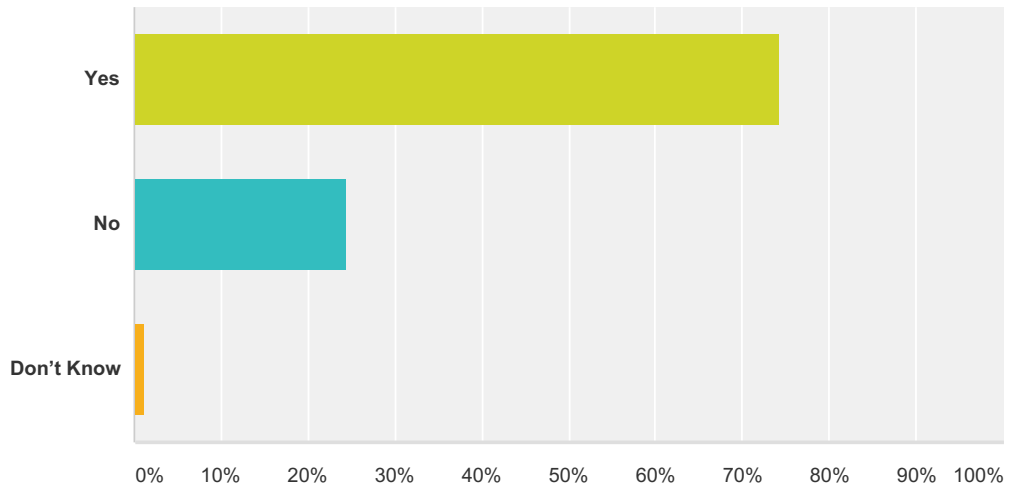
Answer Choices	Responses	
San Jose	36.58%	511
City of Santa Clara	16.89%	236
Sunnyvale	16.39%	229
Gilroy	12.24%	171
Mountain View	5.73%	80
Morgan Hill	2.93%	41
Campbell	1.72%	24
Palo Alto	1.72%	24
Los Altos	1.00%	14
Unincorporated Santa Clara County	1.00%	14
Los Gatos	0.93%	13
Saratoga	0.93%	13
Milpitas	0.86%	12
Cupertino	0.79%	11
Don't Know	0.21%	3
Los Altos Hills	0.07%	1
Monte Sereno	0.00%	0
Total		1,397

Q3 Please provide your ZIP code.

Answered: 1,472 Skipped: 0

Q4 Do you work in the County of Santa Clara?

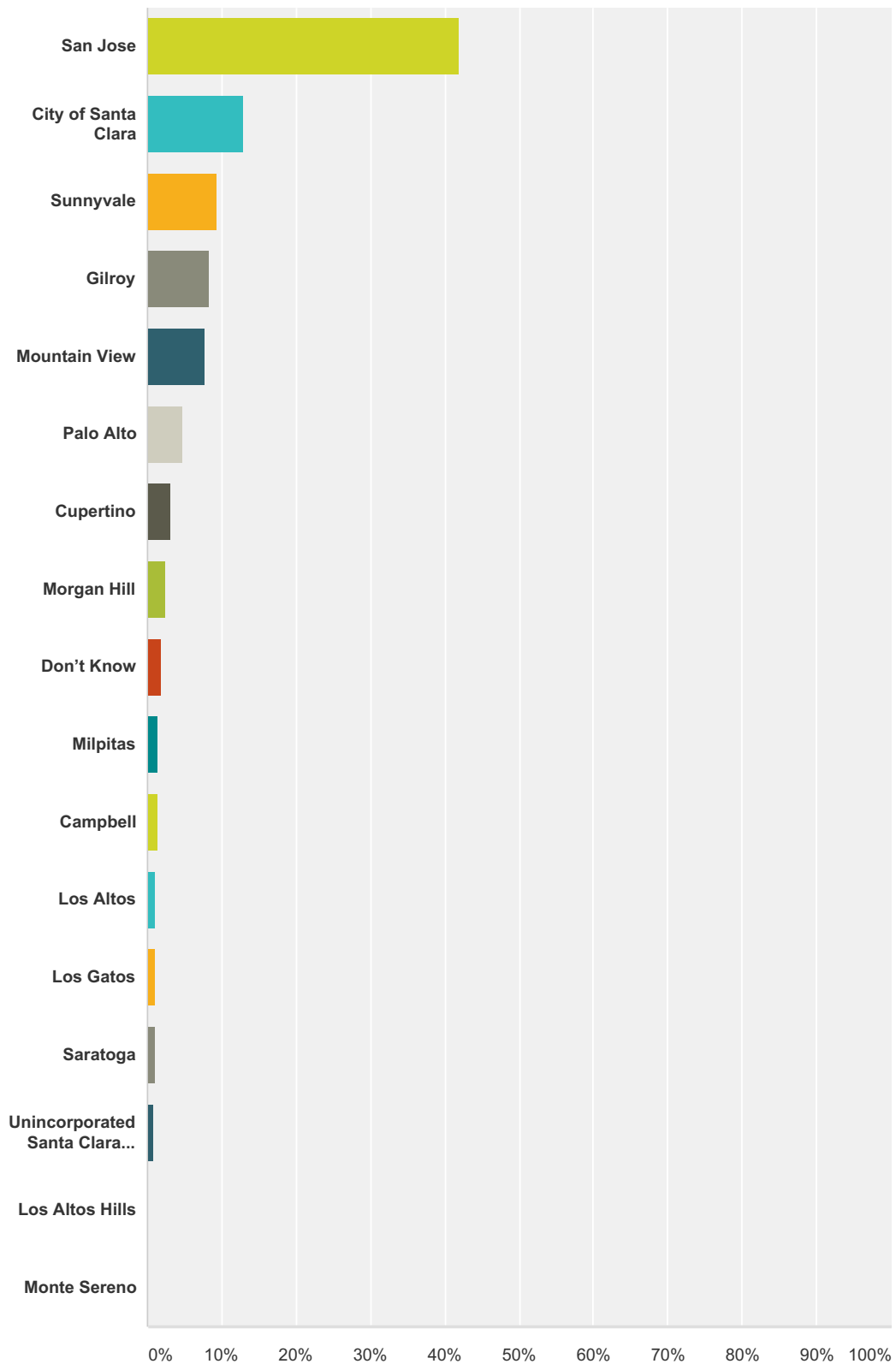
Answered: 1,472 Skipped: 0



Answer Choices	Responses
Yes	74.25% 1,093
No	24.46% 360
Don't Know	1.29% 19
Total	1,472

Q5 If you answered yes to Question # 4, in what city do you work?

Answered: 1,127 Skipped: 345

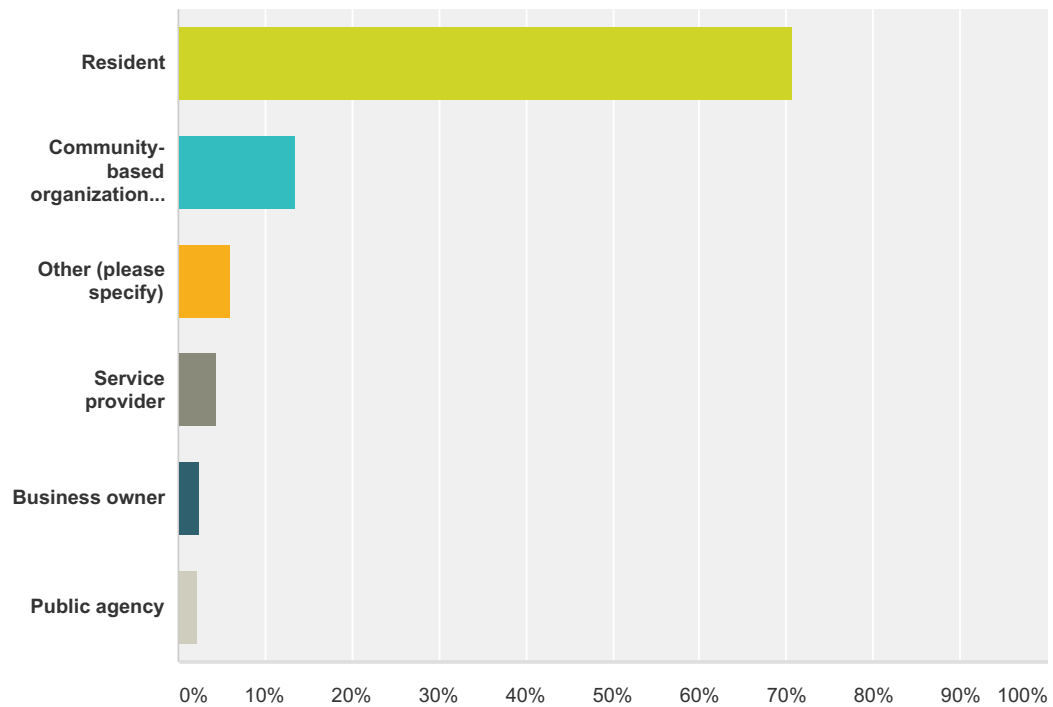


County and Cities of Santa Clara Regional Needs Survey of 2015 - 2020 Consolidated Plan

Answer Choices	Responses	
San Jose	41.88%	472
City of Santa Clara	13.04%	147
Sunnyvale	9.32%	105
Gilroy	8.34%	94
Mountain View	7.72%	87
Palo Alto	4.70%	53
Cupertino	3.19%	36
Morgan Hill	2.57%	29
Don't Know	1.86%	21
Milpitas	1.51%	17
Campbell	1.42%	16
Los Altos	1.06%	12
Los Gatos	1.06%	12
Saratoga	0.98%	11
Unincorporated Santa Clara County	0.80%	9
Los Altos Hills	0.27%	3
Monte Sereno	0.27%	3
Total		1,127

Q6 Please check the box that best represents you. (please select one)

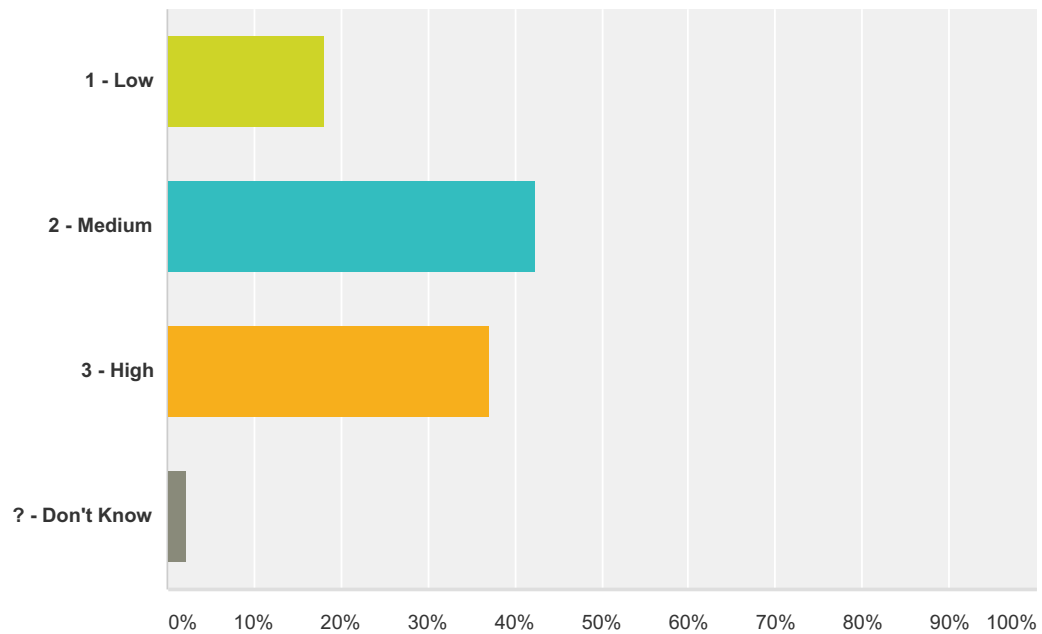
Answered: 1,472 Skipped: 0



Answer Choices	Responses
Resident	70.79% 1,042
Community-based organization/ non-profit	13.65% 201
Other (please specify)	6.11% 90
Service provider	4.48% 66
Business owner	2.58% 38
Public agency	2.38% 35
Total	1,472

Q7 Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)

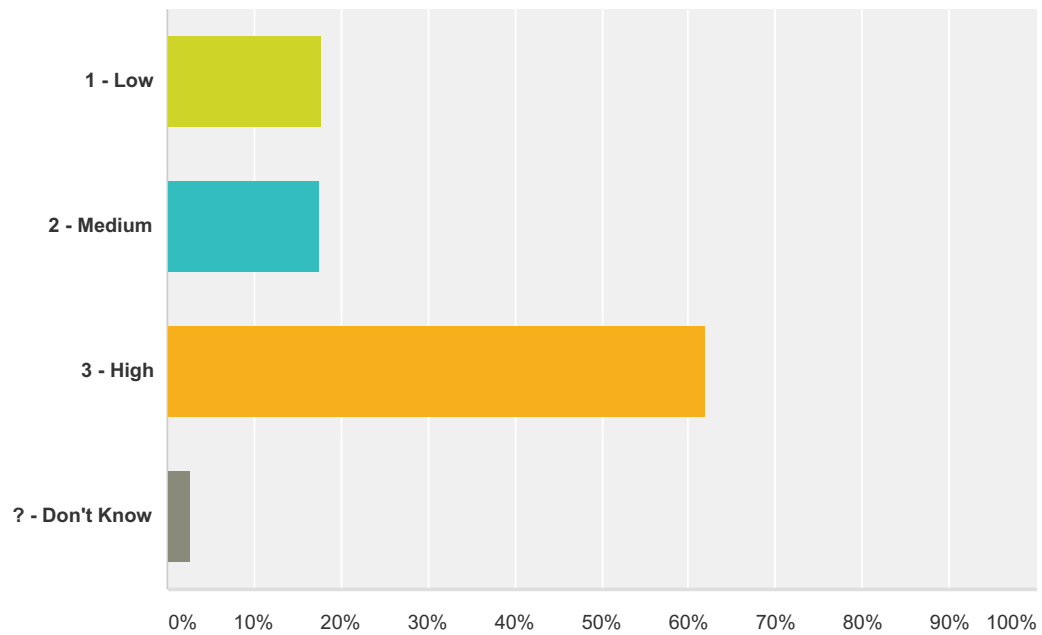
Answered: 1,401 Skipped: 71



Answer Choices	Responses	
1 - Low	18.20%	255
2 - Medium	42.47%	595
3 - High	37.12%	520
? - Don't Know	2.21%	31
Total		1,401

Q8 Create additional affordable housing available to low-income residents

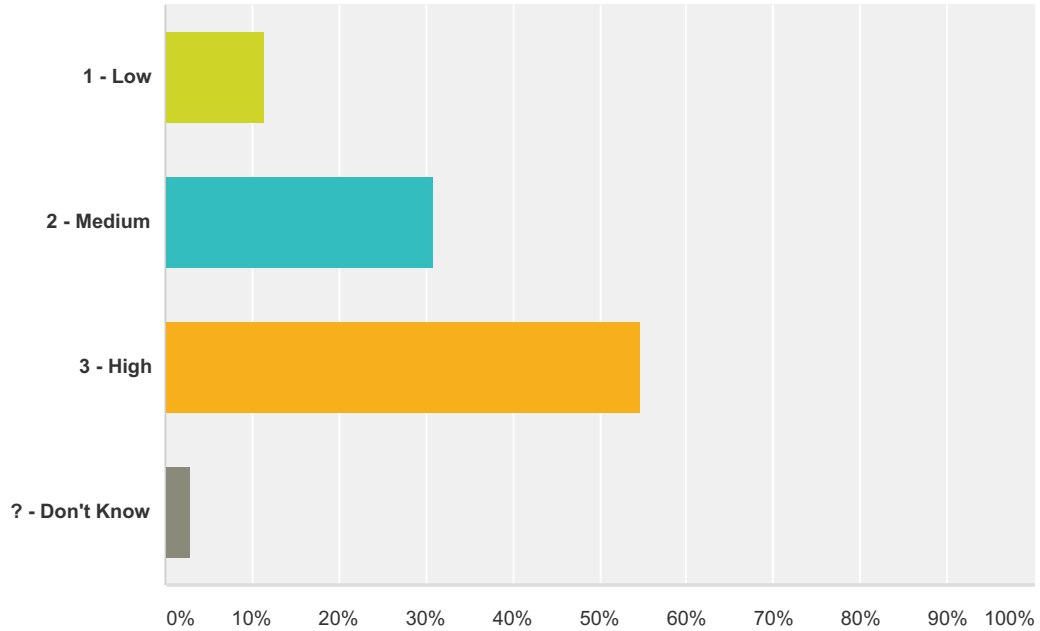
Answered: 1,406 Skipped: 66



Answer Choices	Responses	
1 - Low	17.71%	249
2 - Medium	17.50%	246
3 - High	62.09%	873
? - Don't Know	2.70%	38
Total		1,406

**Q9 Improve non-profit community services
(such as senior, youth, health, homeless,
and fair housing services)**

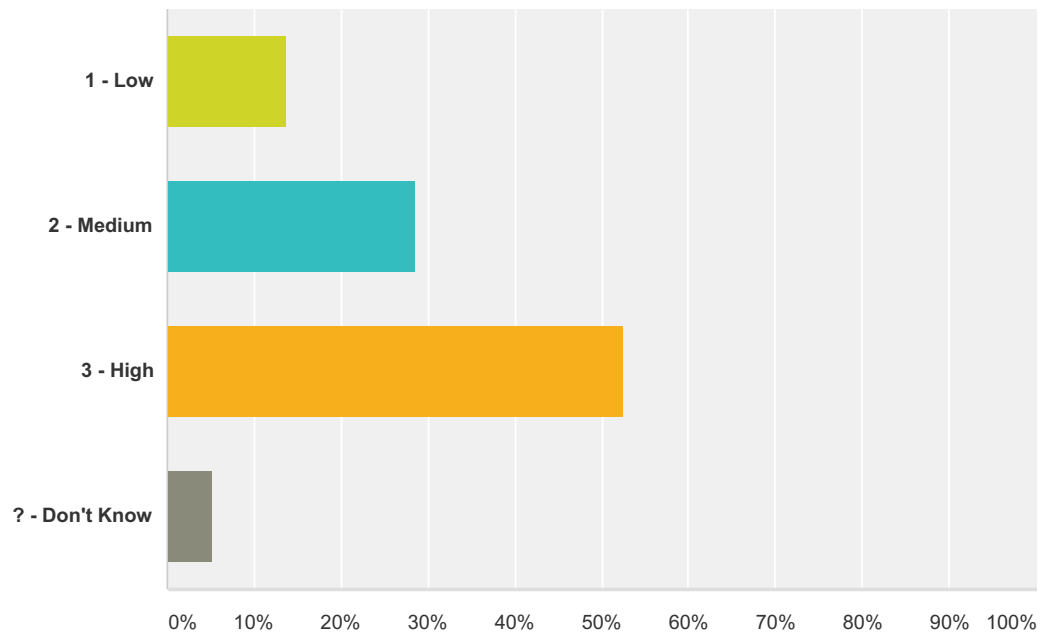
Answered: 1,401 Skipped: 71



Answer Choices	Responses	
1 - Low	11.49%	161
2 - Medium	30.84%	432
3 - High	54.68%	766
? - Don't Know	3.00%	42
Total		1,401

Q10 Create more jobs available to low-income residents

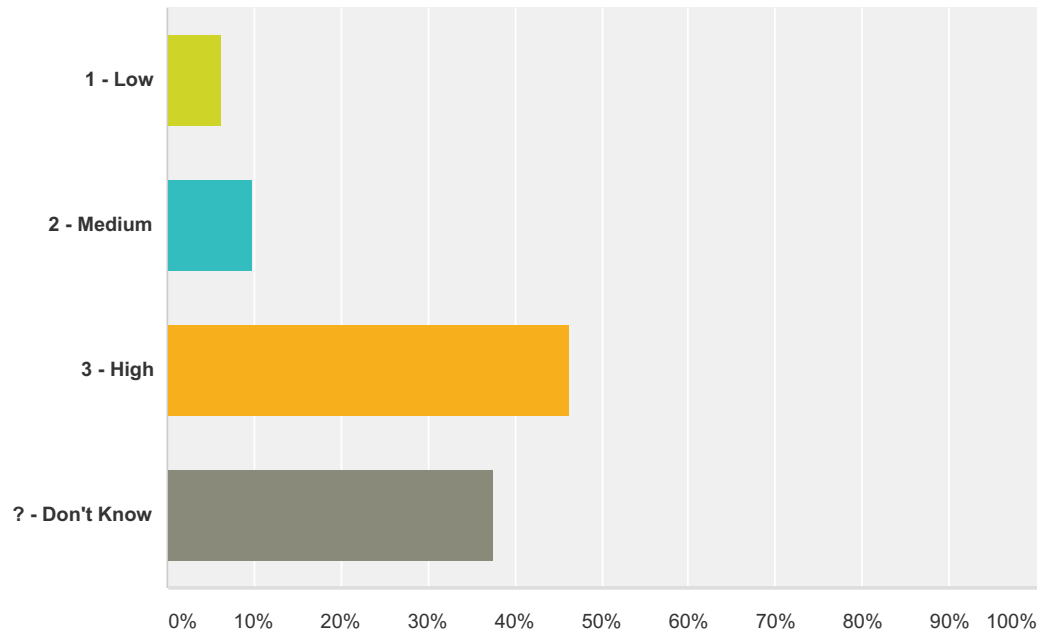
Answered: 1,396 Skipped: 76



Answer Choices	Responses	
1 - Low	13.68%	191
2 - Medium	28.58%	399
3 - High	52.51%	733
? - Don't Know	5.23%	73
Total		1,396

Q11 Other(s):

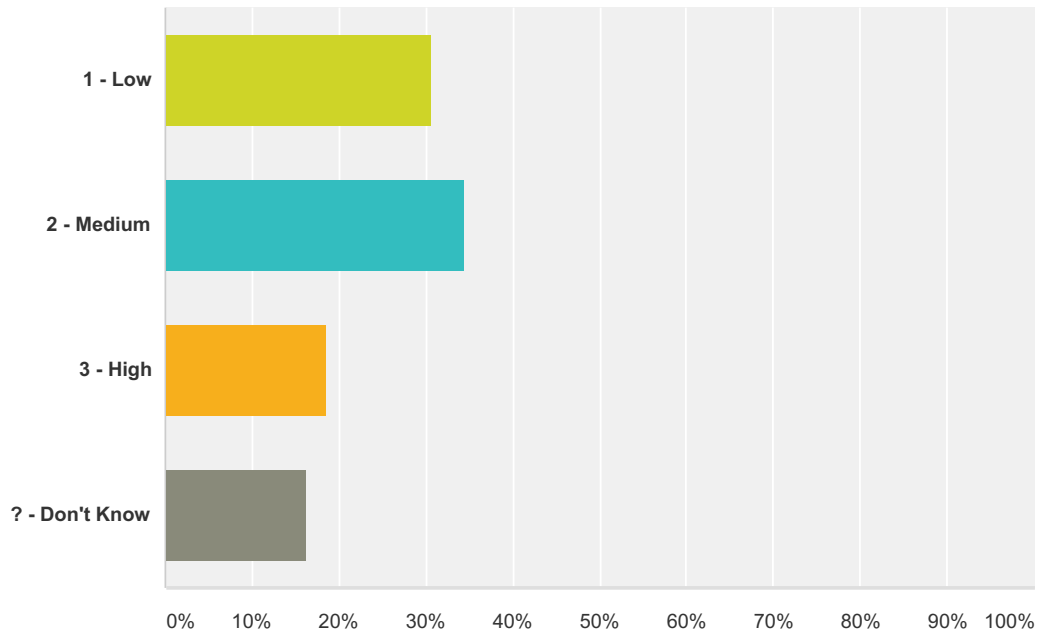
Answered: 739 Skipped: 733



Answer Choices	Responses
1 - Low	6.36% 47
2 - Medium	9.74% 72
3 - High	46.28% 342
? - Don't Know	37.62% 278
Total	739

Q12 Owner-occupied housing rehabilitation

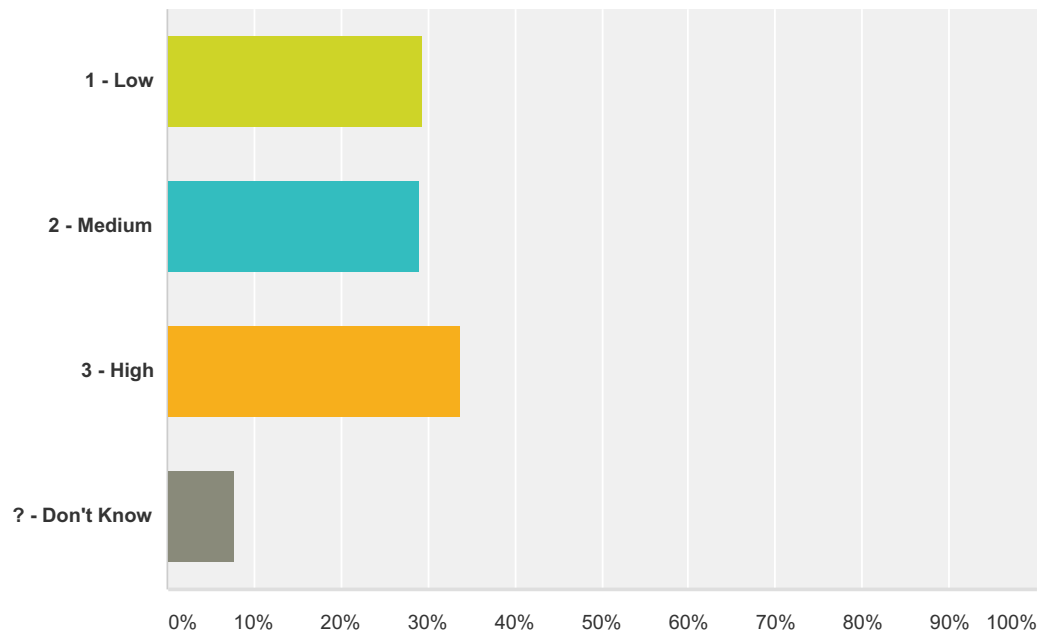
Answered: 1,306 Skipped: 166



Answer Choices	Responses	
1 - Low	30.70%	401
2 - Medium	34.53%	451
3 - High	18.53%	242
? - Don't Know	16.23%	212
Total		1,306

Q13 Downpayment assistance to purchase a home

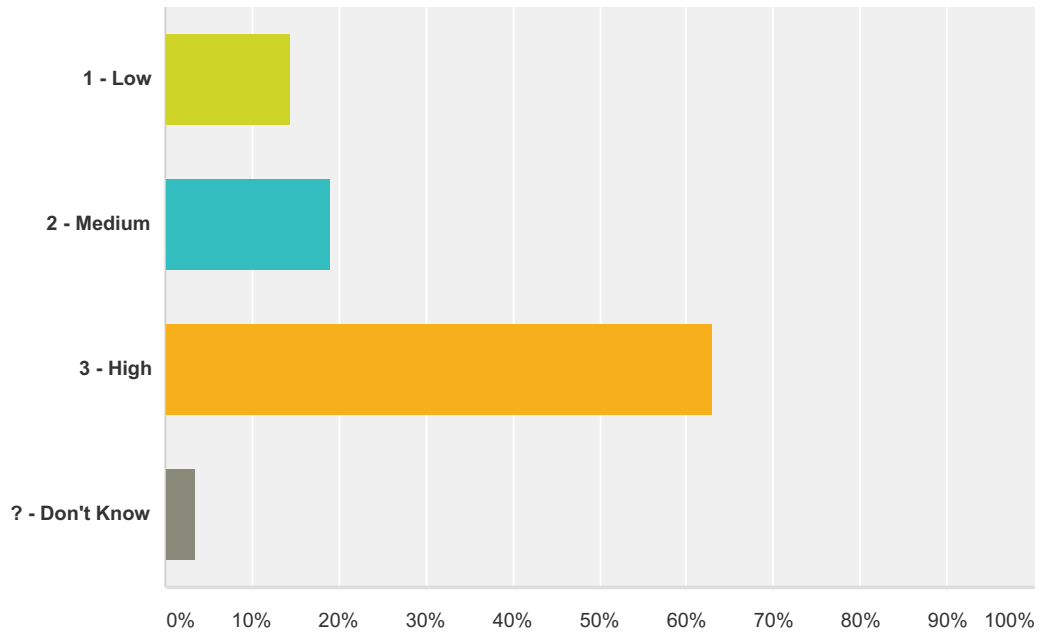
Answered: 1,311 Skipped: 161



Answer Choices	Responses	
1 - Low	29.44%	386
2 - Medium	29.06%	381
3 - High	33.79%	443
? - Don't Know	7.70%	101
Total		1,311

