

# URBAN COUNTY OF SANTA CLARA

## Amended FY15/16 Action Plan

**Public Comment Period: March 26, 2016 – April 26, 2016**



Prepared by the OFFICE OF SUPPORTIVE HOUSING  
Housing and Community Development Division  
3180 Newberry Drive, Suite 150  
San Jose, CA  
Director Ky Le

Tracy Cunningham, Sr. Management Analyst  
E: [Tracy.Cunningham@hhs.sccgov.org](mailto:Tracy.Cunningham@hhs.sccgov.org) T: 408-793-0560

The FY2015-2016 Action Plan is being amended to reprogram CDBG Capital Improvement Funds amongst five (5) participating jurisdiction and the cancellation of four (4) projects.

## **Executive Summary**

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

#### **1. Introduction**

The Santa Clara Urban County (Urban County) includes the unincorporated communities within Santa Clara County (County), in addition to seven small jurisdictions: the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga. The Urban County and the Entitlement Jurisdictions within the County receive federal funding from the U.S. Department of Housing and Urban Development (HUD). These funds include the Community Development Block Grant Program (CDBG), and the HOME Investment Partnerships Program (HOME). The HOME Consortia consists of the cities of Cupertino, Gilroy, and Palo Alto.

HUD requires that entitlement jurisdictions complete a Consolidated Plan every five years. The Consolidated Plan includes an analysis of the jurisdiction's market, affordable housing, and community development conditions. Entitlement jurisdictions must also submit an Annual Action Plan (Annual Plan) to report the distribution of federal entitlement program funding over the Consolidated Plan's five-year period that identifies how funding allocations help meet the goals covered in the Consolidated Plan. Additionally, they are required to complete an Analysis of Impediments to Fair Housing (AI), and Consolidated Annual Performance Evaluation Report (CAPER) to report the Urban County's performance.

Each year the Consolidated Plan is updated through the preparation and adoption of an Annual Action Plan. The Action Plan includes a description of how CDBG funds will be allocated amongst proposed projects. If a project is not included in the Action Plan, CDBG funds may not be utilized for the project. The 2015-2020 Urban County Consolidated Plan and 2015-2016 Annual Action Plan was approved by the Board of Supervisors on May 5, 2015 and was subsequently submitted and approved by HUD.

#### *Proposed Substantial Amendment*

The following summarizes the proposed amendments to the existing projects:

1. Cancel Project No. CDBG-16-01 Morgan Hill Family Apartments (\$660,723)
2. Cancel Project No. PS-16-05 Community Technology Alliance (\$10,000) and reprogram funds to the City of Morgan Hill to finalize improvements to Galvan Park.
3. Cancel Project No. CA-16-41 (\$67,952) and reprogram funds to the City of Morgan Hill to finalize improvements to Galvan Park.

4. Cancel Project No. LG-16-41 (\$77,952) and reprogram funds to the City of Los Altos to finalize ADA ramp improvement project.
5. Change Project No. SA-16-14 (\$77,952) from Theater Restroom Improvements to the Senior Center ADA improvements.

## **2. Summarize the objectives and outcomes identified in the Plan**

The purpose of CDBG funding is to help jurisdictions address their community development needs. CDBG eligible categories are for Public Services, Community and Economic Development, Capital Improvement Projects (CIP) Public Facilities/Infrastructure, and CIP Housing Rehabilitation. Public Service projects provide social services and/or other direct support to individuals and households in need of assistance. Community and Economic Development projects are focused on assisting businesses and organizations with small business loans, façade improvements, and other initiatives. CIP Public Facilities/Infrastructure projects improve public facilities and infrastructure. CIP Housing Rehabilitation improves single and multi-unit housing. The Urban County anticipates approximately \$6,450,000 in new CDBG grant funding from 2015-2020.

HOME funding is dedicated to housing-related programs and activities. HOME funds are dedicated to the preservation or creation of affordable housing. Tenant-based rental assistance, homebuyer assistance, rehabilitation, and new construction are all eligible uses of HOME funds.[1] The Urban County anticipates approximately \$3,250,000 in new HOME grant funding from 2015-2020.