Q14 Increase affordable rental housing inventory

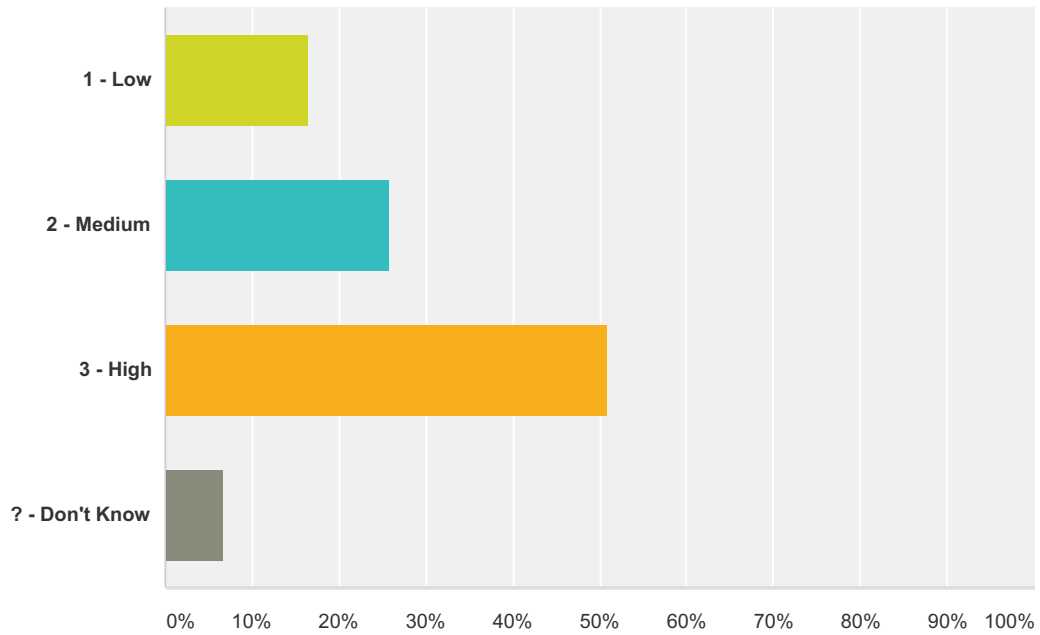
Answered: 1,326 Skipped: 146



Answer Choices	Responses	
1 - Low	14.33%	190
2 - Medium	19.00%	252
3 - High	63.12%	837
? - Don't Know	3.54%	47
Total		1,326

Q15 Rental assistance for the homeless

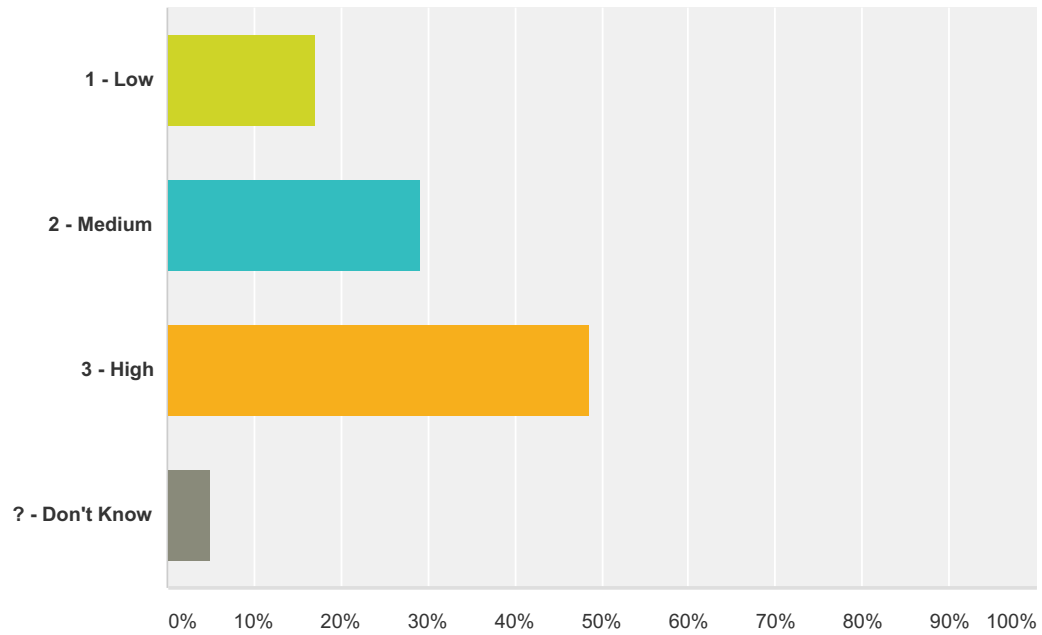
Answered: 1,310 Skipped: 162



Answer Choices	Responses	
1 - Low	16.41%	215
2 - Medium	25.88%	339
3 - High	50.99%	668
? - Don't Know	6.72%	88
Total		1,310

Q16 Affordable housing located near transit

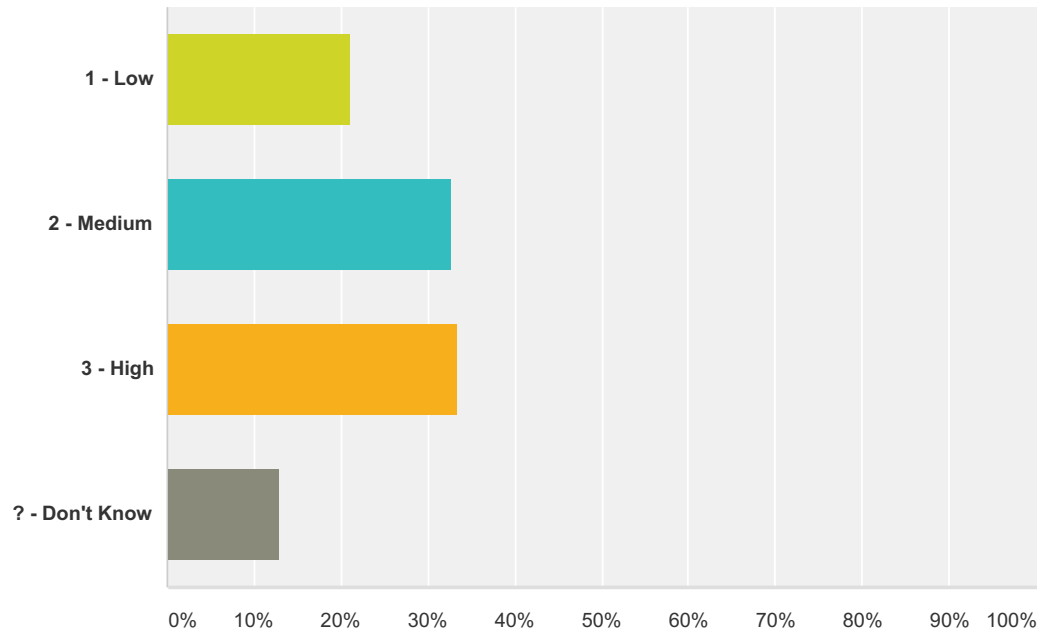
Answered: 1,312 Skipped: 160



Answer Choices	Responses	
1 - Low	17.15%	225
2 - Medium	29.19%	383
3 - High	48.55%	637
? - Don't Know	5.11%	67
Total		1,312

Q17 Code enforcement, in coordination with a neighborhood plan

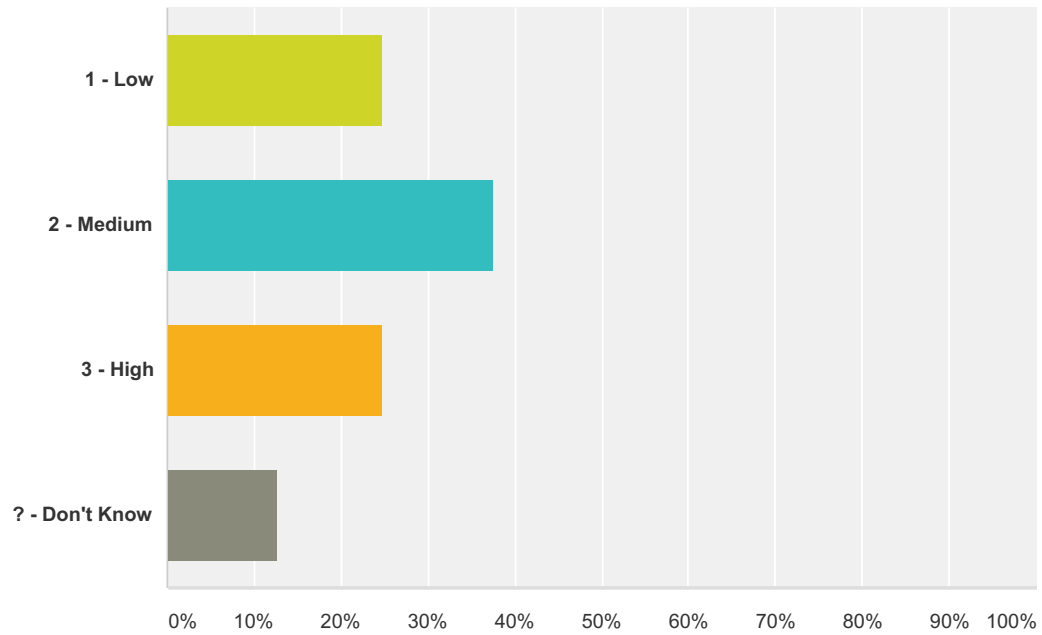
Answered: 1,303 Skipped: 169



Answer Choices	Responses	
1 - Low	21.03%	274
2 - Medium	32.69%	426
3 - High	33.38%	435
? - Don't Know	12.89%	168
Total		1,303

Q18 Emergency home improvement/repair

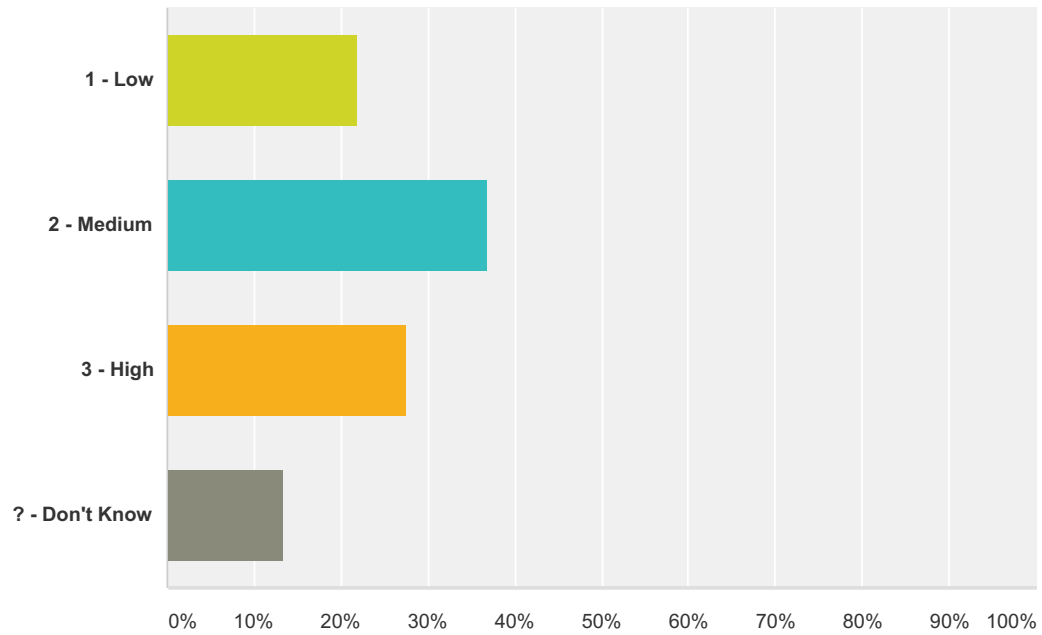
Answered: 1,307 Skipped: 165



Answer Choices	Responses
1 - Low	24.79% 324
2 - Medium	37.64% 492
3 - High	24.87% 325
? - Don't Know	12.70% 166
Total	1,307

Q19 Rental housing rehabilitation

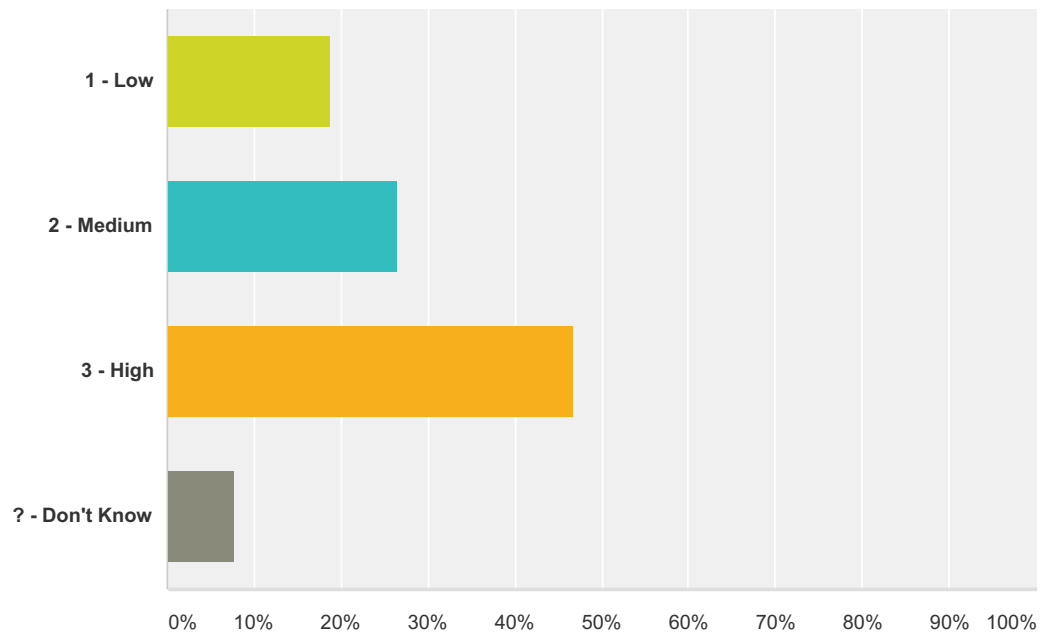
Answered: 1,320 Skipped: 152



Answer Choices	Responses
1 - Low	21.89% 289
2 - Medium	37.05% 489
3 - High	27.65% 365
? - Don't Know	13.41% 177
Total	1,320

Q20 Permanent supportive rental housing for the homeless

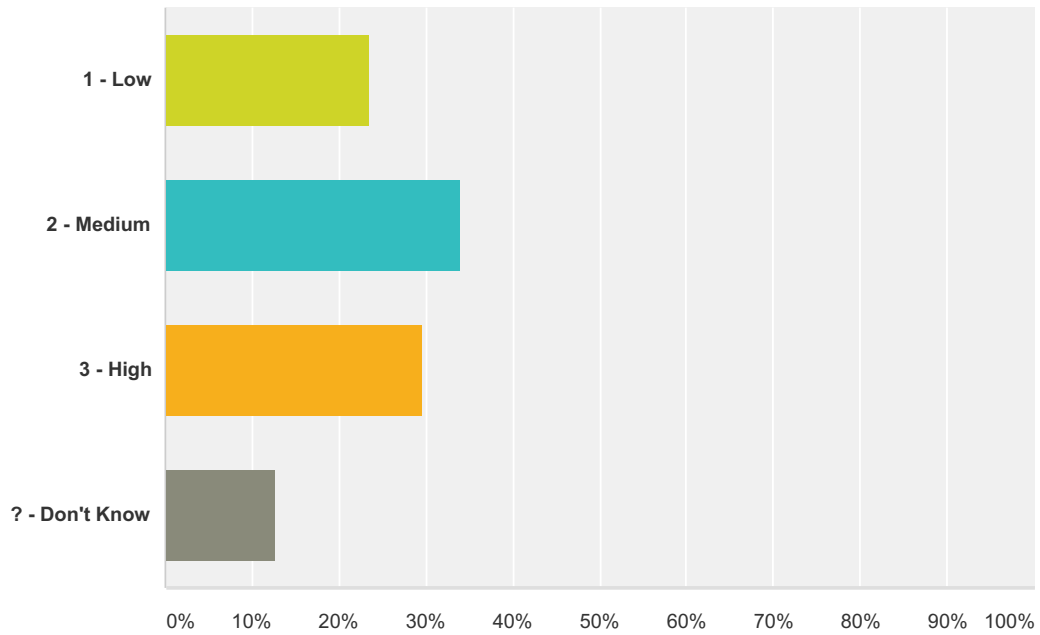
Answered: 1,319 Skipped: 153



Answer Choices	Responses	
1 - Low	18.88%	249
2 - Medium	26.61%	351
3 - High	46.78%	617
? - Don't Know	7.73%	102
Total		1,319

Q21 Housing accessibility improvements

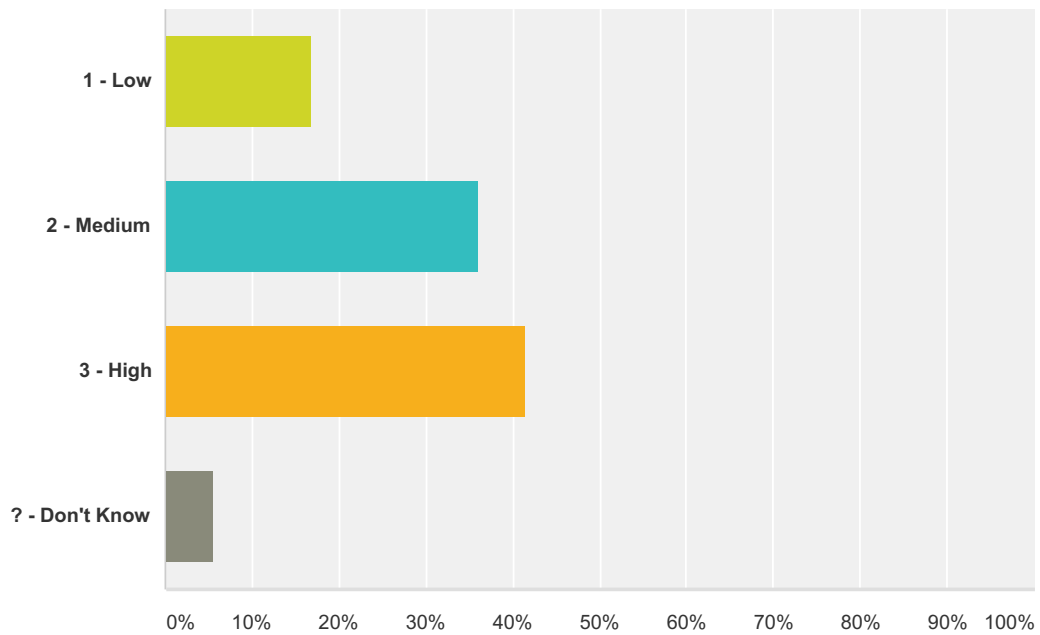
Answered: 1,319 Skipped: 153



Answer Choices	Responses	
1 - Low	23.50%	310
2 - Medium	34.12%	450
3 - High	29.72%	392
? - Don't Know	12.66%	167
Total		1,319

Q22 Energy efficiency and sustainability improvements

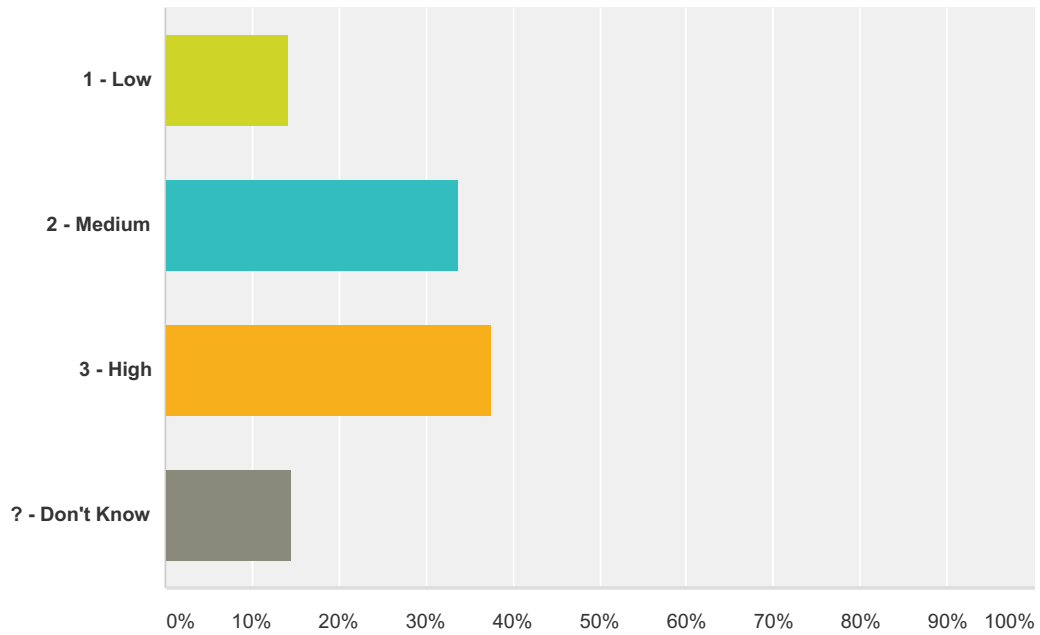
Answered: 1,316 Skipped: 156



Answer Choices	Responses	
1 - Low	16.87%	222
2 - Medium	36.02%	474
3 - High	41.57%	547
? - Don't Know	5.55%	73
Total		1,316

Q23 Healthy homes

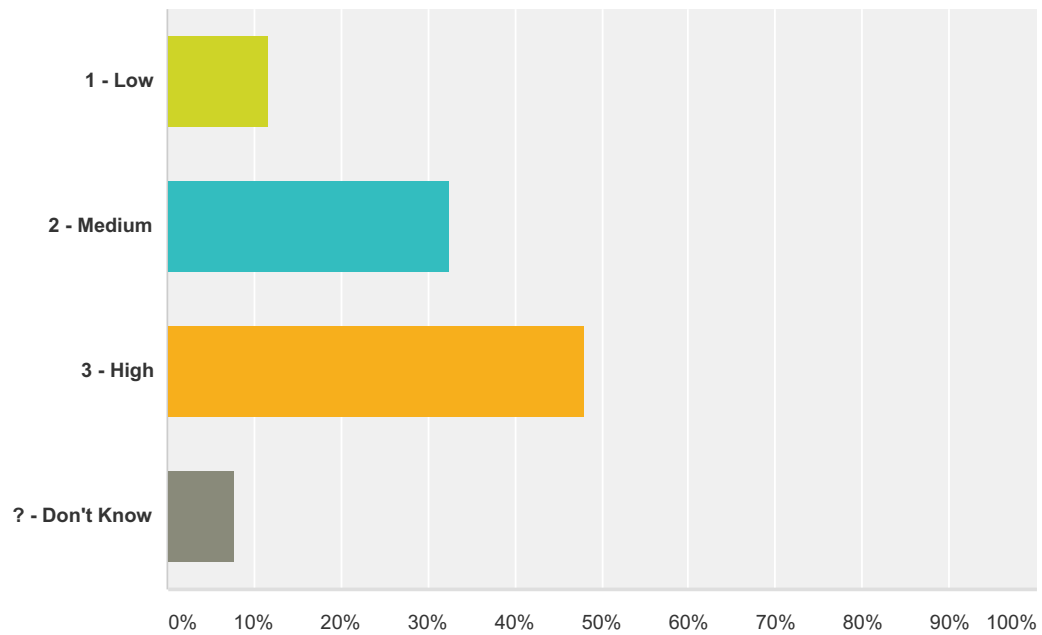
Answered: 1,312 Skipped: 160



Answer Choices	Responses
1 - Low	14.10% 185
2 - Medium	33.77% 443
3 - High	37.50% 492
? - Don't Know	14.63% 192
Total	1,312

Q24 Housing for other special needs (such as seniors and persons with disabilities)

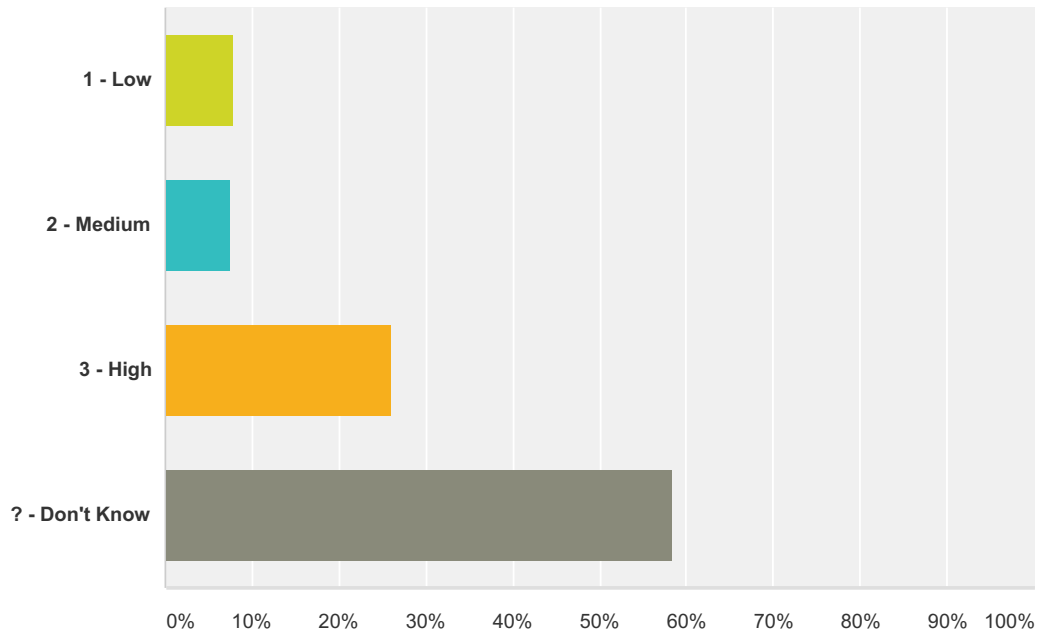
Answered: 1,325 Skipped: 147



Answer Choices	Responses	
1 - Low	11.77%	156
2 - Medium	32.60%	432
3 - High	48.00%	636
? - Don't Know	7.62%	101
Total		1,325

Q25 Other(s):

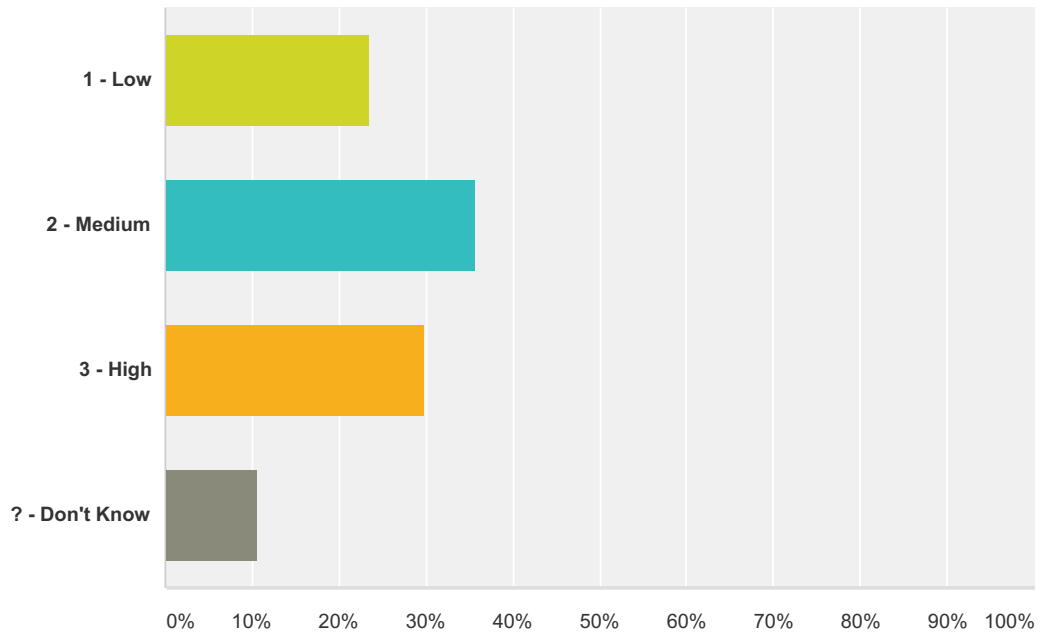
Answered: 595 Skipped: 877



Answer Choices	Responses	
1 - Low	7.90%	47
2 - Medium	7.56%	45
3 - High	26.05%	155
? - Don't Know	58.49%	348
Total		595

Q26 Senior centers

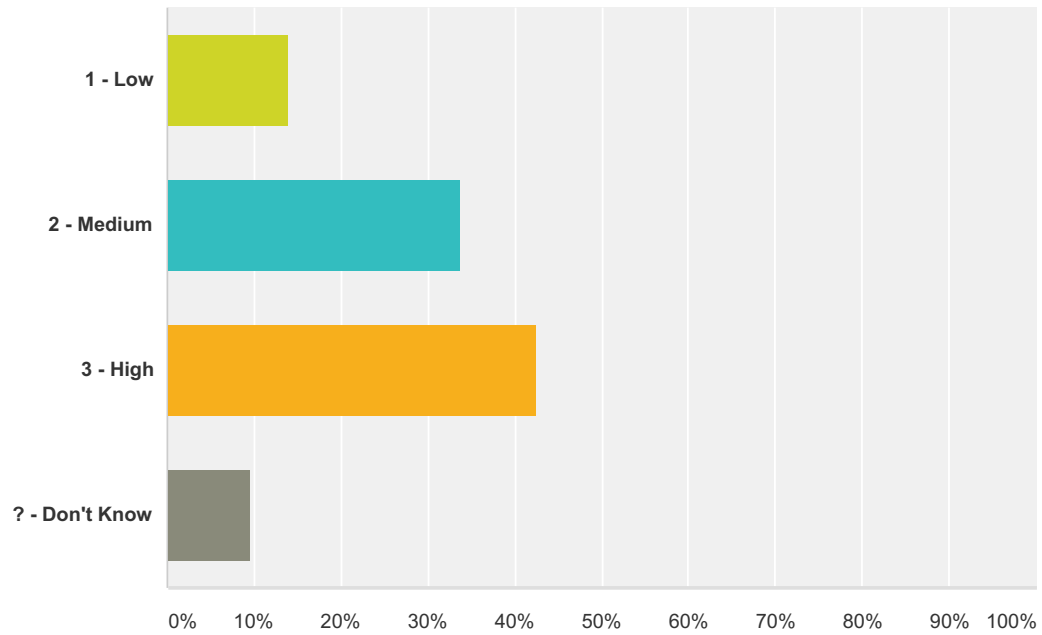
Answered: 1,287 Skipped: 185



Answer Choices	Responses	
1 - Low	23.62%	304
2 - Medium	35.74%	460
3 - High	29.91%	385
? - Don't Know	10.72%	138
Total		1,287

Q27 Youth centers

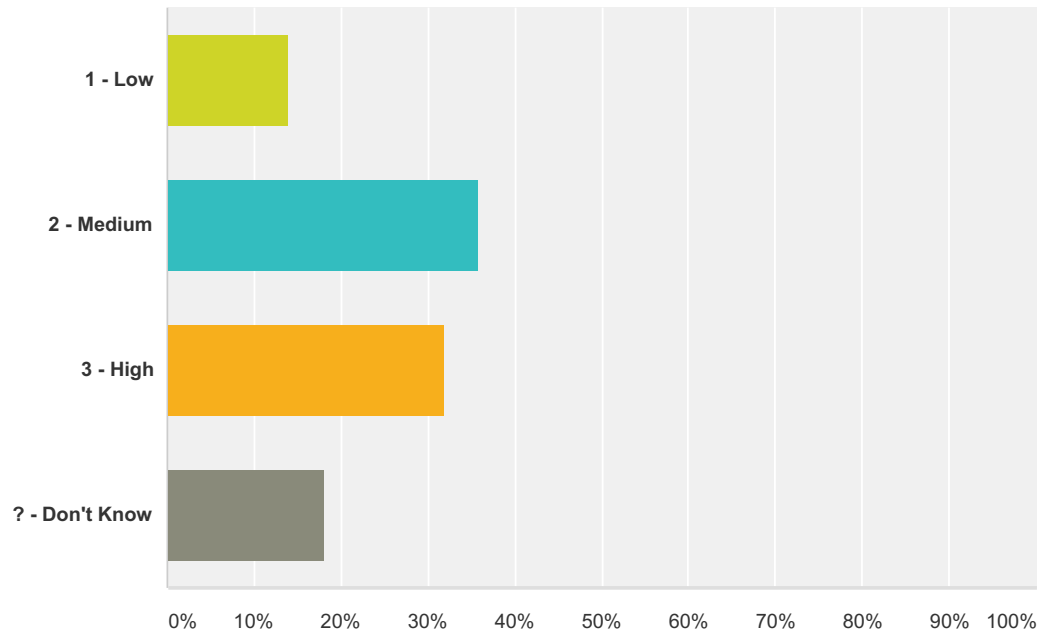
Answered: 1,285 Skipped: 187



Answer Choices	Responses
1 - Low	14.01% 180
2 - Medium	33.77% 434
3 - High	42.57% 547
? - Don't Know	9.65% 124
Total	1,285

Q28 Centers for the disabled

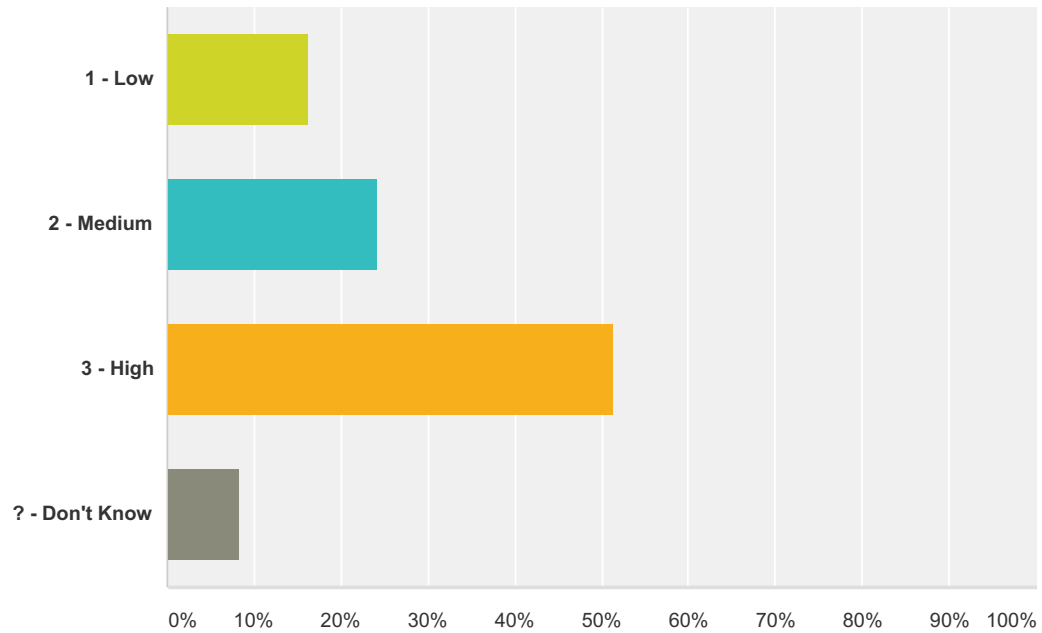
Answered: 1,266 Skipped: 206



Answer Choices	Responses
1 - Low	13.98% 177
2 - Medium	35.86% 454
3 - High	31.99% 405
? - Don't Know	18.17% 230
Total	1,266

Q29 Homeless facilities (temporary housing and emergency shelters)

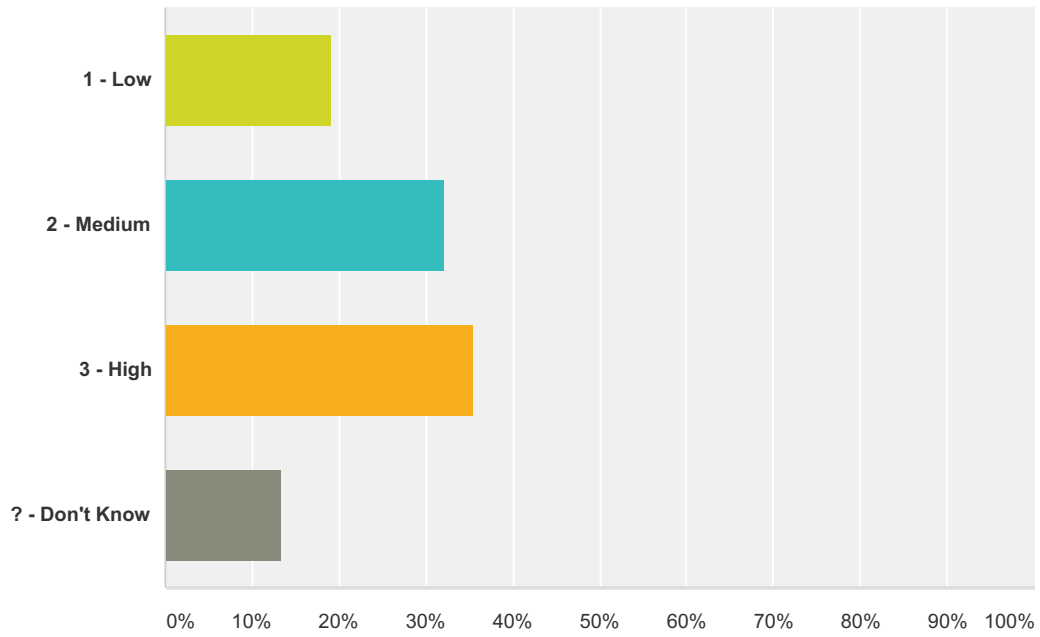
Answered: 1,291 Skipped: 181



Answer Choices	Responses	
1 - Low	16.19%	209
2 - Medium	24.17%	312
3 - High	51.28%	662
? - Don't Know	8.37%	108
Total		1,291

Q30 Child care centers

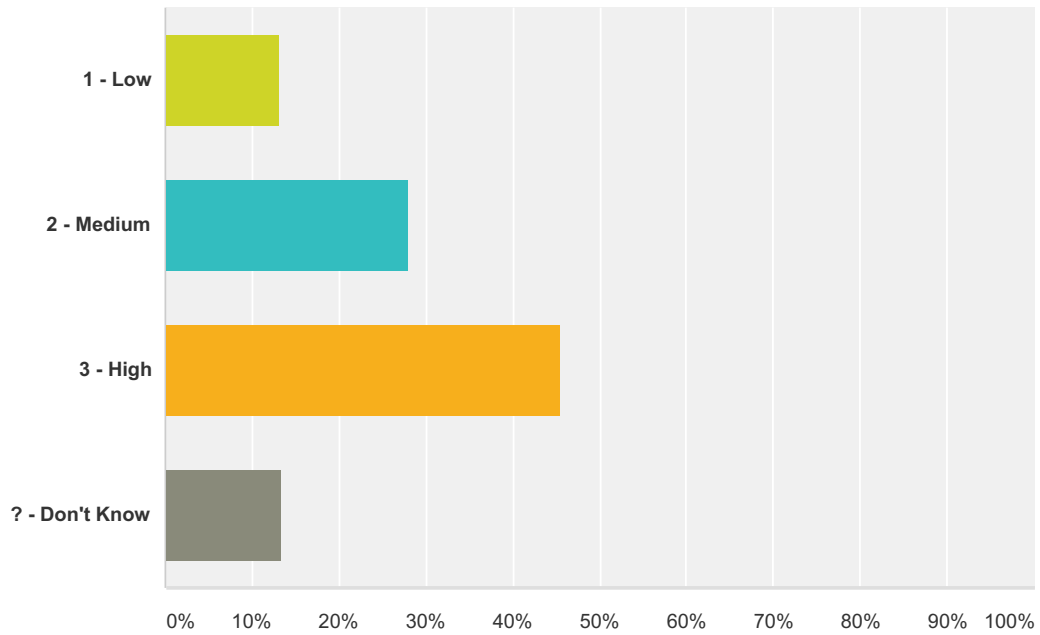
Answered: 1,277 Skipped: 195



Answer Choices	Responses	
1 - Low	19.11%	244
2 - Medium	32.18%	411
3 - High	35.40%	452
? - Don't Know	13.31%	170
Total		1,277

Q31 Mental health care facilities

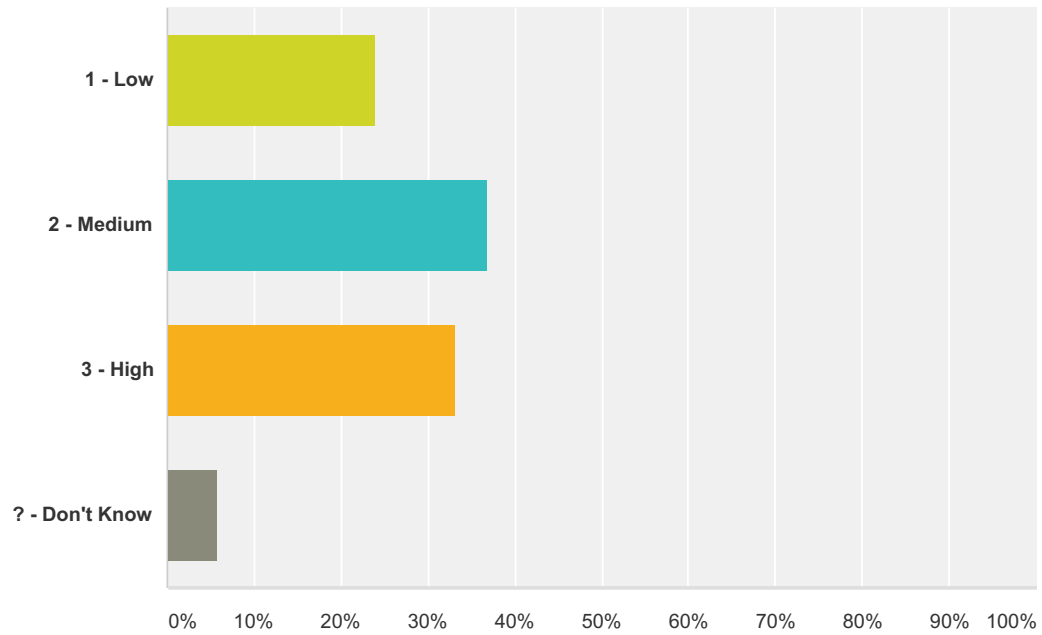
Answered: 1,279 Skipped: 193



Answer Choices	Responses	
1 - Low	13.14%	168
2 - Medium	27.91%	357
3 - High	45.50%	582
? - Don't Know	13.45%	172
Total		1,279

Q32 Recreation facilities

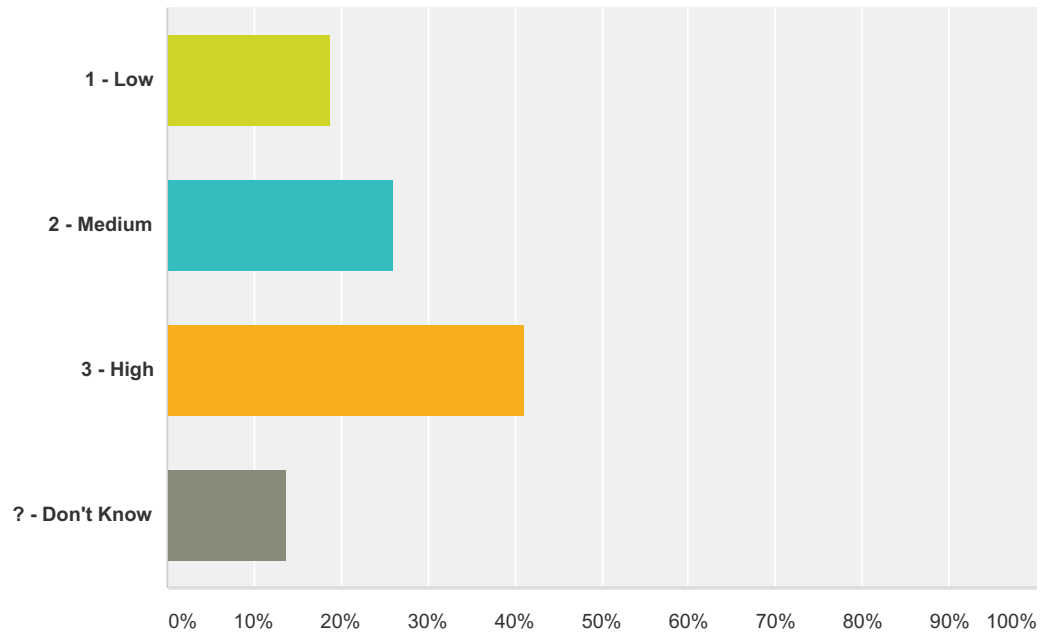
Answered: 1,269 Skipped: 203



Answer Choices	Responses	
1 - Low	23.96%	304
2 - Medium	37.04%	470
3 - High	33.18%	421
? - Don't Know	5.83%	74
Total		1,269

Q33 Drop-in day center for the homeless

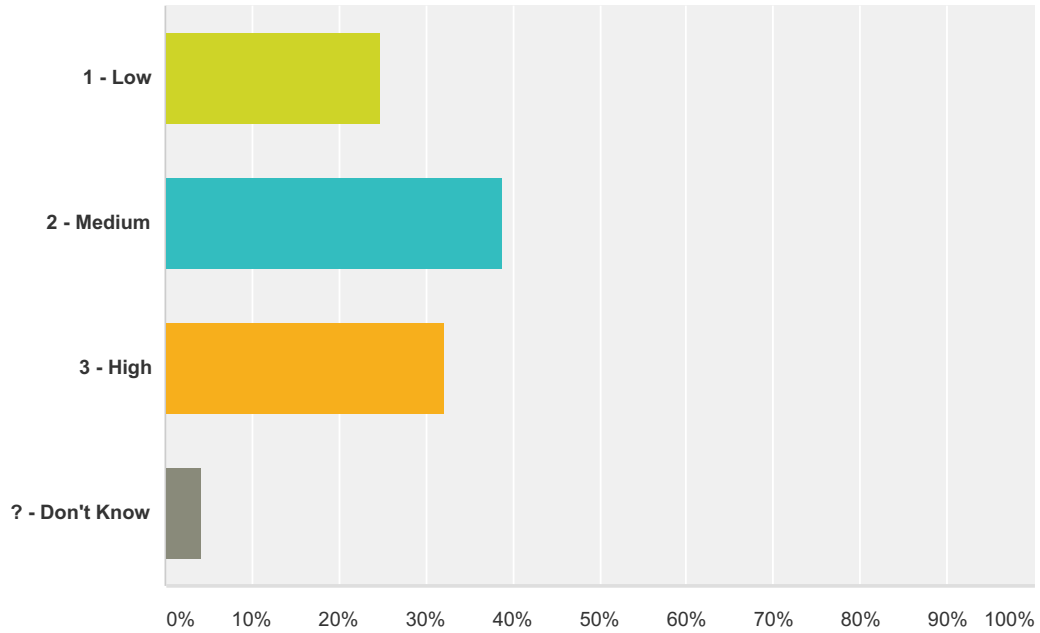
Answered: 1,283 Skipped: 189



Answer Choices	Responses	
1 - Low	18.86%	242
2 - Medium	26.19%	336
3 - High	41.23%	529
? - Don't Know	13.72%	176
Total		1,283

Q34 Parks and park facilities

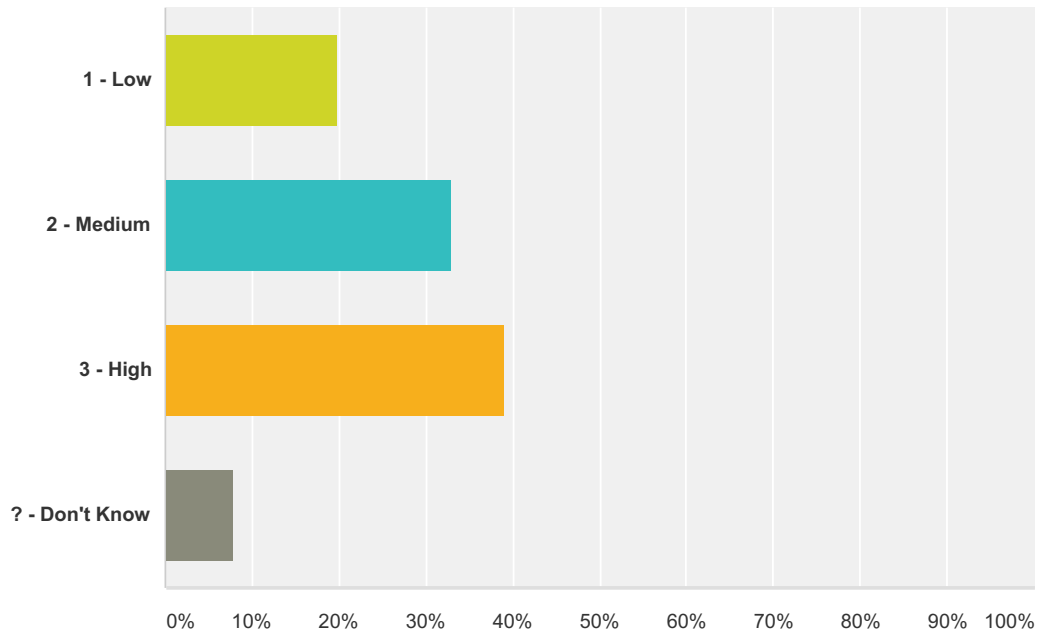
Answered: 1,283 Skipped: 189



Answer Choices	Responses
1 - Low	24.94% 320
2 - Medium	38.74% 497
3 - High	32.19% 413
? - Don't Know	4.13% 53
Total	1,283

Q35 Healthcare facilities

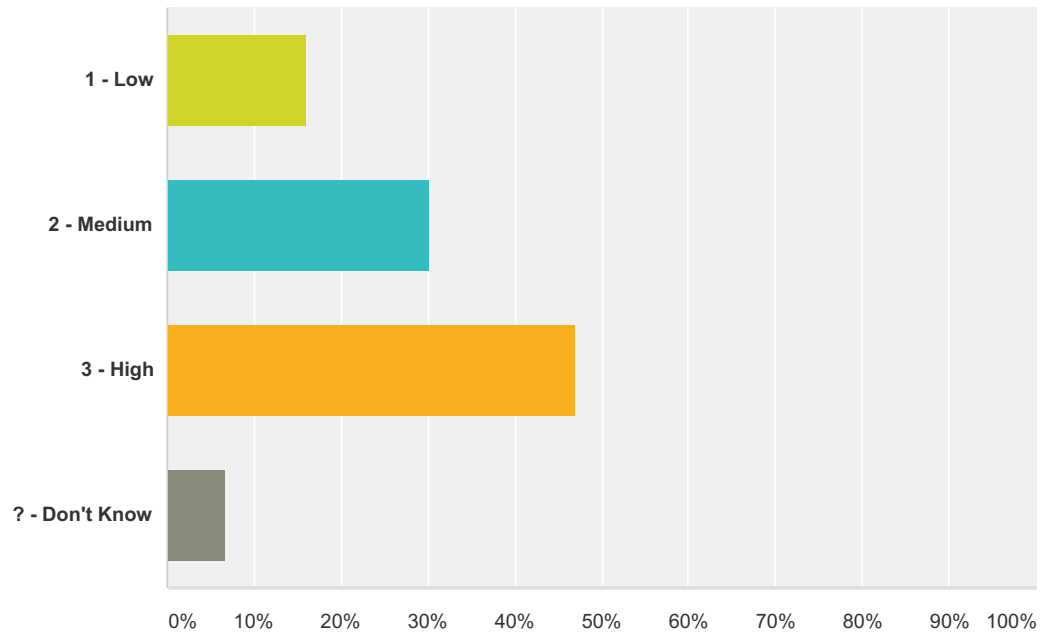
Answered: 1,276 Skipped: 196



Answer Choices	Responses	
1 - Low	19.91%	254
2 - Medium	33.07%	422
3 - High	39.03%	498
? - Don't Know	7.99%	102
Total		1,276

Q36 Educational facilities

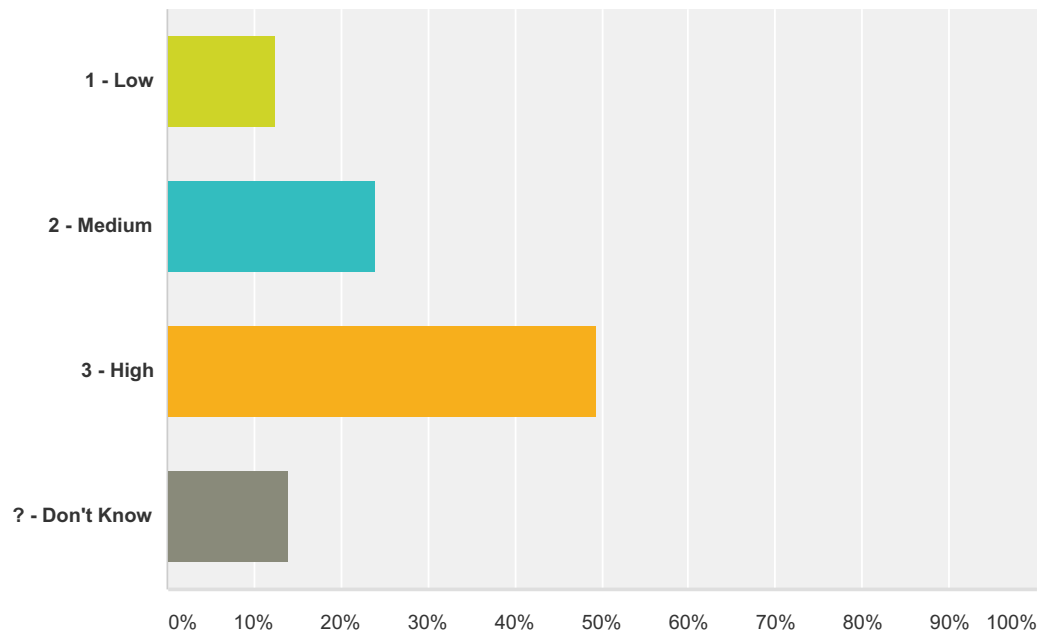
Answered: 1,271 Skipped: 201



Answer Choices	Responses	
1 - Low	16.05%	204
2 - Medium	30.37%	386
3 - High	46.89%	596
? - Don't Know	6.69%	85
Total		1,271

Q37 Facilities for abused, abandoned and/or neglected children

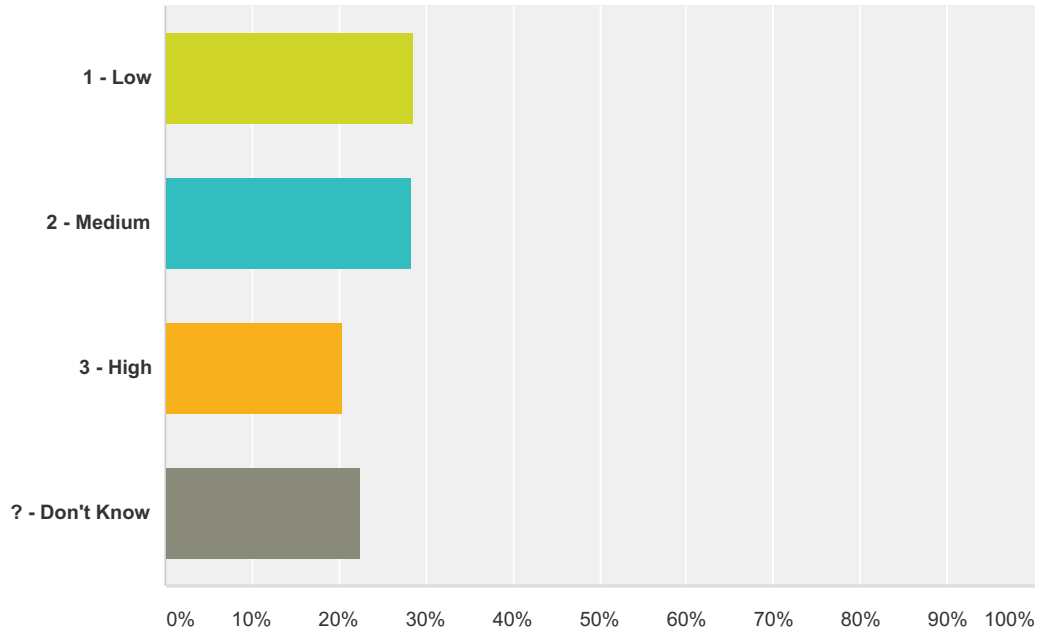
Answered: 1,278 Skipped: 194



Answer Choices	Responses	
1 - Low	12.60%	161
2 - Medium	23.94%	306
3 - High	49.53%	633
? - Don't Know	13.93%	178
Total		1,278

Q38 Facilities for persons with HIV/AIDS

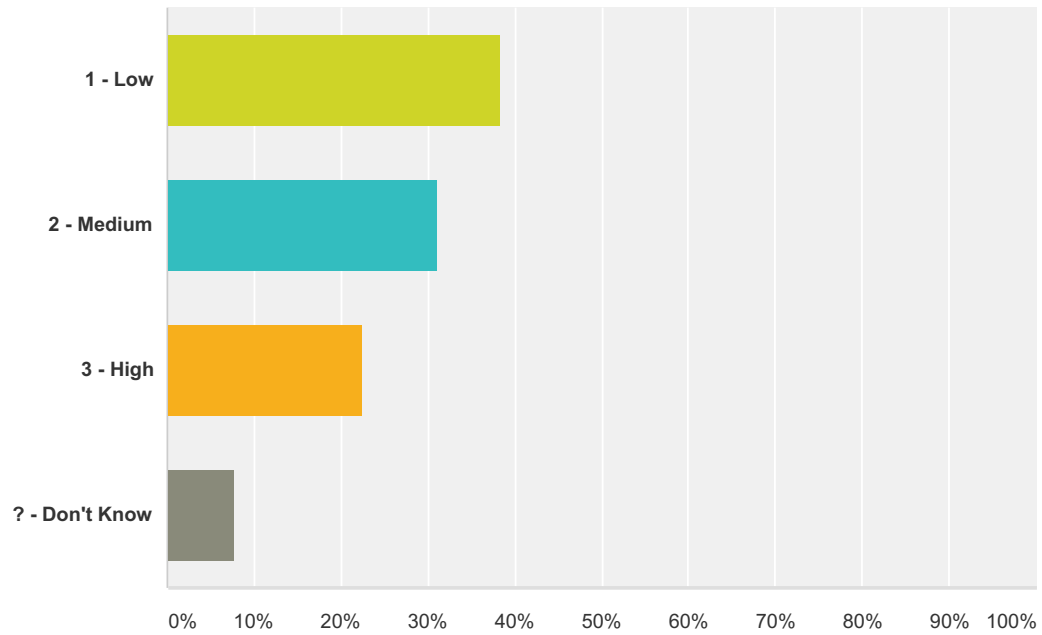
Answered: 1,280 Skipped: 192



Answer Choices	Responses	
1 - Low	28.52%	365
2 - Medium	28.44%	364
3 - High	20.47%	262
? - Don't Know	22.58%	289
Total		1,280

Q39 Parking facilities

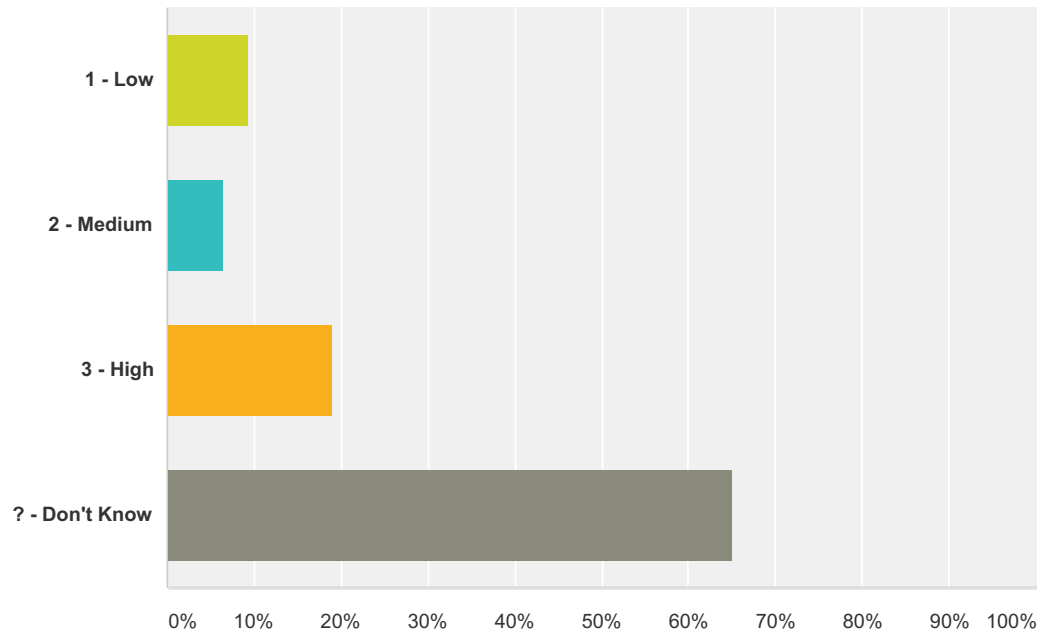
Answered: 1,265 Skipped: 207



Answer Choices	Responses	
1 - Low	38.50%	487
2 - Medium	31.15%	394
3 - High	22.53%	285
? - Don't Know	7.83%	99
Total		1,265

Q40 Other(s):

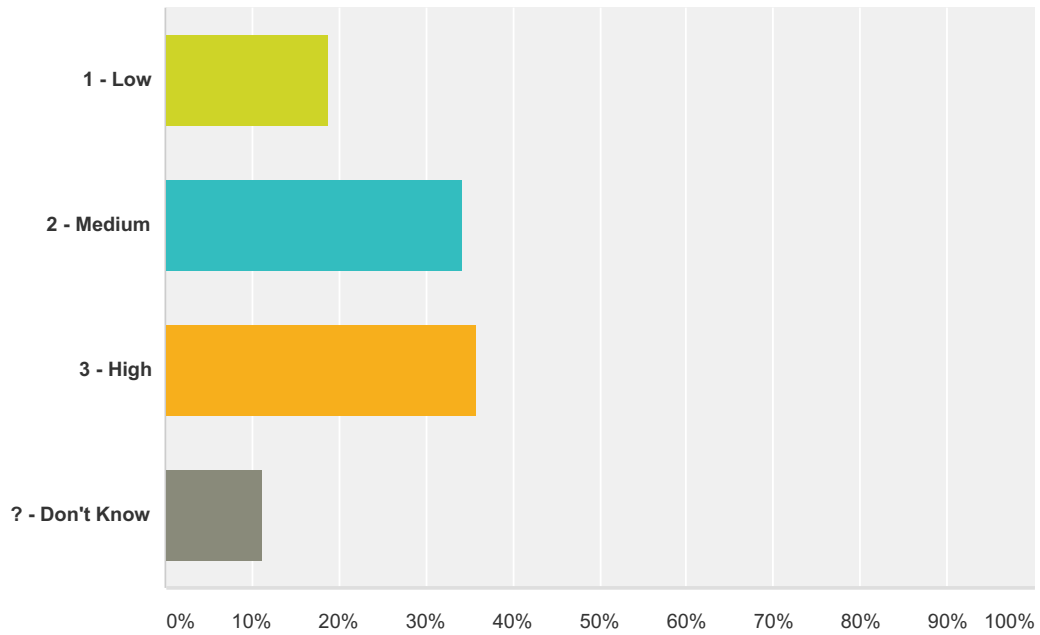
Answered: 548 Skipped: 924



Answer Choices	Responses
1 - Low	9.31% 51
2 - Medium	6.57% 36
3 - High	18.98% 104
? - Don't Know	65.15% 357
Total	548

Q41 Senior services

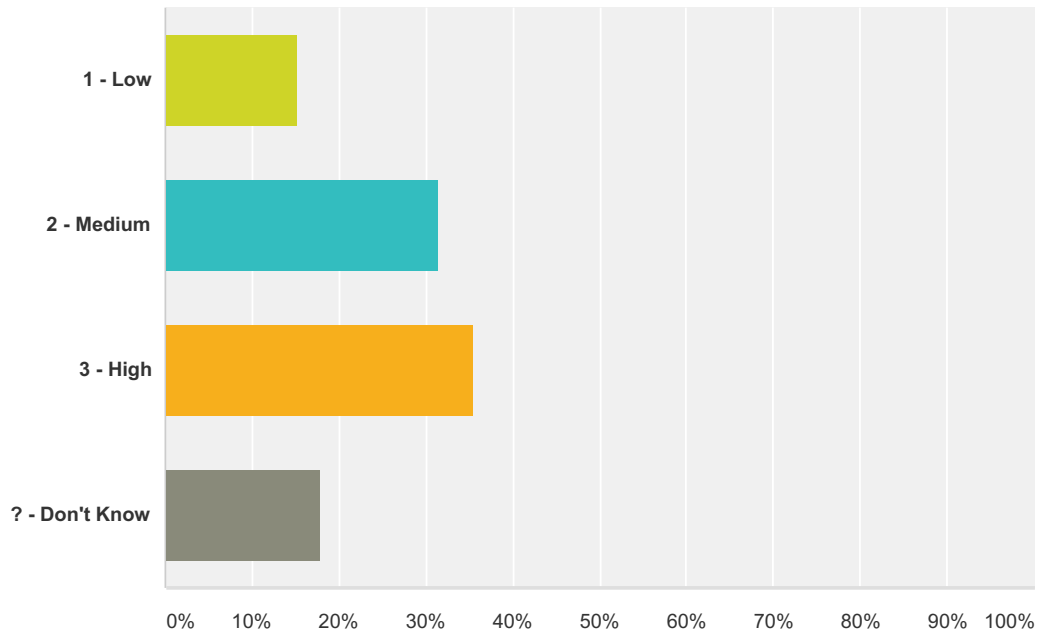
Answered: 1,234 Skipped: 238



Answer Choices	Responses
1 - Low	18.72% 231
2 - Medium	34.20% 422
3 - High	35.82% 442
? - Don't Know	11.26% 139
Total	1,234

Q42 Disability services

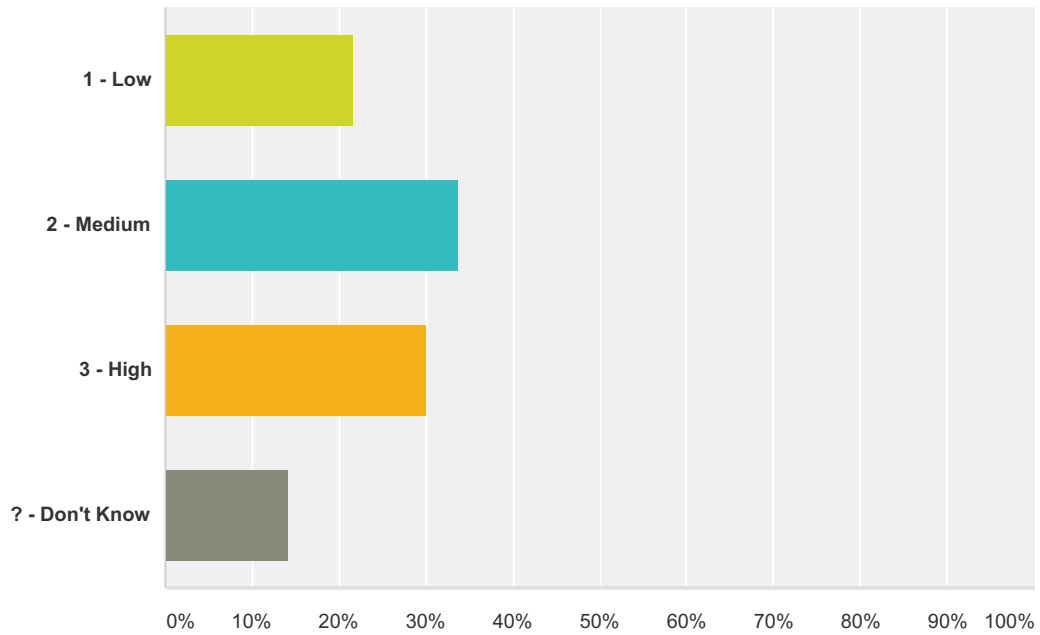
Answered: 1,225 Skipped: 247



Answer Choices	Responses	
1 - Low	15.27%	187
2 - Medium	31.43%	385
3 - High	35.43%	434
? - Don't Know	17.88%	219
Total		1,225

Q43 Legal services

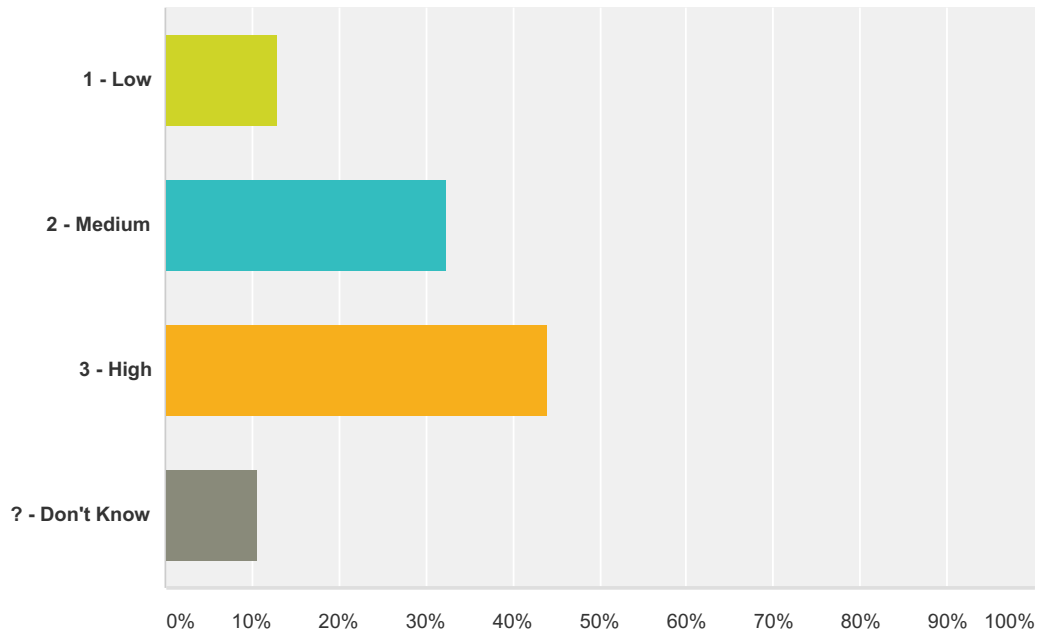
Answered: 1,204 Skipped: 268



Answer Choices	Responses
1 - Low	21.76% 262
2 - Medium	33.89% 408
3 - High	30.07% 362
? - Don't Know	14.29% 172
Total	1,204

Q44 Youth services

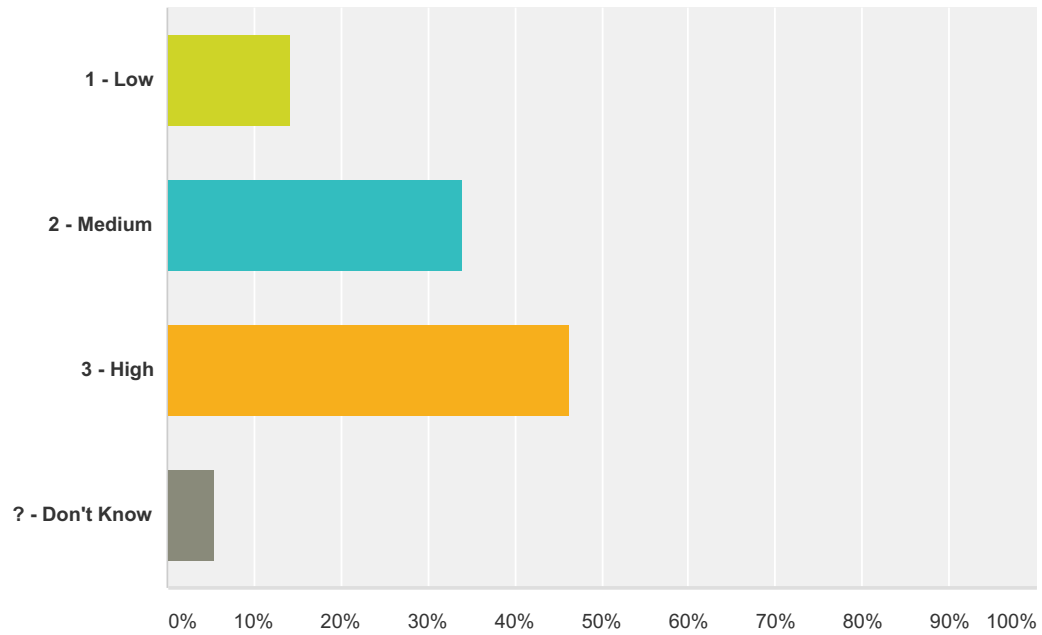
Answered: 1,216 Skipped: 256



Answer Choices	Responses
1 - Low	12.99% 158
2 - Medium	32.32% 393
3 - High	44.08% 536
? - Don't Know	10.61% 129
Total	1,216

Q45 Transportation services

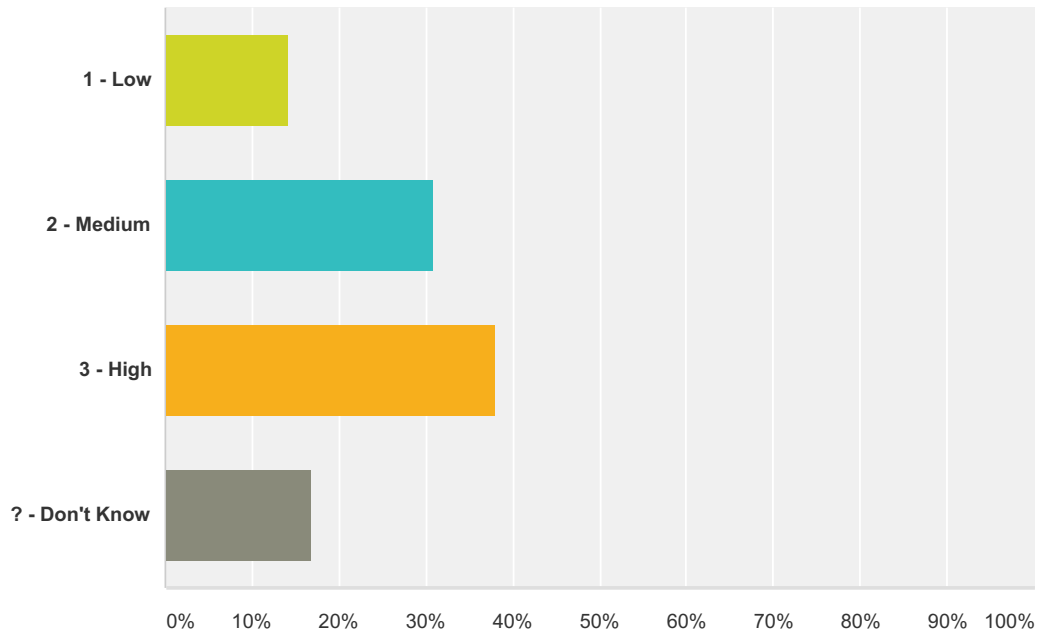
Answered: 1,216 Skipped: 256



Answer Choices	Responses	
1 - Low	14.14%	172
2 - Medium	34.13%	415
3 - High	46.38%	564
? - Don't Know	5.35%	65
Total		1,216

Q46 Battered and abused spouses services

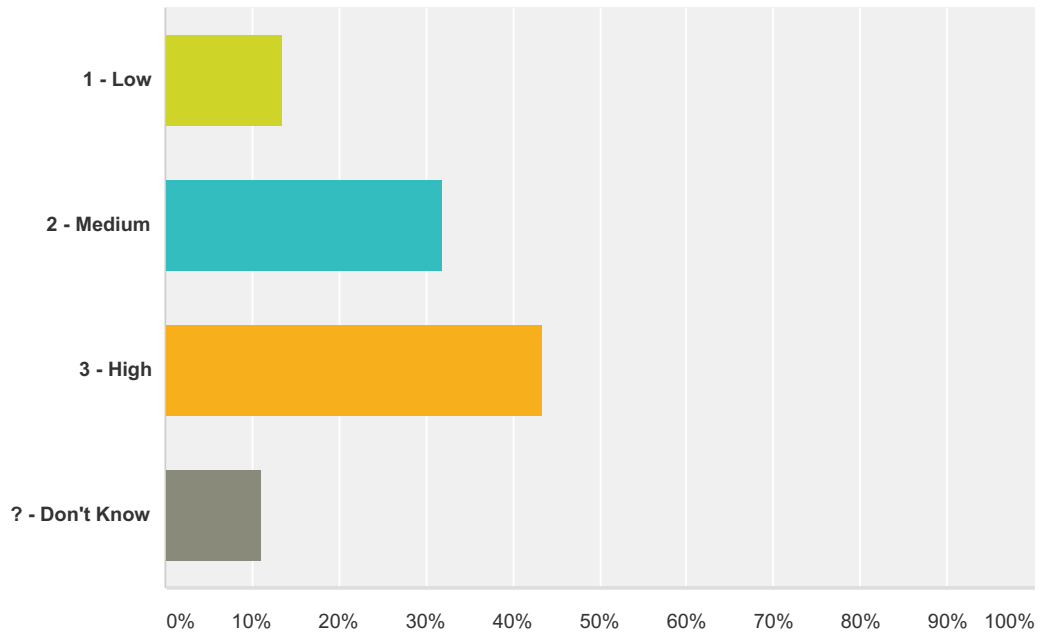
Answered: 1,213 Skipped: 259



Answer Choices	Responses	
1 - Low	14.18%	172
2 - Medium	30.92%	375
3 - High	37.92%	460
? - Don't Know	16.98%	206
Total		1,213

Q47 Employment training services

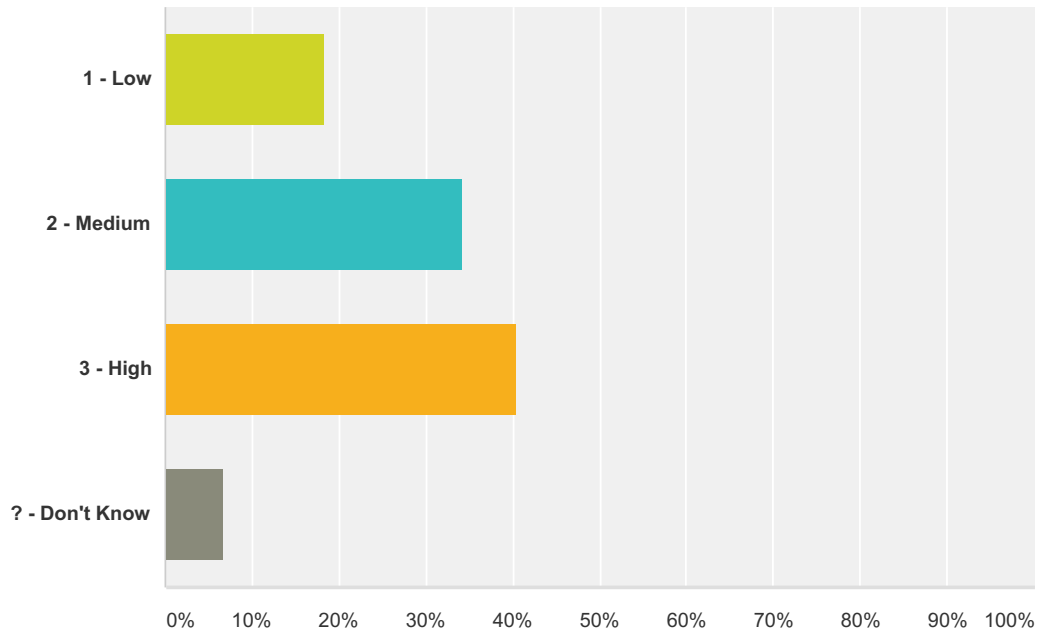
Answered: 1,218 Skipped: 254



Answer Choices	Responses	
1 - Low	13.63%	166
2 - Medium	31.86%	388
3 - High	43.43%	529
? - Don't Know	11.08%	135
Total		1,218

Q48 Services to increase neighborhood and community engagement

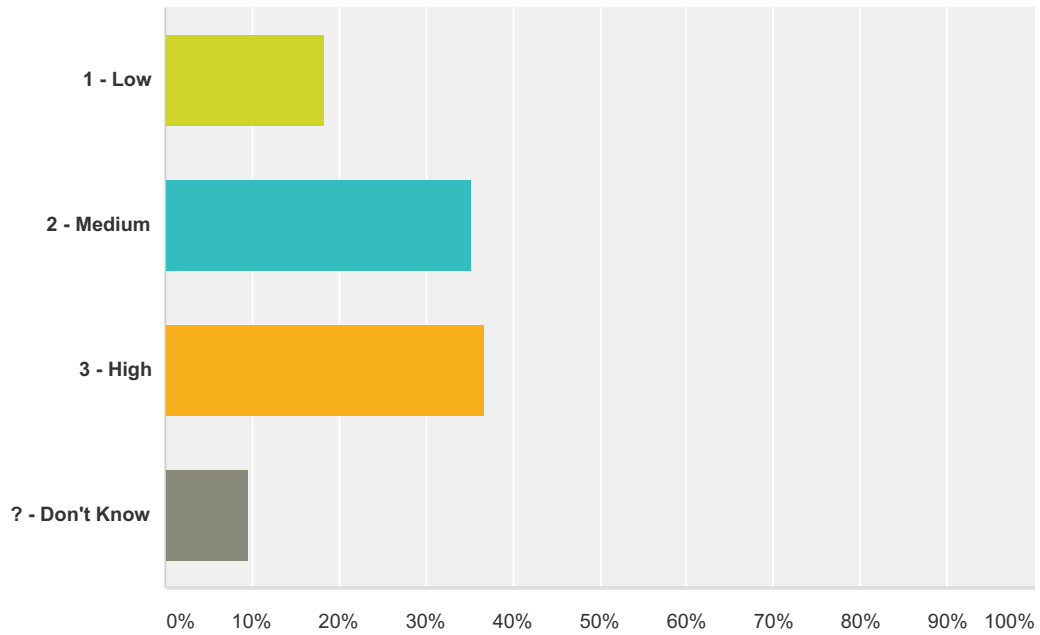
Answered: 1,222 Skipped: 250



Answer Choices	Responses	
1 - Low	18.41%	225
2 - Medium	34.29%	419
3 - High	40.59%	496
? - Don't Know	6.71%	82
Total		1,222

Q49 Food banks

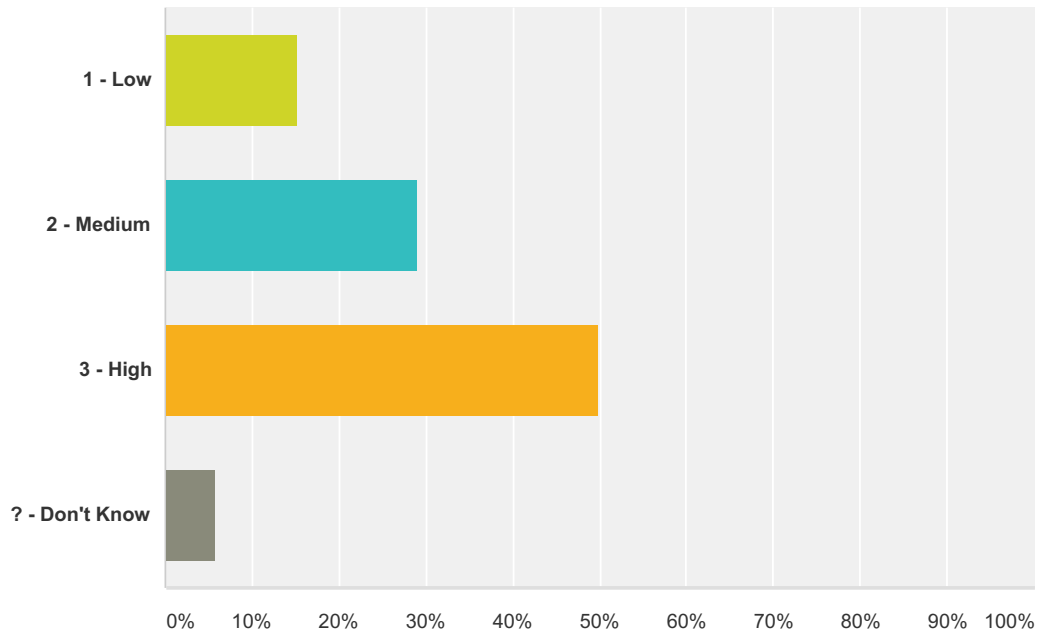
Answered: 1,221 Skipped: 251



Answer Choices	Responses	
1 - Low	18.35%	224
2 - Medium	35.38%	432
3 - High	36.69%	448
? - Don't Know	9.58%	117
Total		1,221

Q50 Access to fresh and nutritious foods

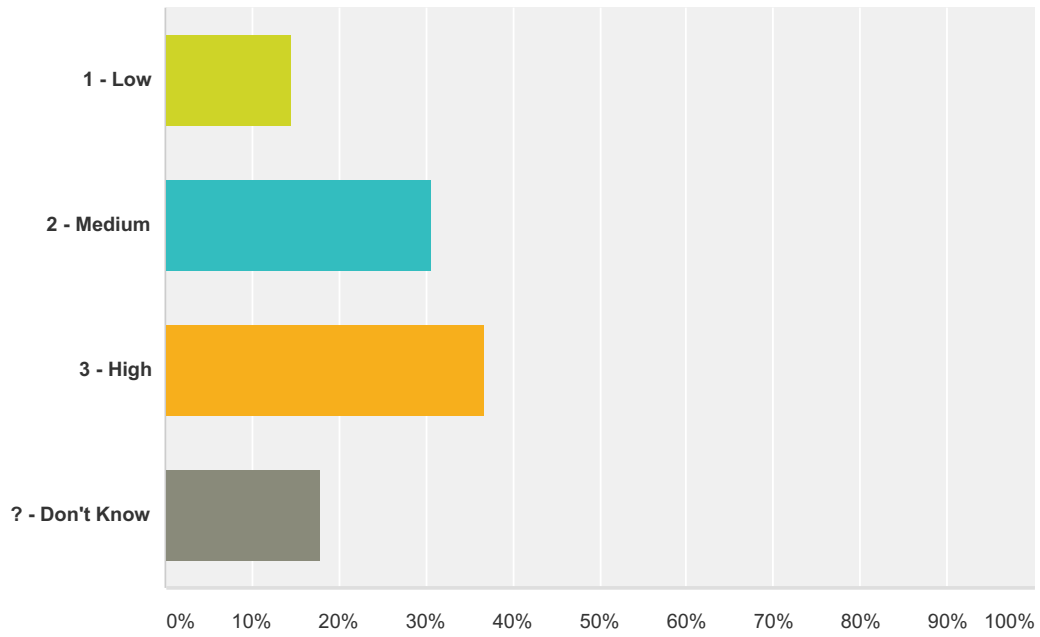
Answered: 1,218 Skipped: 254



Answer Choices	Responses	
1 - Low	15.27%	186
2 - Medium	29.06%	354
3 - High	49.84%	607
? - Don't Know	5.83%	71
Total		1,218

Q51 Veteran services

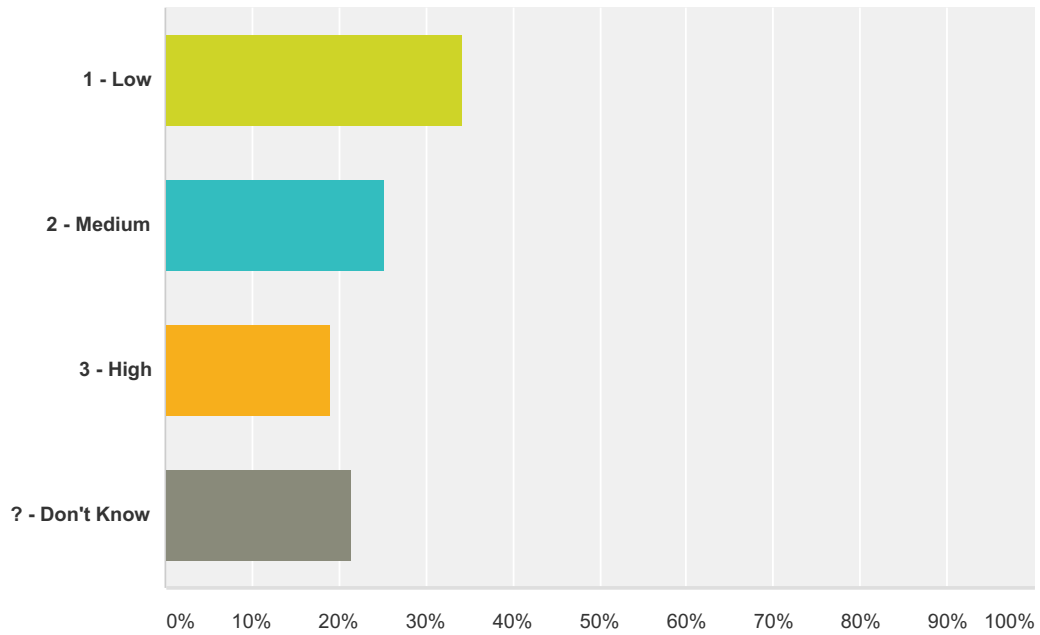
Answered: 1,203 Skipped: 269



Answer Choices	Responses
1 - Low	14.71% 177
2 - Medium	30.59% 368
3 - High	36.66% 441
? - Don't Know	18.04% 217
Total	1,203

Q52 Lead-based paint/lead hazard screens

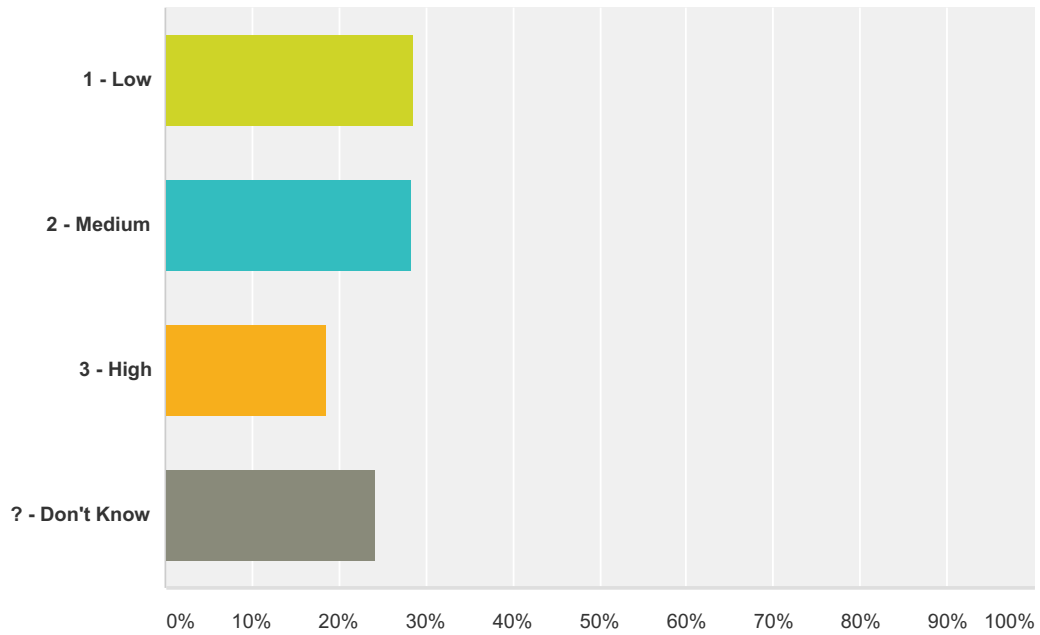
Answered: 1,206 Skipped: 266



Answer Choices	Responses	
1 - Low	34.16%	412
2 - Medium	25.21%	304
3 - High	19.07%	230
? - Don't Know	21.56%	260
Total		1,206

Q53 Services for persons with HIV/AIDS

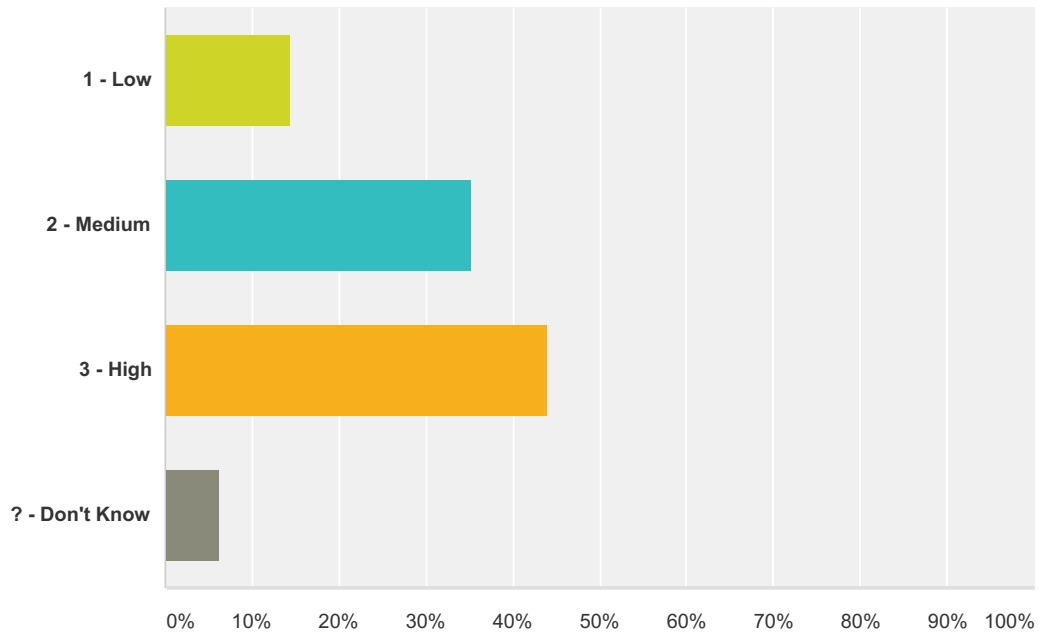
Answered: 1,206 Skipped: 266



Answer Choices	Responses	
1 - Low	28.61%	345
2 - Medium	28.44%	343
3 - High	18.66%	225
? - Don't Know	24.30%	293
Total		1,206

Q54 Crime awareness/prevention services

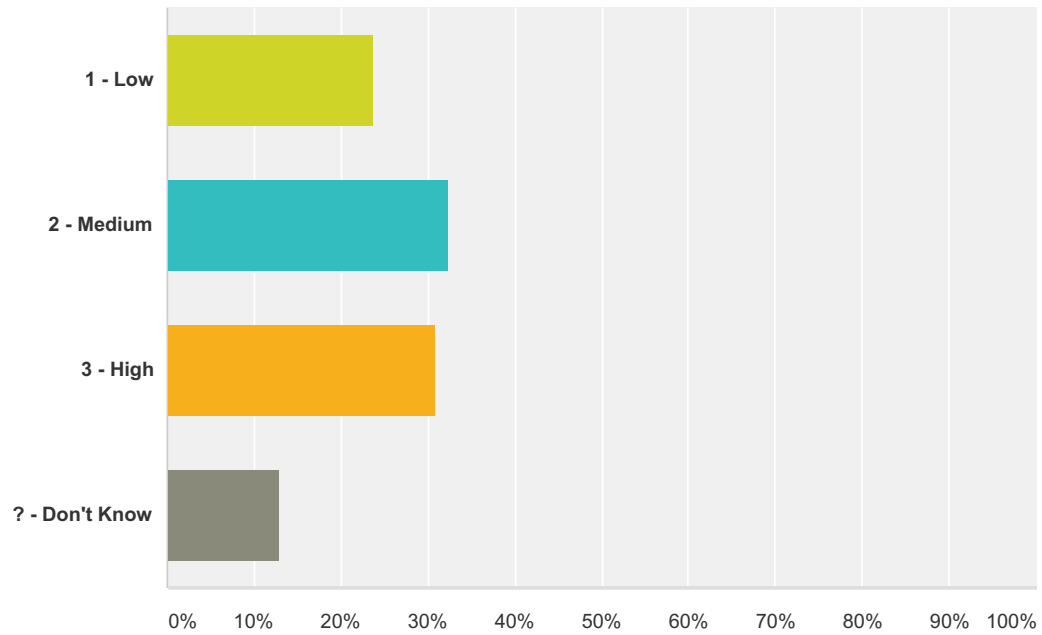
Answered: 1,208 Skipped: 264



Answer Choices	Responses	
1 - Low	14.32%	173
2 - Medium	35.35%	427
3 - High	44.04%	532
? - Don't Know	6.29%	76
Total		1,208

Q55 Tenant/landlord counseling services

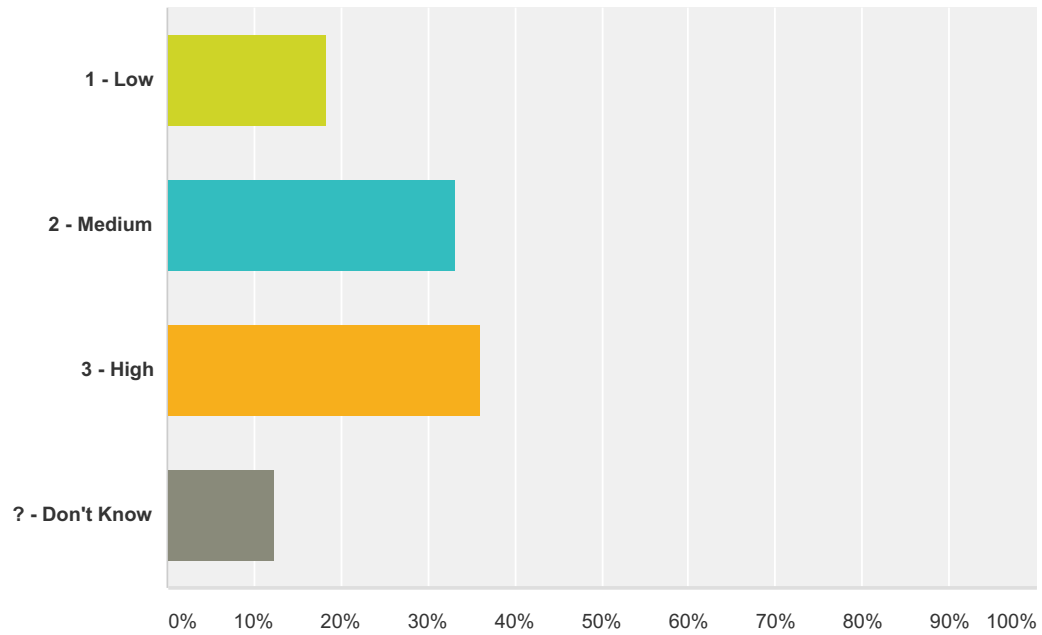
Answered: 1,210 Skipped: 262



Answer Choices	Responses	
1 - Low	23.88%	289
2 - Medium	32.31%	391
3 - High	30.83%	373
? - Don't Know	12.98%	157
Total		1,210

Q56 Child care services

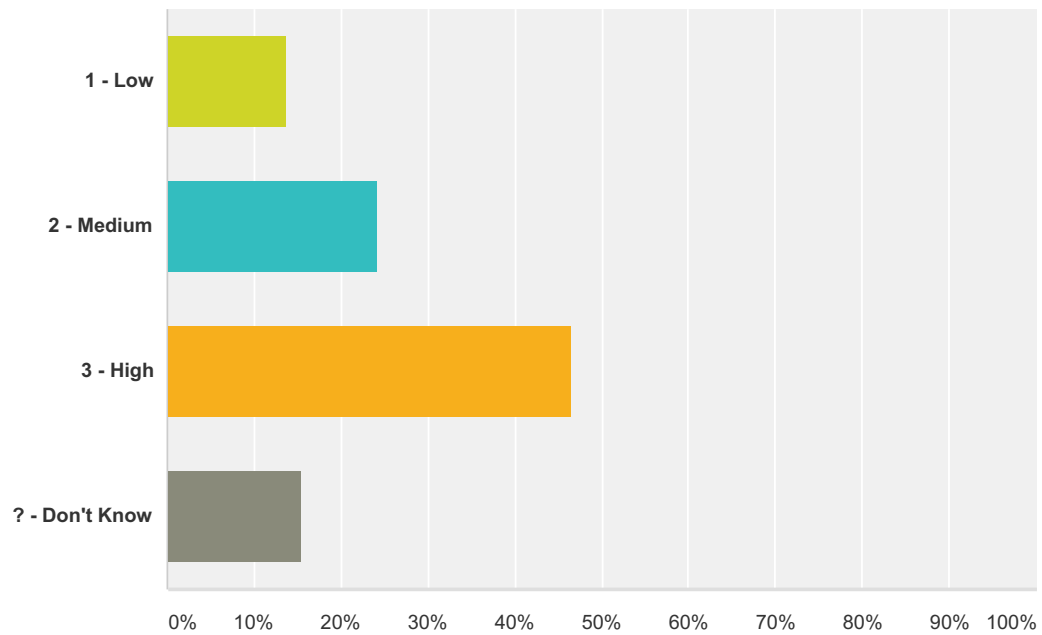
Answered: 1,210 Skipped: 262



Answer Choices	Responses	
1 - Low	18.43%	223
2 - Medium	33.14%	401
3 - High	36.03%	436
? - Don't Know	12.40%	150
Total		1,210

Q57 Abused, abandoned and/or neglected children services

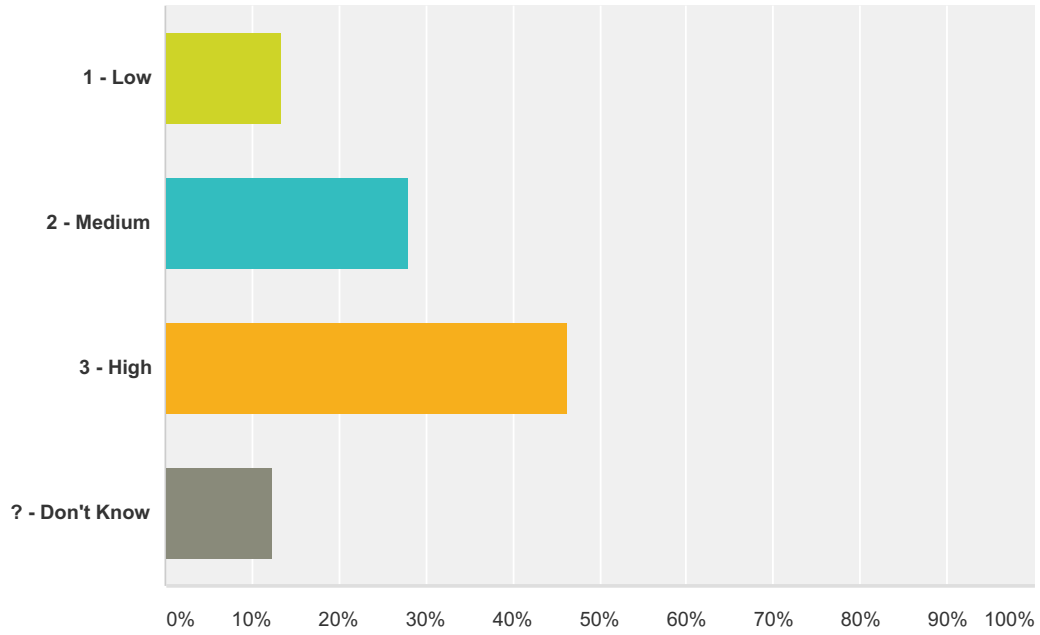
Answered: 1,213 Skipped: 259



Answer Choices	Responses	
1 - Low	13.85%	168
2 - Medium	24.24%	294
3 - High	46.50%	564
? - Don't Know	15.42%	187
Total		1,213

Q58 Mental health services

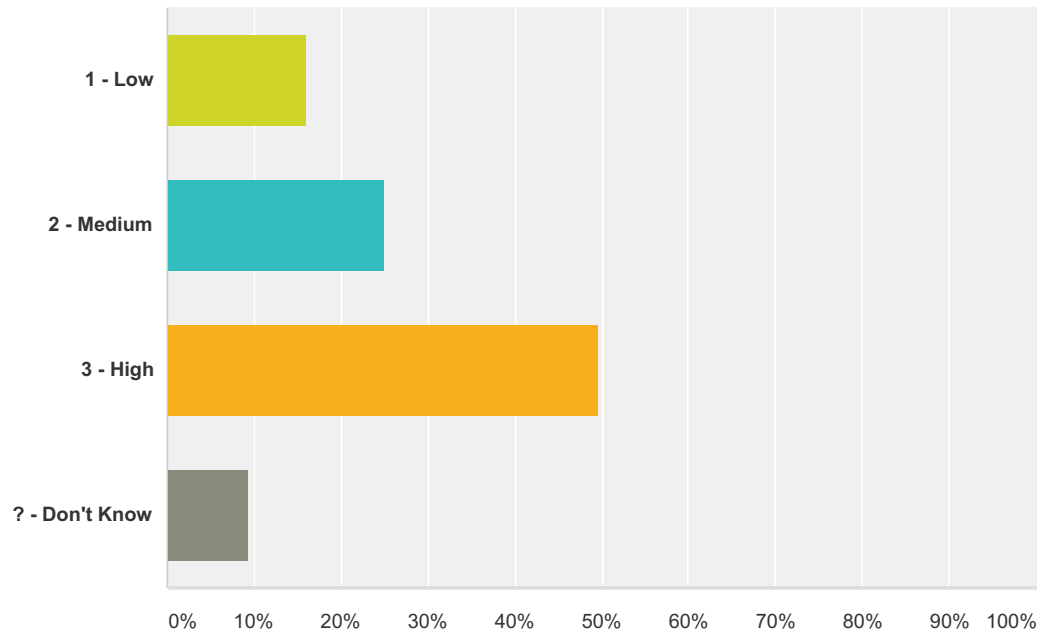
Answered: 1,211 Skipped: 261



Answer Choices	Responses	
1 - Low	13.38%	162
2 - Medium	27.99%	339
3 - High	46.41%	562
? - Don't Know	12.22%	148
Total		1,211

Q59 Homeless services

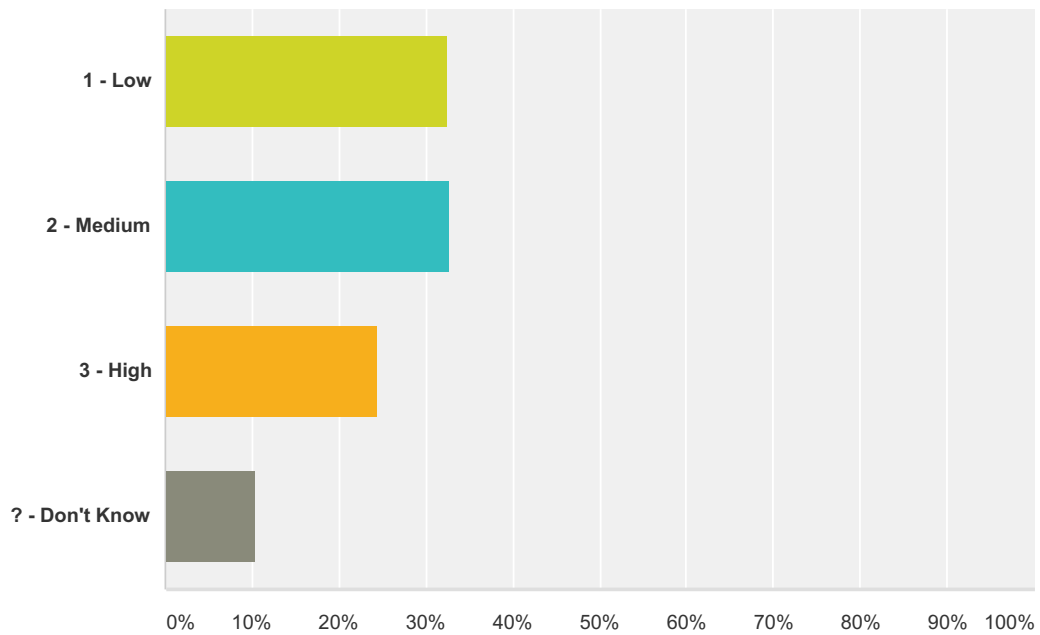
Answered: 1,200 Skipped: 272



Answer Choices	Responses	
1 - Low	16.00%	192
2 - Medium	25.08%	301
3 - High	49.58%	595
? - Don't Know	9.33%	112
Total		1,200

Q60 Housing counseling for homebuyers and owners

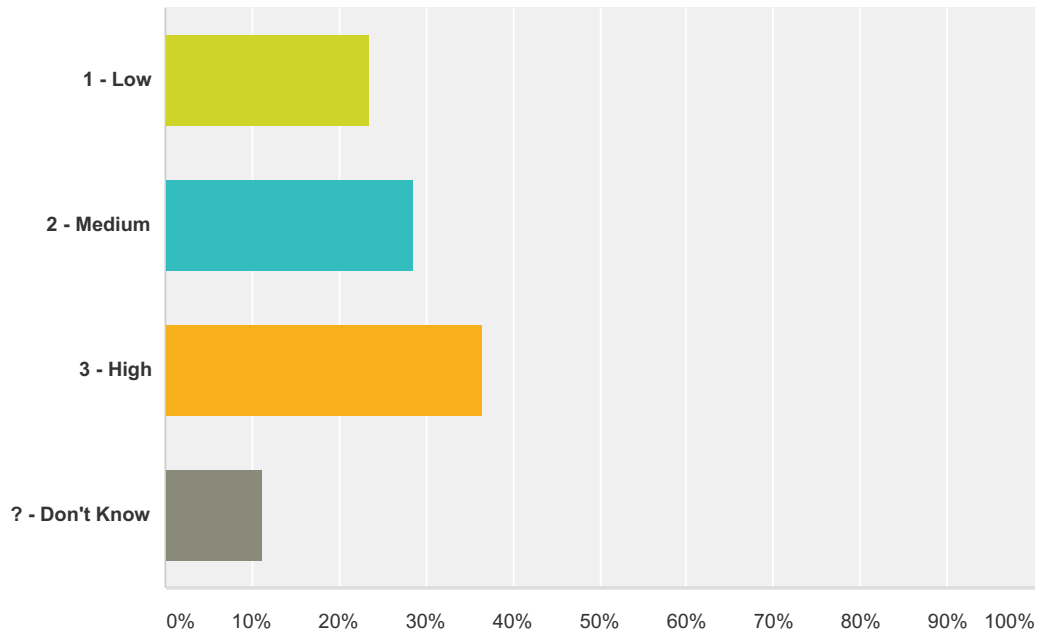
Answered: 1,199 Skipped: 273



Answer Choices	Responses	
1 - Low	32.61%	391
2 - Medium	32.69%	392
3 - High	24.35%	292
? - Don't Know	10.34%	124
Total		1,199

Q61 Fair housing activities

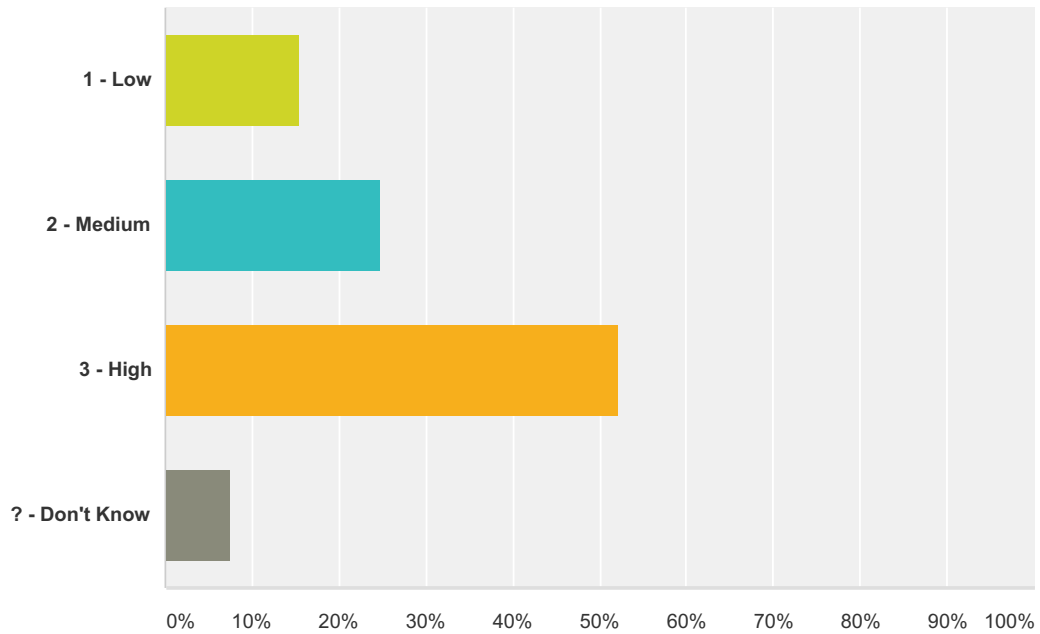
Answered: 1,205 Skipped: 267



Answer Choices	Responses	Count
1 - Low	23.65%	285
2 - Medium	28.63%	345
3 - High	36.51%	440
? - Don't Know	11.20%	135
Total		1,205

Q62 Emergency housing assistance to prevent homelessness – such as utility and rental assistance

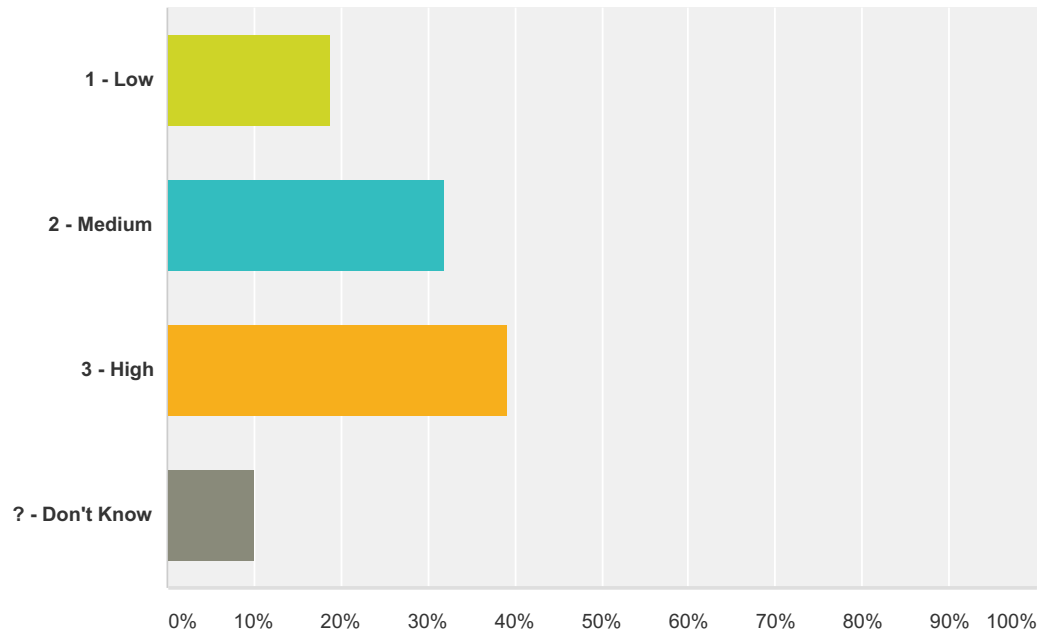
Answered: 1,215 Skipped: 257



Answer Choices	Responses
1 - Low	15.39% 187
2 - Medium	24.86% 302
3 - High	52.26% 635
? - Don't Know	7.49% 91
Total	1,215

Q63 Financial literacy

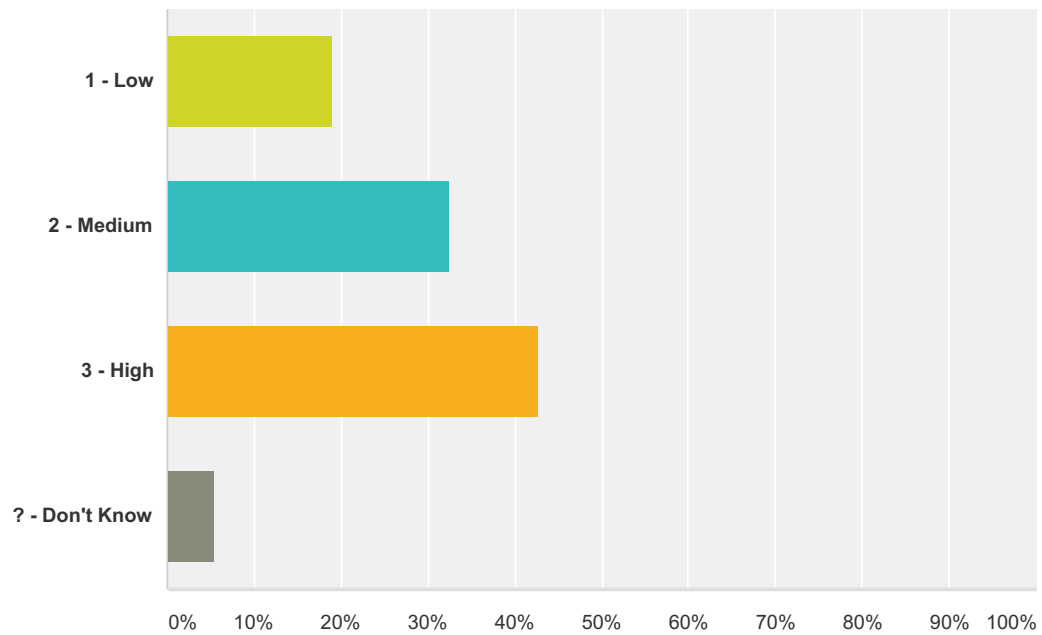
Answered: 1,209 Skipped: 263



Answer Choices	Responses
1 - Low	18.78% 227
2 - Medium	31.84% 385
3 - High	39.29% 475
? - Don't Know	10.09% 122
Total	1,209

Q64 Neighborhood cleanups (trash, graffiti, etc.)

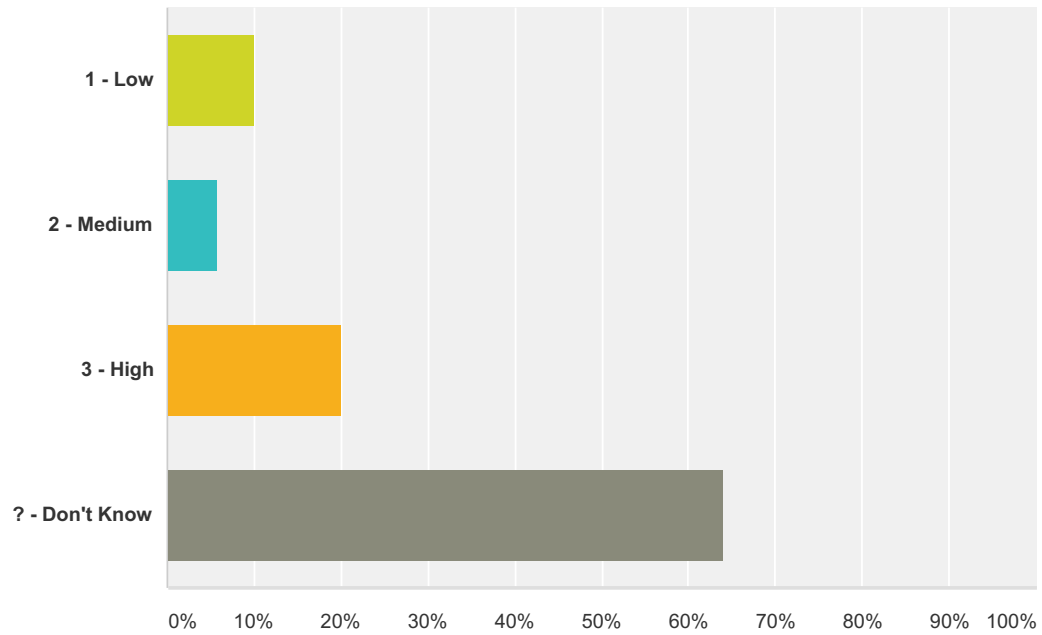
Answered: 1,217 Skipped: 255



Answer Choices	Responses	
1 - Low	19.06%	232
2 - Medium	32.62%	397
3 - High	42.89%	522
? - Don't Know	5.42%	66
Total		1,217

Q65 Other(s):

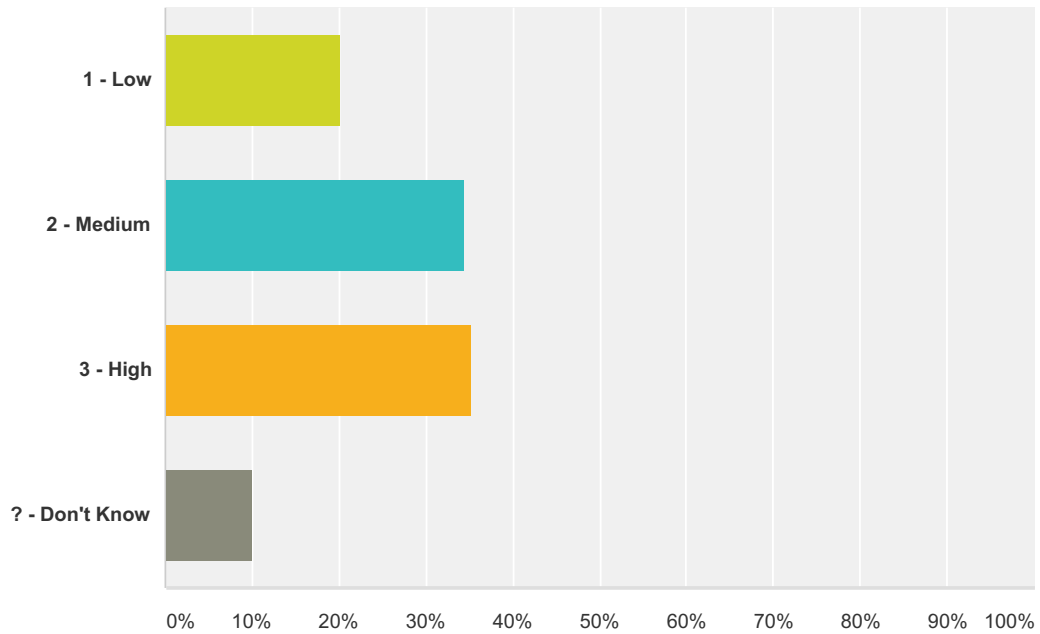
Answered: 482 Skipped: 990



Answer Choices	Responses
1 - Low	9.96% 48
2 - Medium	5.81% 28
3 - High	20.12% 97
? - Don't Know	64.11% 309
Total	482

Q66 Financial assistance for low-income residents for small business expansion and job creation

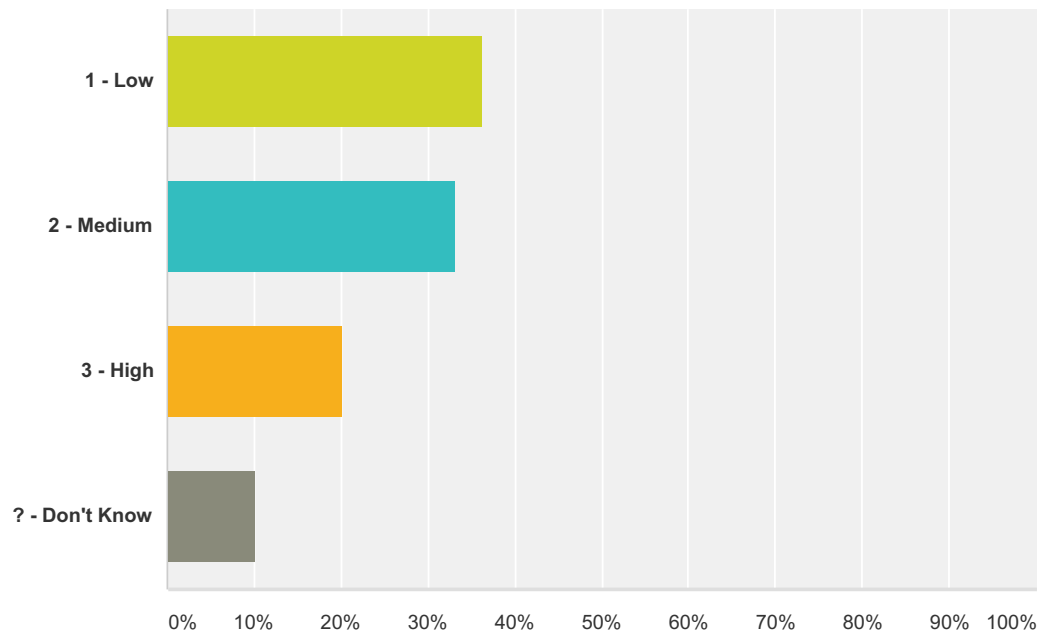
Answered: 1,190 Skipped: 282



Answer Choices	Responses
1 - Low	20.34% 242
2 - Medium	34.37% 409
3 - High	35.29% 420
? - Don't Know	10.00% 119
Total	1,190

Q67 Public improvements to commercial/industrial sites

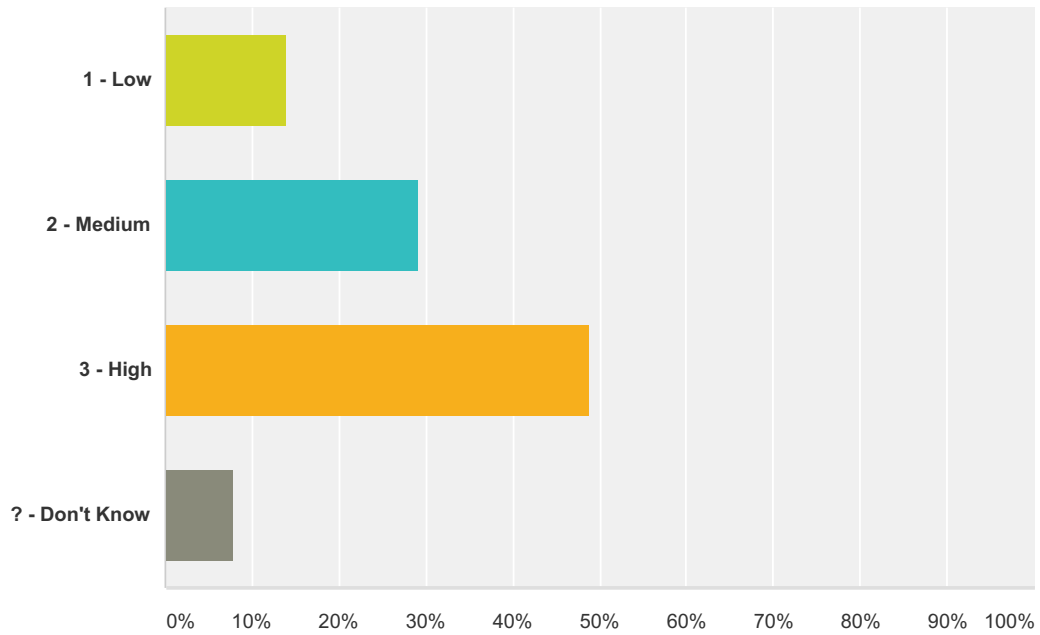
Answered: 1,185 Skipped: 287



Answer Choices	Responses	
1 - Low	36.37%	431
2 - Medium	33.16%	393
3 - High	20.25%	240
? - Don't Know	10.21%	121
Total		1,185

Q68 Job training for the homeless

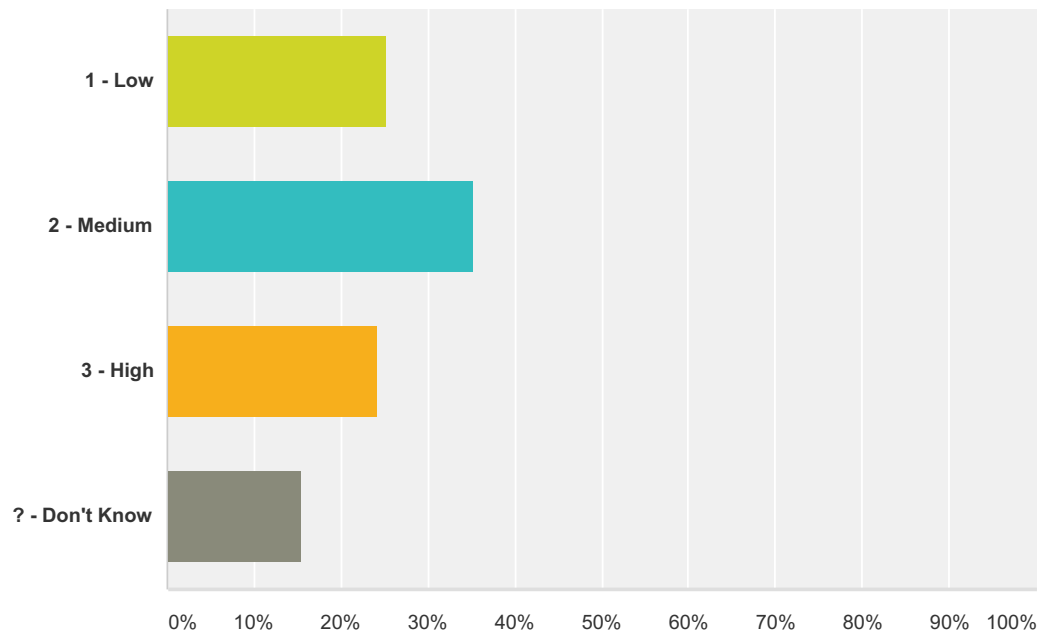
Answered: 1,181 Skipped: 291



Answer Choices	Responses	
1 - Low	13.97%	165
2 - Medium	29.30%	346
3 - High	48.77%	576
? - Don't Know	7.96%	94
Total		1,181

Q69 Microenterprise assistance for small business expansion (5 or fewer employees)

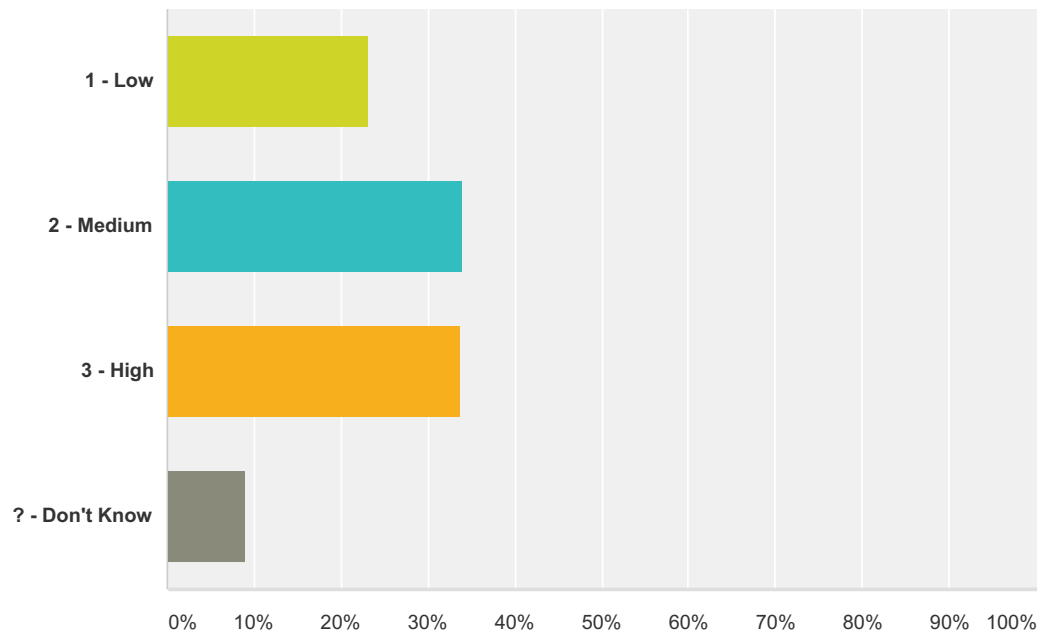
Answered: 1,181 Skipped: 291



Answer Choices	Responses	
1 - Low	25.23%	298
2 - Medium	35.22%	416
3 - High	24.13%	285
? - Don't Know	15.41%	182
Total		1,181

Q70 Storefront improvements in low-income neighborhoods

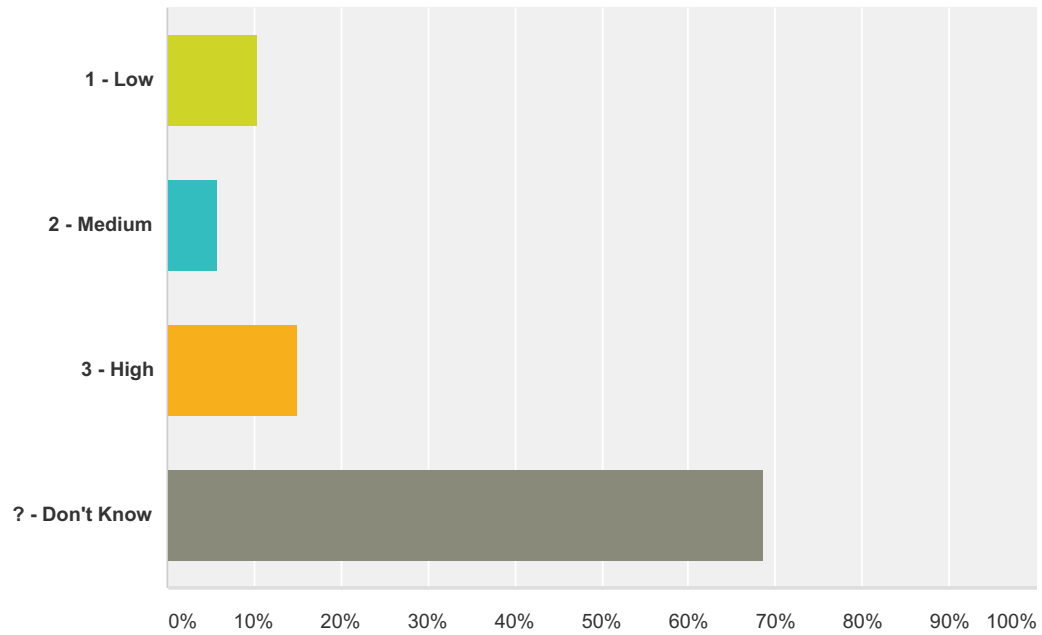
Answered: 1,178 Skipped: 294



Answer Choices	Responses	
1 - Low	23.09%	272
2 - Medium	34.04%	401
3 - High	33.87%	399
? - Don't Know	9.00%	106
Total		1,178

Q71 Other(s):

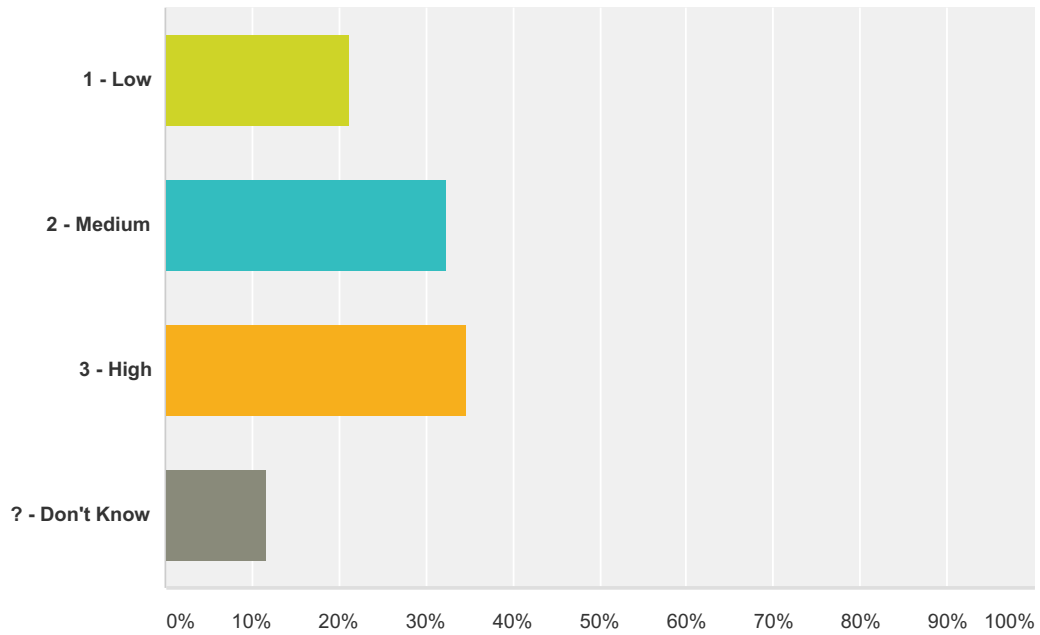
Answered: 446 Skipped: 1,026



Answer Choices	Responses	
1 - Low	10.54%	47
2 - Medium	5.83%	26
3 - High	15.02%	67
? - Don't Know	68.61%	306
Total		446

Q72 Water/sewer improvements

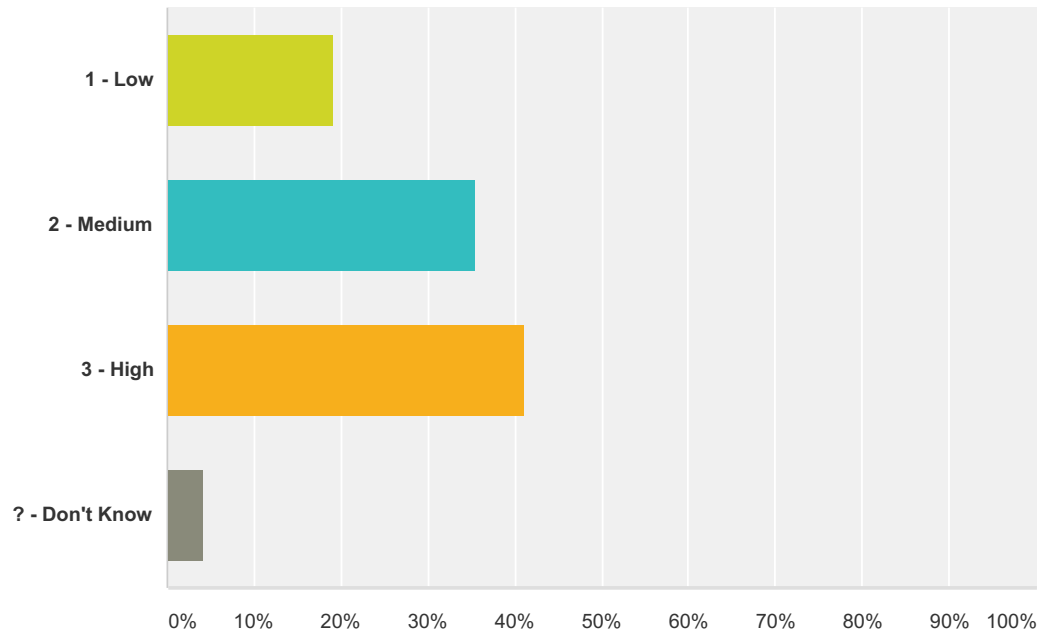
Answered: 1,178 Skipped: 294



Answer Choices	Responses
1 - Low	21.31% 251
2 - Medium	32.34% 381
3 - High	34.72% 409
? - Don't Know	11.63% 137
Total	1,178

Q73 Street improvements

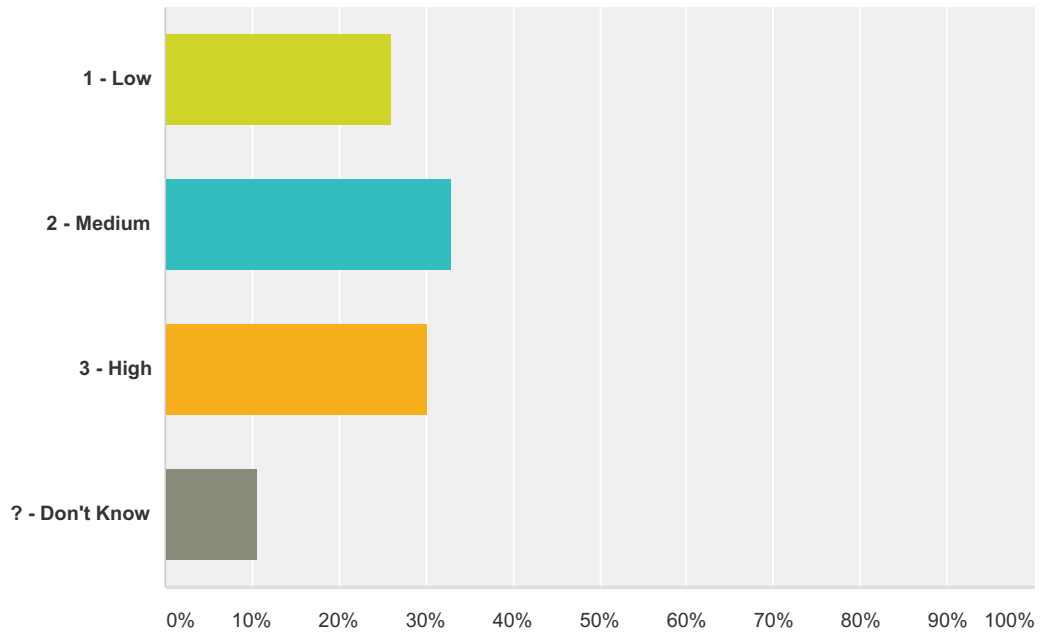
Answered: 1,189 Skipped: 283



Answer Choices	Responses	
1 - Low	19.26%	229
2 - Medium	35.41%	421
3 - High	41.13%	489
? - Don't Know	4.21%	50
Total		1,189

Q74 Stormwater and drainage improvements

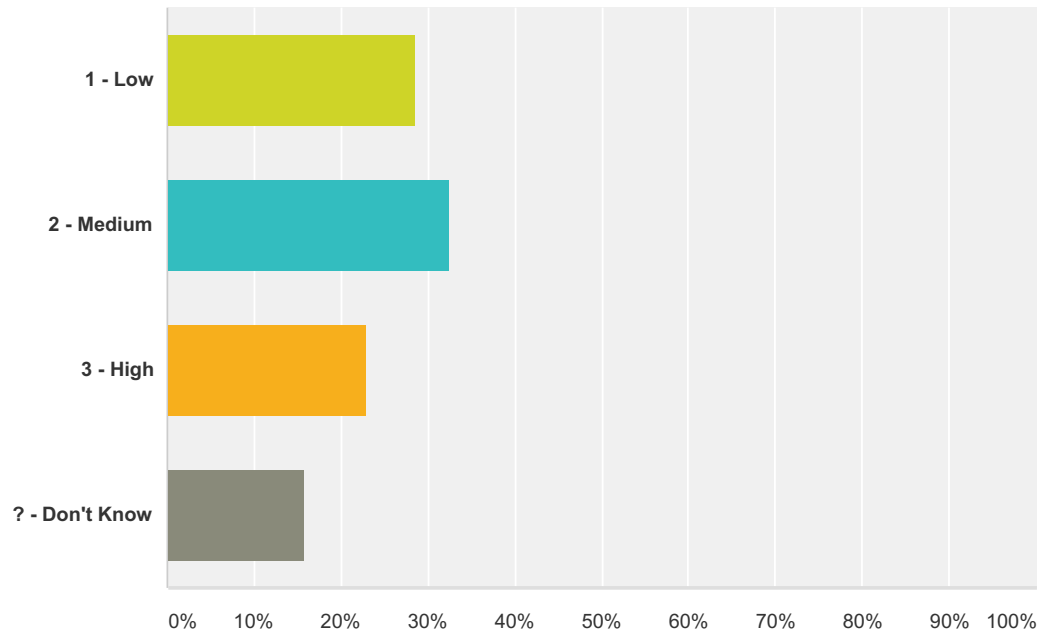
Answered: 1,177 Skipped: 295



Answer Choices	Responses	
1 - Low	26.17%	308
2 - Medium	32.97%	388
3 - High	30.25%	356
? - Don't Know	10.62%	125
Total		1,177

Q75 ADA accessibility to public facilities

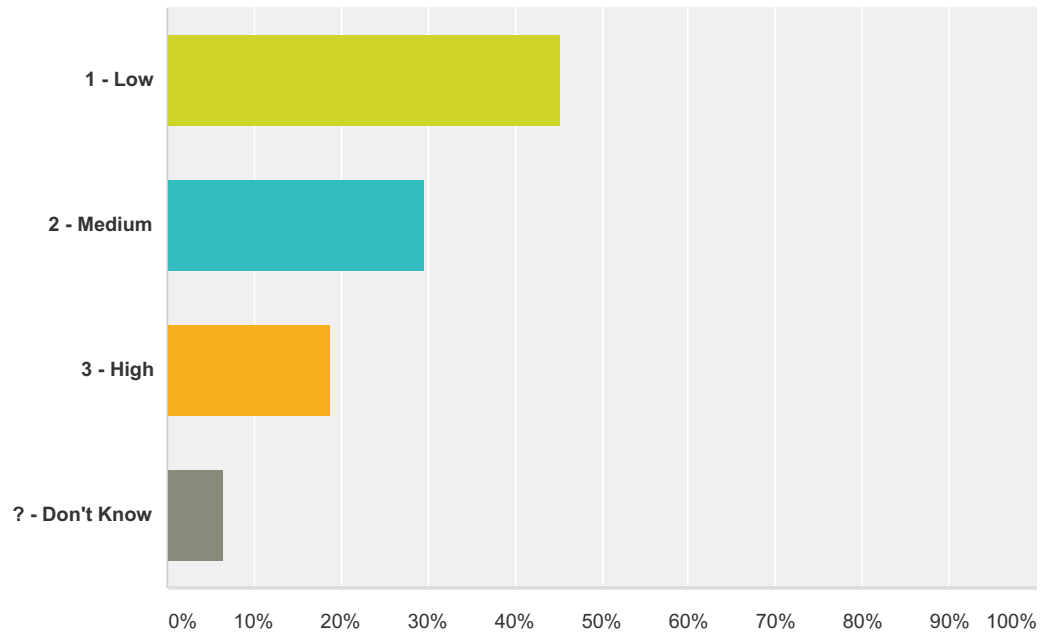
Answered: 1,175 Skipped: 297



Answer Choices	Responses
1 - Low	28.60% 336
2 - Medium	32.51% 382
3 - High	22.98% 270
? - Don't Know	15.91% 187
Total	1,175

Q76 Public art

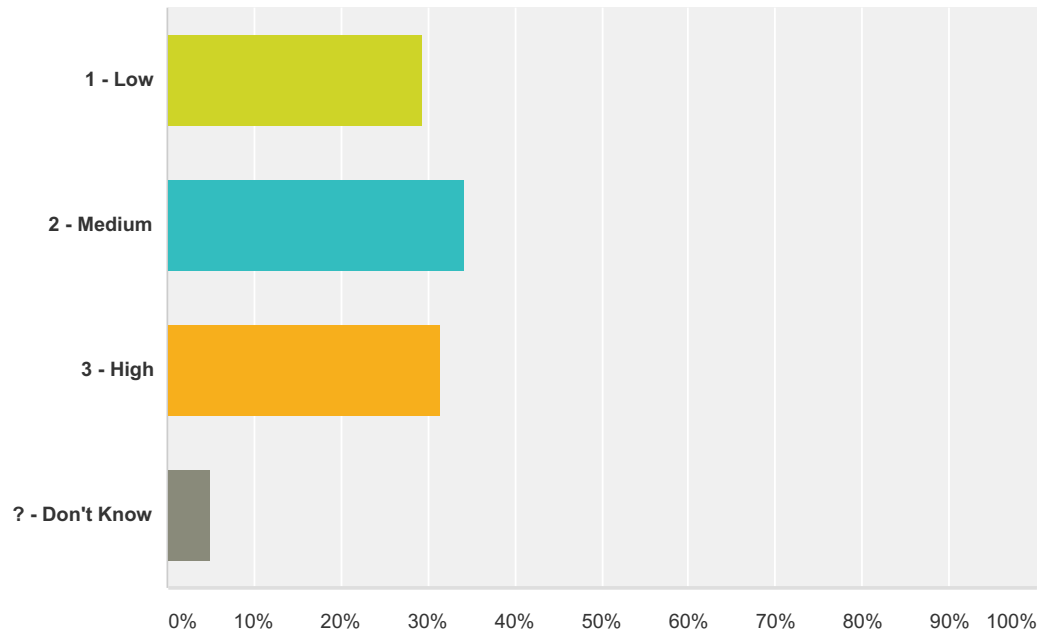
Answered: 1,175 Skipped: 297



Answer Choices	Responses
1 - Low	45.28% 532
2 - Medium	29.62% 348
3 - High	18.72% 220
? - Don't Know	6.38% 75
Total	1,175

Q77 Community gardens

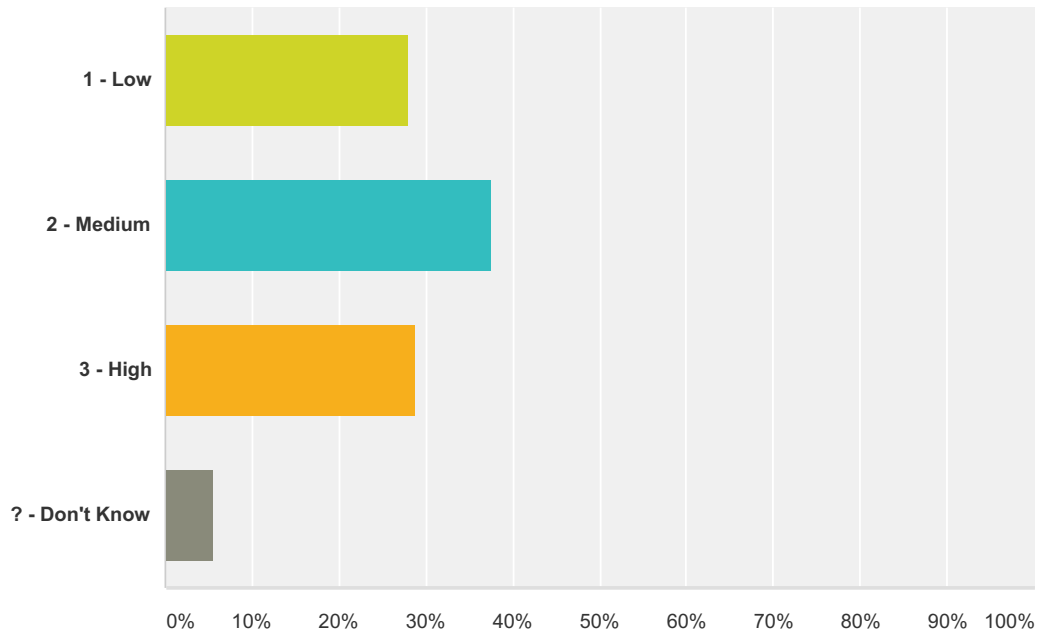
Answered: 1,186 Skipped: 286



Answer Choices	Responses	
1 - Low	29.34%	348
2 - Medium	34.15%	405
3 - High	31.53%	374
? - Don't Know	4.97%	59
Total		1,186

Q78 Trails

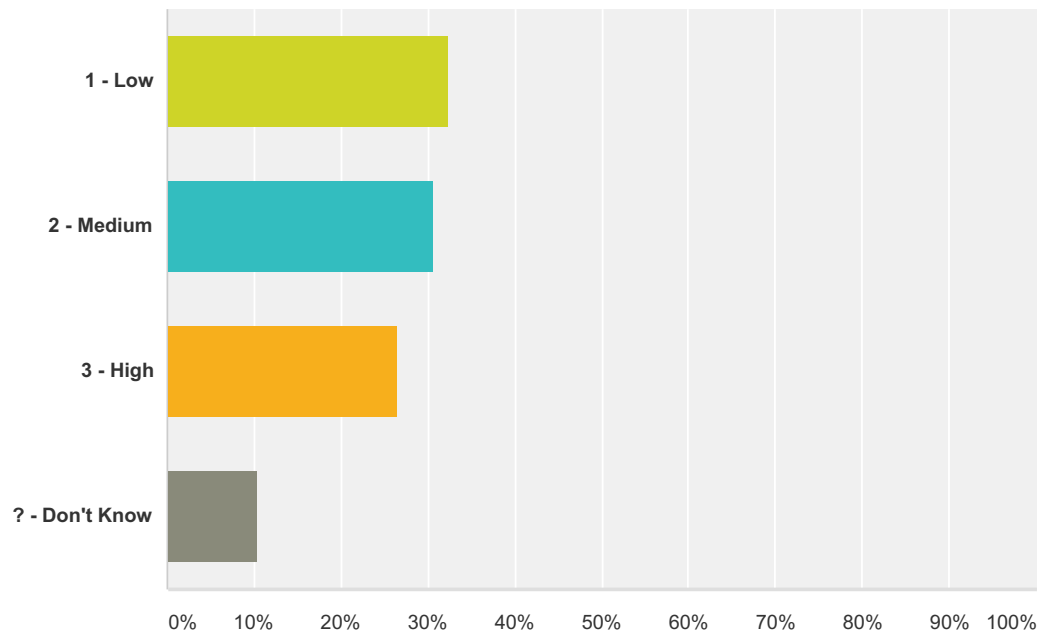
Answered: 1,180 Skipped: 292



Answer Choices	Responses	
1 - Low	27.88%	329
2 - Medium	37.63%	444
3 - High	28.81%	340
? - Don't Know	5.68%	67
Total		1,180

Q79 Acquisition and clearance of vacant lots

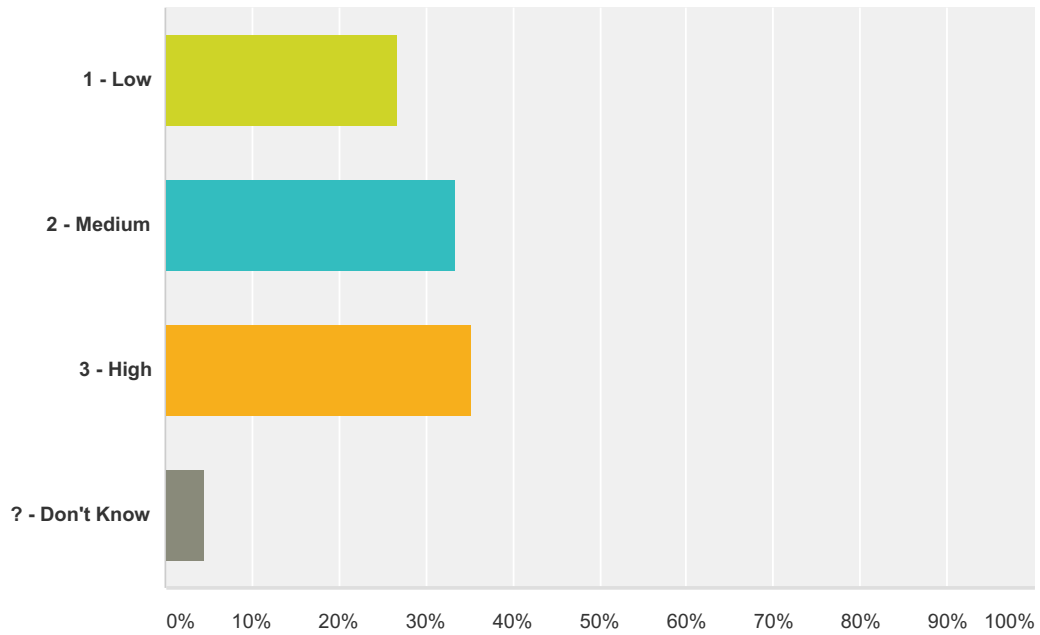
Answered: 1,173 Skipped: 299



Answer Choices	Responses	
1 - Low	32.40%	380
2 - Medium	30.78%	361
3 - High	26.43%	310
? - Don't Know	10.40%	122
Total		1,173

Q80 Sidewalk improvements

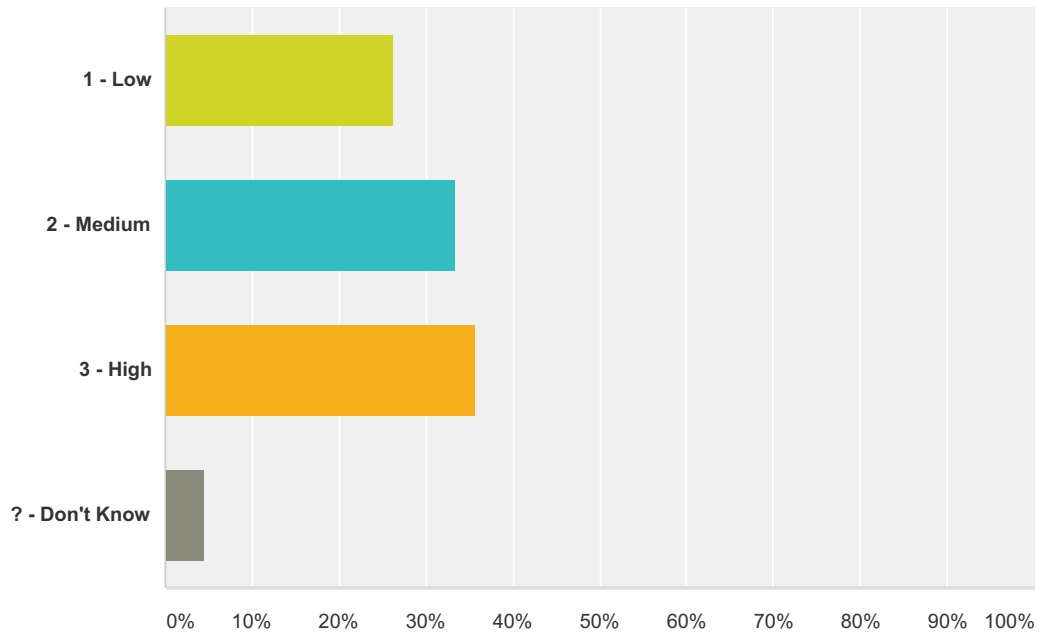
Answered: 1,174 Skipped: 298



Answer Choices	Responses
1 - Low	26.66% 313
2 - Medium	33.48% 393
3 - High	35.18% 413
? - Don't Know	4.68% 55
Total	1,174

Q81 Lighting improvements

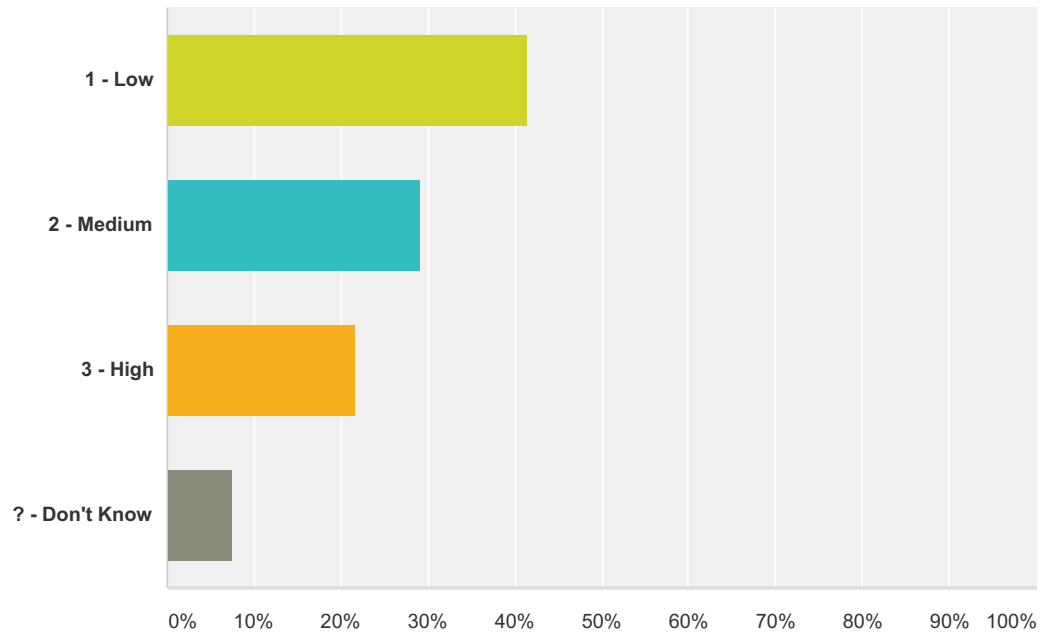
Answered: 1,177 Skipped: 295



Answer Choices	Responses
1 - Low	26.25% 309
2 - Medium	33.47% 394
3 - High	35.68% 420
? - Don't Know	4.59% 54
Total	1,177

Q82 Neighborhood signage

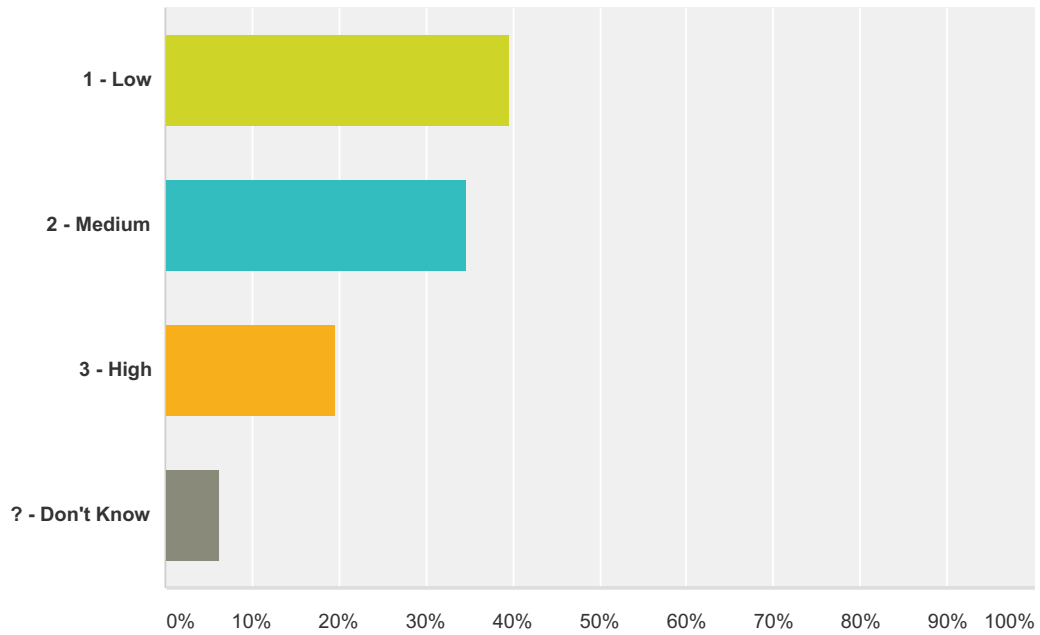
Answered: 1,167 Skipped: 305



Answer Choices	Responses	
1 - Low	41.56%	485
2 - Medium	29.22%	341
3 - High	21.68%	253
? - Don't Know	7.54%	88
Total		1,167

Q83 Landscaping improvements

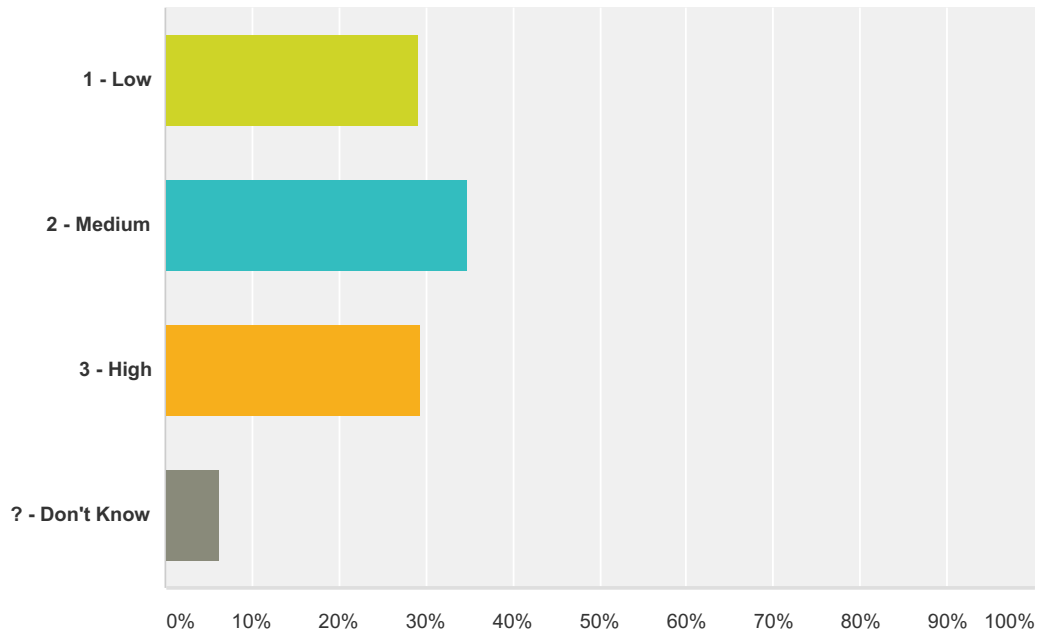
Answered: 1,172 Skipped: 300



Answer Choices	Responses
1 - Low	39.59% 464
2 - Medium	34.56% 405
3 - High	19.54% 229
? - Don't Know	6.31% 74
Total	1,172

Q84 New or renovated playgrounds

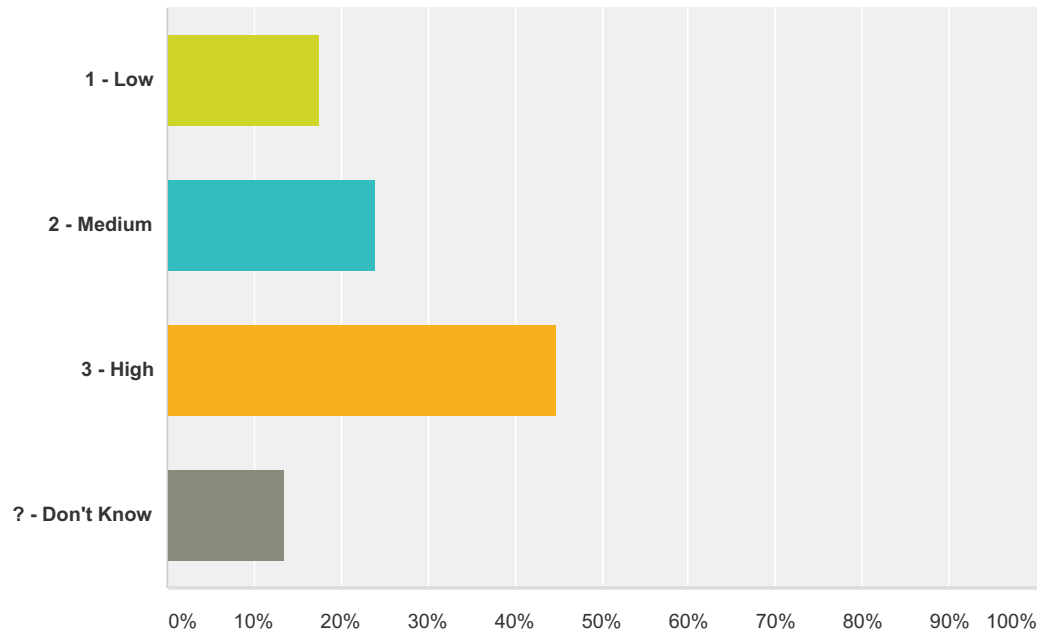
Answered: 1,166 Skipped: 306



Answer Choices	Responses
1 - Low	29.33% 342
2 - Medium	34.91% 407
3 - High	29.42% 343
? - Don't Know	6.35% 74
Total	1,166

Q85 Cleanup of contaminated sites

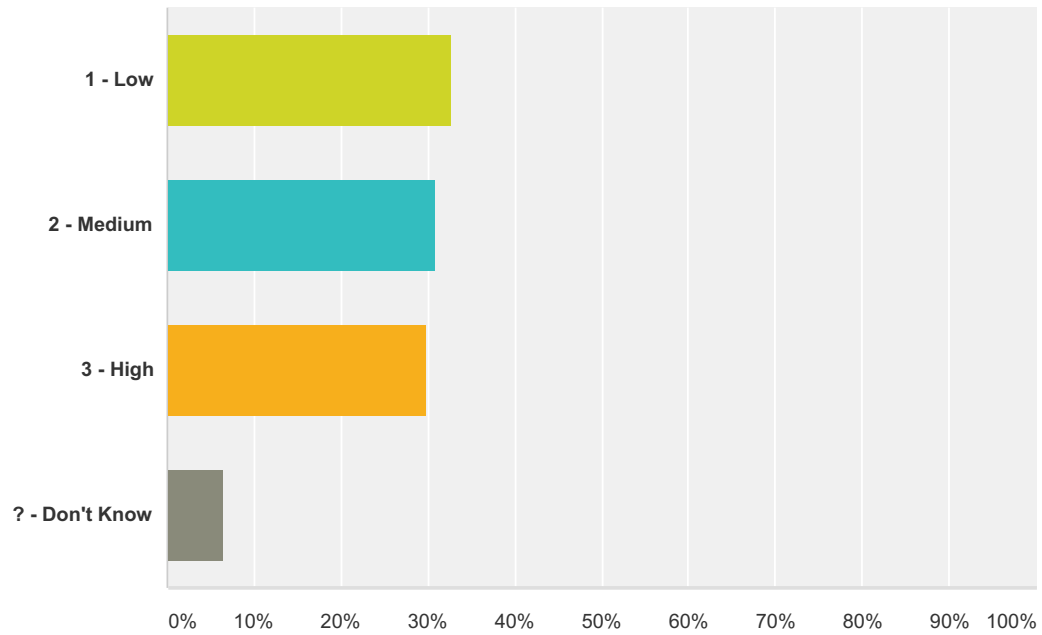
Answered: 1,175 Skipped: 297



Answer Choices	Responses	
1 - Low	17.53%	206
2 - Medium	23.91%	281
3 - High	44.94%	528
? - Don't Know	13.62%	160
Total		1,175

Q86 Slowing traffic speed

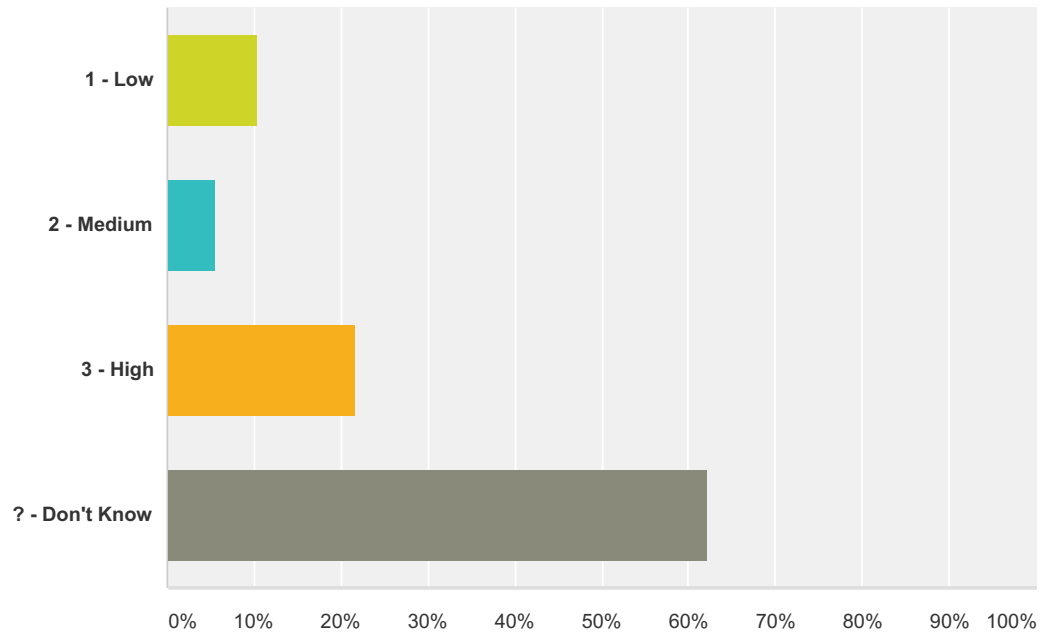
Answered: 1,178 Skipped: 294



Answer Choices	Responses	
1 - Low	32.77%	386
2 - Medium	30.90%	364
3 - High	29.80%	351
? - Don't Know	6.54%	77
Total		1,178

Q87 Other(s):

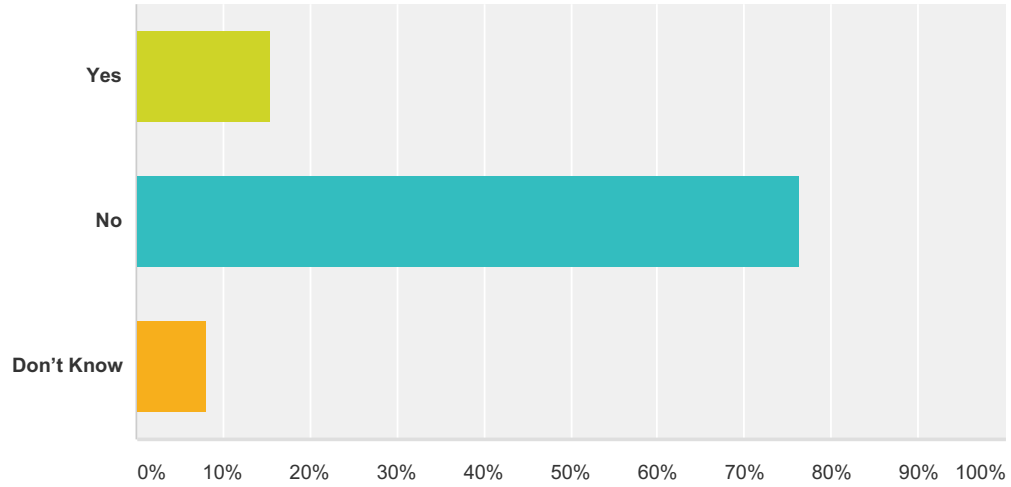
Answered: 478 Skipped: 994



Answer Choices	Responses	
1 - Low	10.46%	50
2 - Medium	5.65%	27
3 - High	21.76%	104
? - Don't Know	62.13%	297
Total		478

Q88 Have you ever personally experienced housing discrimination? If yes, please continue on to Question #2. If no, please skip to Question #10.

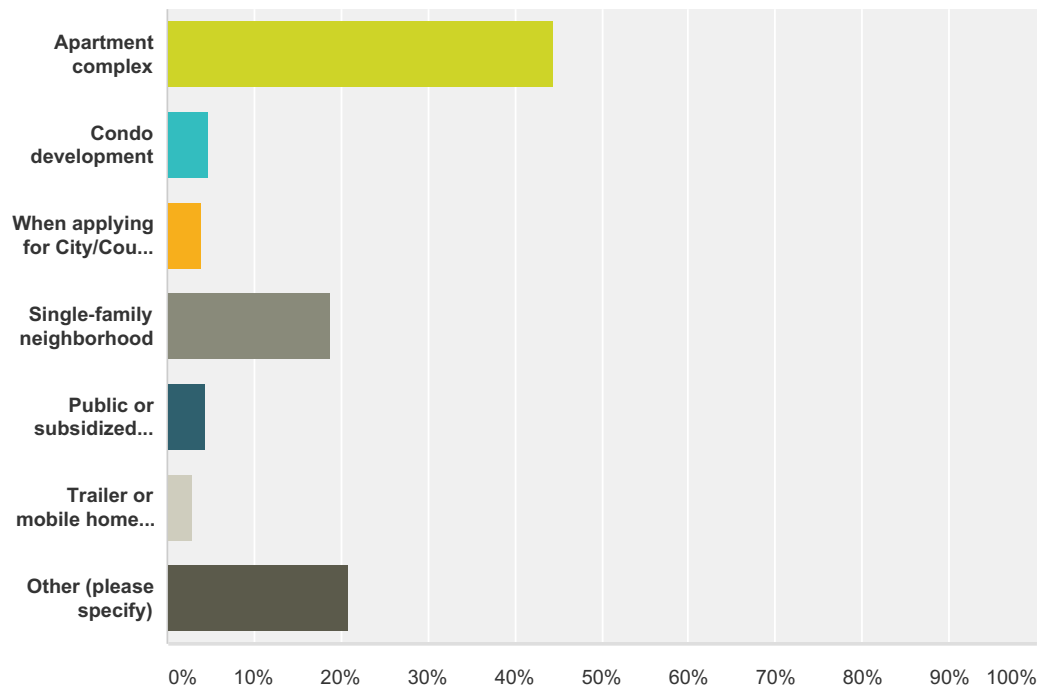
Answered: 1,240 Skipped: 232



Answer Choices	Responses
Yes	15.48% 192
No	76.37% 947
Don't Know	8.15% 101
Total	1,240

Q89 Where did the act of discrimination occur?

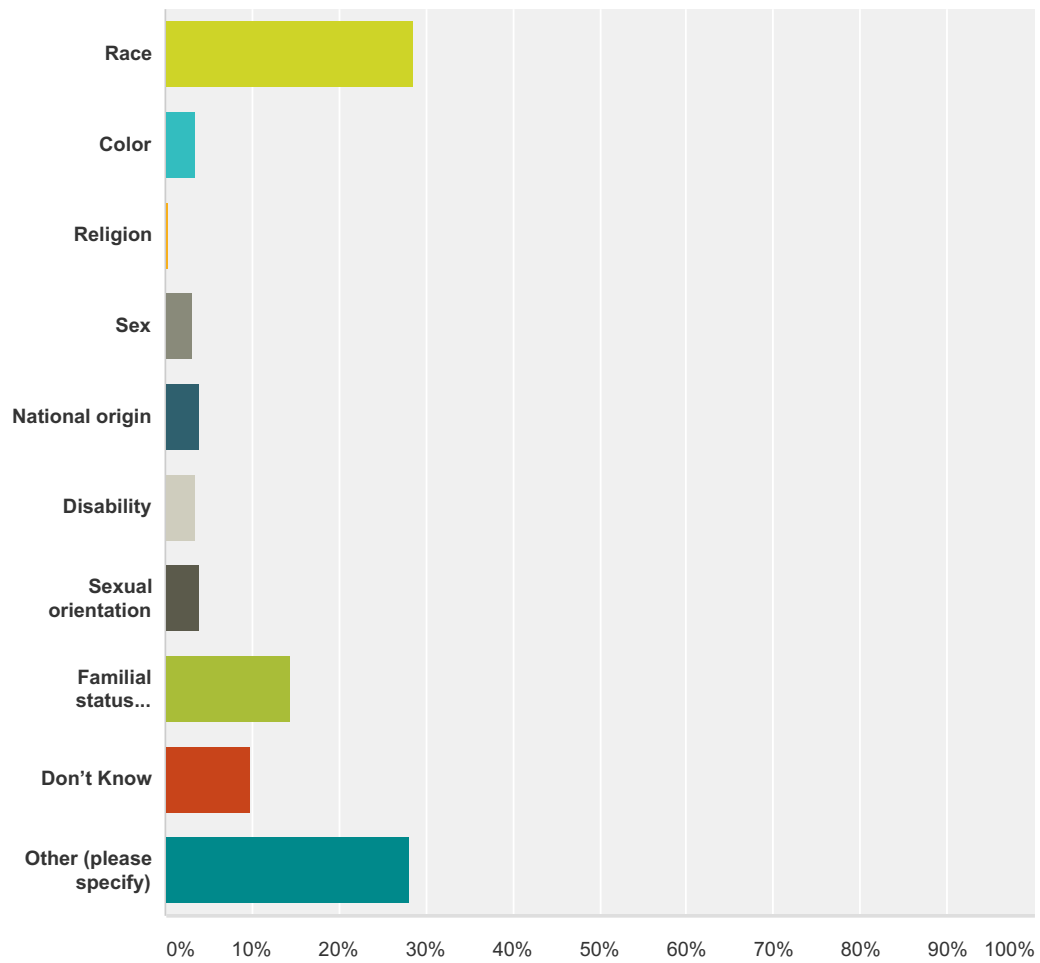
Answered: 207 Skipped: 1,265



Answer Choices	Responses
Apartment complex	44.44% 92
Condo development	4.83% 10
When applying for City/County programs	3.86% 8
Single-family neighborhood	18.84% 39
Public or subsidized housing project	4.35% 9
Trailer or mobile home park	2.90% 6
Other (please specify)	20.77% 43
Total	207

Q90 On what basis do you believe you were discriminated against?

Answered: 223 Skipped: 1,249



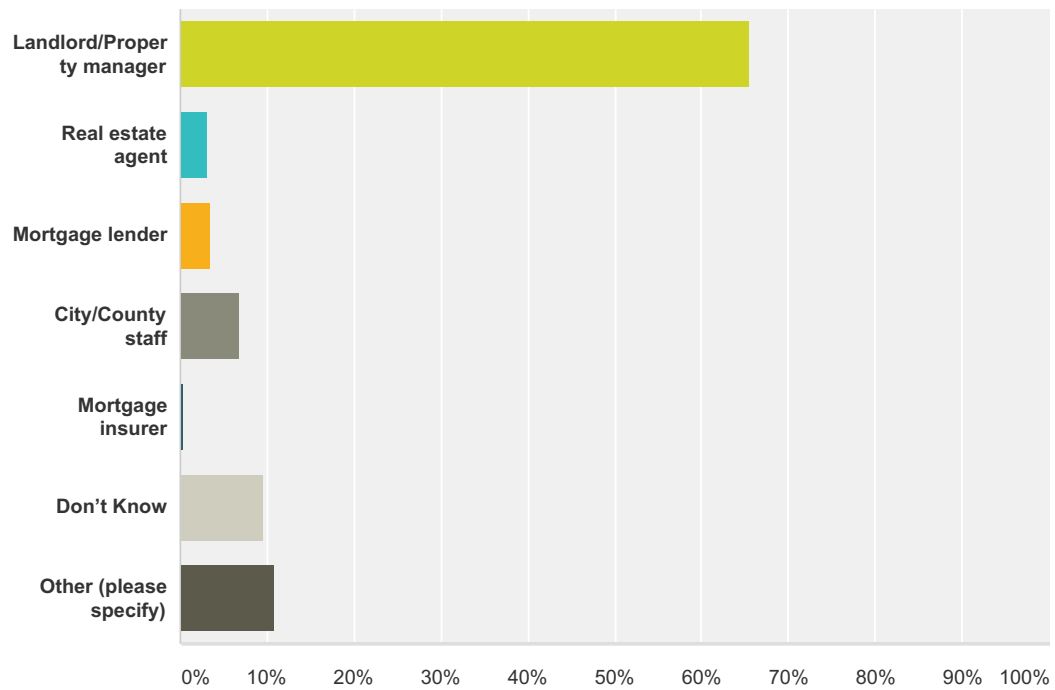
Answer Choices	Responses
Race	28.70% 64
Color	3.59% 8
Religion	0.45% 1
Sex	3.14% 7
National origin	4.04% 9
Disability	3.59% 8
Sexual orientation	4.04% 9
Familial status (families with children under 18)	14.35% 32
Don't Know	9.87% 22

County and Cities of Santa Clara Regional Needs Survey of 2015 - 2020 Consolidated Plan

Other (please specify)	28.25%	63
Total		223

Q91 Who do you believe discriminated against you?

Answered: 220 Skipped: 1,252



Answer Choices	Responses
Landlord/Property manager	65.45% 144
Real estate agent	3.18% 7
Mortgage lender	3.64% 8
City/County staff	6.82% 15
Mortgage insurer	0.45% 1
Don't Know	9.55% 21
Other (please specify)	10.91% 24
Total	220

Q92 Do you have any other comments, questions, or concerns?

Answered: 186 Skipped: 1,286

Q93 If you would like to receive updates on this planning process, please provide your email address.

Answered: 204 Skipped: 1,268

City of Mountain View

2015 - 2020 Consolidated Plan

Summary of Community Needs Forums

February 2015

Prepared by:



In coordination with:



Overview

In collaboration with the City of Mountain View (City) staff and the MIG/LDC Consultant Team (Consultant Team), the City conducted two Community Needs Forums to solicit public input on community-wide priorities, issues, and opportunities. The community forums were designed to inform the development of the 2015-2020 Consolidated Plans and to collect public feedback on the level of need for housing and community development improvements that can be addressed through the Consolidated Plan process. The community forums were held on September 25 and October 23, 2014.

The City of Mountain View collaborated with the Cities of San Jose, Gilroy, Mountain View, Cupertino, Palo Alto, Santa Clara and Sunnyvale, and the Santa Clara Urban County in hosting the September 25, 2014 forum, which was one of three regional meetings held throughout the County to get input on housing and community development needs¹.

Mountain View and the other participating jurisdictions receive entitlement funding (i.e., non-competitive, formula funds) from the U.S. Department of Housing and Urban Development (HUD). By federal law, each jurisdiction is required to submit to HUD, a five-year Consolidated Plan and Annual Action Plans listing priorities and strategies for the use of federal funds.

These plans are road maps that define how Mountain View will use their federal funds to meet their housing and community development needs. The plans identify the different housing and community development programs, their purpose and goals, and the amount of funding they will receive to help achieve their goals.

Public participation plays an important role in the development of the plans. The public forums were conducted as part of a collaborative regional approach to help Mountain View make data-driven, place-based investment decisions on use of the federal funds. The City of Mountain View held one community and one regional public forum to help identify regional and community needs and priorities for the next five years. Fifty-seven (57) members of the general public, service providers, non-profit representatives, and interested stakeholders attended the community forums. The public input collected during each forum has been analyzed in this summary report.

This report summarizes the Mountain View's Community Needs Forums in four sections:

I. Community Needs Forum Process

II. Key Findings

III. HUD Bucks Activity: Top Three Spending Categories

IV. Small Group Breakout Discussions

¹ The Santa Clara Urban County, also known as the "Urban County", include the unincorporated areas within Santa Clara County in addition to seven small jurisdictions: the Cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga.

I. Community Needs Forum Process

In September and October 2014, the City of Mountain View hosted two Community Needs Forums to engage the public and local stakeholders in shaping their 2015-2020 Consolidated Plan. The forums were held in Mountain View City Hall and scheduled on different days of the week and at different times of day, one afternoon forum and one evening forum, to allow maximum flexibility for participants to attend. Table 1 contains the dates, times, and locations of each community forum.

The purpose of these interactive, two-hour community forums was to gather public input on the needs and barriers with respect to the following categories: **1) community facilities, 2) community services, 3) economic development, 4) housing, and 5) infrastructure and neighborhood improvements.**

The community forums began with a welcome and introduction, followed by a review of the forum’s agenda, the purpose of the Consolidated Plan, and the goals of the public forums. Next, forum attendees participated in an introductory PowerPoint presentation on the Consolidated Plan which included an overview of the Plan process, programs funded through HUD grants, what types of programs and projects can be funded, historical allocations, and recent projects.



Community Needs Forum attendees listened actively during small group discussions.

Forum attendees then participated in an “open house” gallery walk of the “HUD Bucks” display boards. The “HUD Bucks” activity was designed to assess the community’s spending priorities. The audience was then divided into small group breakout sessions to discuss community needs and fair housing. The final part of the meeting included a report back, in which participants summarized the small group discussions. The meeting closed with final comments and next steps.

To solicit additional input and as an alternative to attending the forums, a community needs survey was disseminated to identify needs and to inform investment priorities over the next five years.

Approximately 80 surveys were collected from respondents that identified themselves as residents of the City of Mountain View.

Table 1: Snapshot of Community Forums

Regional Forum	Date	Time	Number of Attendees	Forum Address
1	Thursday, September 25, 2014	2:00pm - 4:00pm	43	Mountain View City Hall, 500 Castro Street, 2 nd Floor Plaza Conference Room Mountain View, CA 94041
2	Thursday, October 23, 2014	6:30pm-8:30pm	14	Mountain View City Hall, 500 Castro Street, 2 nd Floor Plaza Conference Room Mountain View, CA 94041
Total Attendees			57	

II. Key Findings

The diversity of participants and organizations that attended the community forums led to a nuanced awareness of the housing and community improvement needs across Mountain View. This section highlights key findings and ideas raised during the small group discussions organized by issue area. The key findings are based on the most frequently discussed needs, issues and priorities that were shared by community forum participants.

Need for Affordable Rental Housing. The majority of community forum participants identified the need to increase affordable rental housing inventory as a high priority within the County. Several community forum participants noted that very low- and extremely low-income households cannot afford average rental rates in the City.

Need to Increase Services for the Homeless. According to the January 2014 Point in Time count, 74% of homeless persons are unsheltered and 26% are sheltered. Emergency and transitional housing, comprehensive services at homeless encampments (e.g., basic shelter facilities, health care referrals), and rental assistance programs for the homeless were frequently identified by participants as critical needs. Several participants recommended instituting mobile services for the homeless (e.g., showers, laundry facilities, health care vans) to meet the increased demand.

Need for Support Services for Seniors. Local service providers who attended the community forums stressed the importance of increasing safety net programs for seniors. Nutrition and food assistance programs, transportation services, recreational programs to reduce senior isolation, and general case management services are needed to address challenges faced by the City's growing senior population.

Need for Senior Housing. Many elderly residents face a unique set of housing needs, mostly due to physical limitations, lower household incomes, and/or health care costs. The need to address the affordable housing shortage facing seniors in Mountain View was a common discussion topic. Forum participants noted that elderly renters experience numerous housing issues, including overpaying for housing (i.e., spending more than 30 percent of their income on housing costs) and rental units in disrepair.

Need for Increased Youth Services. Forum participants called attention to the need for expanded services to support youth and young adults. Programs to address homelessness and housing, support job training and mentoring, and deliver recreational opportunities to youth were frequently identified as key needs.

Need for Legal Services. Several service providers noted the need to expand the provision of free or low-cost legal services for vulnerable populations including seniors, immigrants and low-income families. The need for coordinated case management was reported as a key issue by service providers. Education for tenants and landlords was identified as vital need to prevent illegal evictions and address housing discrimination.

Need for Transportation Services. Local service providers at each of the Mountain View forums highlighted the lack of affordable and accessible transportation services throughout the County. Programs to augment public transit, paratransit, and senior transit services were cited as necessities.

III. HUD Bucks Activity: Top Three Spending Priorities

Through a fifteen minute gallery walk activity, participants interacted with large display boards in which they were asked to think critically about community spending priorities in Mountain View. Each display board represented a separate issue area including community facilities, community services, economic development, housing, and infrastructure and neighborhood improvement. Participants were given “HUD Bucks” (based on the Housing and Urban Development department) to spend on programs they support within each issue area. Participants received \$200 “HUD Bucks”, in order to prioritize specific facilities, services, programs, and improvements within each respective category.

Through this activity, participants were challenged to prioritize how they would spend a limited amount of “HUD Bucks” to address numerous issues and needs in the City. The activity functioned as a budgeting exercise for participants to experience how federal funds are distributed amongst various programs, projects and services.

The display boards limited the amount of “HUD Bucks” that could be spent for each issue area. Directions to participants were to spend the \$200 “HUD Bucks” amount relatively evenly between each issue area. However, because HUD enforces a 15% cap on public service dollars, the community services board included a limit of \$30 “HUD Bucks” to reflect this cap. It should be noted that the infrastructure and housing boards both had a Fair Housing category which may account for higher “HUD Bucks” allocations for fair housing. Table 2 depicts the top three overall spending priorities for all the forums combined. Table 3 depicts the top three overall spending priorities for each community forum.




Table 2: Top Three Overall Spending Priorities by Issue Area

Priority	Community Facilities	Priority	Community Services
1	Homeless Facilities	1	Homeless
2	Senior Centers	2	Senior Activities
3	Parks & Recreation Facilities	3	Legal

Priority	Economic Development	Priority	Housing
1	Employment Training	1	Affordable Rental
2	Job Creation/Retention	2	Senior
3	Small Business Loans	3	Permanent Supportive

Priority	Infrastructure/Neighborhood Improvements
1	Fair Housing
2	Streets/Sidewalks
3	ADA

Table 3: Top Three Spending Priorities by Community Forum

KEY:  Highest Priority  Second Highest Priority  Third Highest Priority					
Mountain View 9/25/2014		HUD Bucks	Mountain View 10/23/2014		HUD Bucks
Community Facilities					
Senior Centers		41	Parks & Recreation Facilities		20
Homeless Facilities		39	Homeless Facilities		14
Healthcare Facilities		18	Senior Centers		11
Community Services					
Homeless		21	Homeless		8
Legal		14	Youth Services		7
Transportation		13	Senior Activities		6
Economic Development					
Employment Training		45	Employment Training		28
Job Creation/Retention		38	Job Creation/Retention		15
Small Business Loans		18	Small Business Loans		7
Housing					
Affordable Rental		58	Affordable Rental		33
Senior		39	Permanent Supportive		7
Permanent Supportive		26	Homeownership		7
Infrastructure/Neighborhood Improvements					
Fair Housing		35	Fair Housing		25
Streets/Sidewalks		21	Water/Sewer		9
ADA		18	Community Gardens		9

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IV. Small Group Breakout Discussions

Using an interactive approach, facilitators encouraged participants to think critically about housing issues and community improvement needs in Mountain View. Small group participants discussed and identified important needs and priorities within their local communities and across Santa Clara County. During the small group discussions, participants contributed creative and thoughtful responses to the following questions:

Community Needs:

- **What are the primary needs associated with each issue area?**

Issue Areas:

- Community Facilities
 - Community Services
 - Economic Development
 - Housing
 - Infrastructure and Neighborhood Improvements
- **What services and facilities are currently in place to effectively address these needs?***
 - **What gaps in services and facilities remain?***

Fair Housing:

- **Have you (or someone you know) experienced discrimination in housing choice, whether accessing rental housing or in purchasing a residence?*****
- **What did you, or would you do, if you were discriminated against in housing choice?*****

*Questions asked only during 9/25/2014 community forum.

**Questions asked only during 10/23/2014 community forum.



Small group participants discussed community needs during the Community Needs Forum in Mountain View.

THURSDAY, SEPTEMBER 25, 2014 – MOUNTAIN VIEW CITY HALL

Attendees: (43) **Address:** 500 Castro Street, Mountain View, CA 94041 **Time:** 2:00 – 4:00pm

1. What are the primary needs associated with each issue area?

Housing

- Establish safe, permanent, and affordable housing for seniors
- Provide eviction prevention services
- Ensure 30% of housing stock is affordable housing
- Provide support services for at-risk individuals to retain housing and become self-sufficient
- Ensure suitable living conditions for all people regardless of income level
- Develop housing for displaced LGBT individuals (primarily those with HIV or AIDS)
- Provide family and workforce housing for low-income residents

Community Services

- Assist vulnerable populations (e.g., seniors, homeless individuals and veterans) in navigating complex benefit structures
- Expand available senior services such as nutrition, housing and social inclusion programs
- Expand legal services for seniors
- Offer transit vouchers to help reduce the cost of transportation for seniors
- Ensure transportation is accessible, affordable, and frequent
- Improve caregiver support services for seniors
- Provide safe and engaging after school programs (e.g., recreation programming, sports)
- Increase the amount of summer programs for children
- Inform parents about safe routes to school program
- Develop cyclist safety education program
- Expand access to healthcare
- Provide early childcare assistance
- Pressure developers to subsidize services such as transportation

Community Facilities

- Expand services offered by senior centers, particularly for low-income seniors
- Offer community gardens for seniors
- Address lack of homeless facilities in northern County
- Improve facilities to be energy efficient and accessible by transit

Economic Development

- Create and fund job training and vocational programs
- Provide economic development assistance for small businesses outside of the technology sector
- Create low-skilled worker education program
- Develop employee apprenticeships and mentoring

Infrastructure and Neighborhood Improvement Services

- Improve bike transportation infrastructure
- Calm traffic along major pedestrian corridors

- Encourage walking and biking among residents
- Prioritize environmental sustainability as a key issue

2. What services and facilities are currently in place to effectively address these needs?

Community Services

- Community Health Awareness Council (CHAC)
- Alzheimer’s caregiver assistance training
- Community Services Agency: Emergency Rental Assistance, Food Pantry
- Mountain View Dreamers

Housing

- Service providers are able to assist those in need of housing
- Referral services for low income households
- Fair housing services should be expanded to inform tenants of their rights and to prevent evictions

3. What gaps in services and facilities remain?

Community Services

- Increase funding for elder abuse services
- Expand and preserve funding for case management services
- Improve senior centers which are critical for delivering services to low income seniors
- Inform the public of which services are available across the city
- Address lack of funding for mental healthcare services
- Provide funding for youth services
 - Develop arts and enrichment programs
 - Support services to help at-risk youth become self-sufficient (e.g., mental health programs, career training)
- Establish strong partnerships with schools and community groups
- More transportation options are needed for seniors and lower income families
- Establish homeless prevention programs
- Develop intergenerational programs and services
- Expand decentralized transportation services to increase accessibility
- Provide door to door services for seniors and disabled persons (e.g., food delivery programs)
- Offer support services to homeless students working towards their education

Economic Development

- Educate residents about age discrimination in the workplace
- Provide small business assistance for undocumented workers
- Create vocational training program for homeless
- Support efforts to place women into science, technology, engineering, and mathematics (STEM) fields
- Enhance workforce development programs targeted towards at-risk populations

Housing

- Promote fair housing services to help inform tenants of their rights
- Address people discharged from assisted living or convalescent homes that have nowhere to go
- Provide rental housing repairs
- Address tenant exploitation by property manager/owner(s)
- Address Section 8 fair housing issues
- Encourage housing rehabilitation for multifamily homes
- Support and invest in the creation/ retrofits of energy efficient housing
- Provide affordable rental housing
 - Provide rent stabilization for at-risk families
 - Reduce rents to a reasonable percentage of income
- Address overcrowding (e.g., garage conversions)
- Provide eviction prevention services
- Connect senior housing to community services
- Address high cost of land in Mountain View and Santa Clara County
- Expand the availability of senior affordable housing and reduce time spent on wait list
- Use tax increment financing for new development (see Vancouver example of value capture)

Infrastructure and Neighborhood Improvement Services

- Improve land use connections between residential areas and neighborhood-serving retail/commercial centers
- Ensure convenient access to parks and open space in Mountain View
- Build safe crosswalks and sidewalks for pedestrians
- Expand ADA curb improvements
- Improve outdoor recreational trails and paths

THURSDAY, OCTOBER 23, 2014 – MOUNTAIN VIEW CITY HALL

Attendees: (14) **Address:** 500 Castro Street, Mountain View, CA 94041 **Time:** 6:30 – 8:30pm

1. What are the primary needs associated with each issue area?

Housing

- Address homeless needs across the city and dedicate funding to provide permanent supportive housing for homeless individuals
- Expand Transition Age Youth (TAY) housing programs
- Provide safe, stable and affordable housing at all income levels
- Develop citywide programs to address the growing number of families and children living on the streets
- Stabilize and maintain low rents in Mountain View
- Enhance outreach to chronically homeless to better understand their needs
- Subsidize housing to prevent displacement for long term tenants
- Address the growing number of seniors moving out of Mountain View in 2013 due to rising cost of living
- Replicate the model created through Cupertino's rotating shelter program
- Improve conditions and governance guidelines of mobile home communities
- Develop programs to maintain and rehabilitate dilapidated properties
- Even the playing field for non-profit developers by providing contingency funds

Community Services

- Develop mobile services for the homeless (e.g., showers and laundry facilities)
- Expand case management services
- Address juvenile delinquency issues through increased intervention and programming
 - Target at-risk teens on probation
 - Address concentration of gang activity at Terra Bella and Alta Vista schools
- Provide safety net services for low-income seniors in Mountain View
- Provide health services for families without insurance
- Expand immigration services to support housing placement, job training and educational classes
- Support collaboration among service providers to reduce duplication of services
- Address County Health Department regulations concerning expiration dates of food so that surplus food can be donated to appropriate organizations
- Provide legal services for seniors
- Develop and provide life-skills training services at low- or no cost to recipients
- Fund and promote existing organizations that provide support services to vulnerable populations
- Provide seniors with accessible and affordable transportation options
- Increase drug intervention for at-risk populations
- Assist food providers with kitchen improvements and commercial kitchen appliance upgrades
- Provide in-home cleaning services for seniors

Community Facilities

- Provide mobile dental and vision facilities for low-income neighborhoods
- Provide organic community gardens for schools
- Address the lack of community facilities for youth and seniors
- Install lights throughout the Rengstorff Park to enhance public safety
- Build public health facilities with multi-purpose rooms to host health fairs and nutrition classes
- Ensure quality and access to libraries within low-income neighborhoods

Economic Development

- Provide job training and placement services (e.g., NOVA, JobTrain, CET)
- Assist job seekers with resume writing and interviewing training
- Create mentorship programs to address juvenile delinquency
- Support business attraction and retention in Mountain View
- Provide the youth of Mountain View with job opportunities and career training
- Use restrictive funding sources wisely to supplement other funding streams

Infrastructure and Neighborhood Improvement Services

- Consider reducing funding for parks because they may be overfunded
- Increase parking availability in low-income areas
- Promote safe neighborhoods through gang prevention measures

2. Have you (or someone you know) experienced discrimination in housing choice, whether accessing rental housing or in purchasing a residence?

General Comments

- Many residents are afraid to report discrimination for fear of retaliation by landlords/ property owners
- Undocumented immigrants experience housing discrimination issues
- Some tenants do not speak English and their children must translate, acting as informal “culture brokers”
 - Contracts and leases are not written in their native language

3. What did you, or would you do, if you were discriminated against in housing choice?

General Comments

- Collaborate with other referral and service organizations to successfully intervene
- Work with case managers to identify the best course of action
- Educate the community and raise awareness of fair housing issues and rights
- Offer presentation on housing rights on-site for tenants
- Refer residents to legal organizations (e.g., Senior Adults Legal Assistance), although assistance is limited due to lack of funding