## **3. Evaluation of past performance**

## **4. Summary of Citizen Participation Process and consultation process**

A Substantial Amendment has been prepared for the reallocation of CDBG funds Pursuant to the Citizen Participation Plan. As required, a public review period began on March 26, 2016 and concludes at the Public Hearing on April 26, 2016.

## **5. Summary of public comments**

This section will be updated after the public comment period.

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

## **7. Summary**

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	SANTA CLARA COUNTY	
CDBG Administrator		Santa Clara County
HOPWA Administrator		
HOME Administrator		Santa Clara County
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

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

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.

#### **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) is a multi-sector group of stakeholders dedicated to ending and preventing homelessness in the County of Santa Clara (County). The CoC’s primary responsibilities are to coordinate large-scale implementation of efforts to prevent and end homelessness in the County. The CoC is governed by the Santa Clara CoC Board (CoC Board), which stands as the driving force committed to supporting and promoting a systems change approach to preventing and ending homelessness in the County. The CoC Board is comprised of the same individuals who serve on the Destination: Home Leadership Board. Destination: Home, a public-private partnership committed to collective impact strategies to end chronic homelessness, serves as the backbone organization for the CoC and is responsible for implementing by-laws and protocols that govern the operations 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).

In winter 2014, Destination: Home and the CoC released a 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

informed by members who participated in a series of community summits designed to address the needs of homeless populations from April to August 2014. 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 strategies:<sup>8</sup>

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 identify approximately 6,000 new housing opportunities for the homeless, intending to house 2,518 homeless individuals, 718 homeless veterans, and more than 2,333 children, unaccompanied youth, and homeless individuals living in families. Members of the CoC meet on a monthly basis in various work groups to ensure successful implementation components of the Plan's action steps. A Community Plan Implementation Team, which includes members of the CoC and other community stakeholders, meets quarterly to evaluate progress toward the Plan's goals, identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness.

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

The Urban County is not an ESG entitlement jurisdiction. The County of Santa Clara's Office of Supportive Housing is the HMIS Lead for the Santa Clara County Continuum of Care. The project meets and exceeds HUD's requirements for the implementation and compliance of HMIS Standards. The project has a rich array of service provider participation and is utilized to capture information and report on special programming, including the CoC's Coordinated Assessment System and UPLIFT, the CoC's free transit pass program. In 2015, the County assumed the role of HMIS Lead, and led the CoC through a change in software and system administration. Both software and system administration are now provided by Bitfocus, Inc.

The County and Bitfocus work jointly to operate and oversee HMIS. Funding for HMIS in Santa Clara County comes from HUD, the County of Santa Clara, and the City of San Jose.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.**

**Table 2 – Agencies, groups, organizations who participated**

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

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How Do the Goals of Your Strategic Plan Overlap With the Goals of Each Plan?
Santa Clara County Housing Element (2015-2023)	County of Santa Clara Planning Department	The Housing Element serves as a policy guide to help the County meet its existing and future housing needs. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing.
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 Strategic Plan's goal to support activities to prevent and end homelessness.



<p>2012-2014 Comprehensive HIV Prevention &amp; Care Plan for San José</p>	<p>Santa Clara County HIV Planning Council for Prevention and Care</p>	<p>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 Strategic Plan's goal to support activities that provide community services to low income and special needs households.</p>
<p>Affordable Housing Funding Landscape &amp; Local Best Practices (2013)</p>	<p>Cities Association of Santa Clara County and Housing Trust Silicon Valley</p>	<p>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 Strategic Plan's goal to assist in the creation and preservation of affordable housing.</p>

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

**AP-12 Participation – 91.105, 91.200(c)**

- 1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
	<b>Website</b>	Broad outreach to Santa Clara County stakeholders with computer and internet access	Announcements posted to the websites of the Entitlement Jurisdictions to promote regional survey links (English and Spanish) and regional/ community forums	See PR-15	Not Applicable	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The amount of federal entitlement funding has decreased overall by approximately 31 percent in the five year period from Fiscal Years (FY) 2010-2014. Therefore, the Urban County conservatively anticipates an annual five percent reduction per year.

#### 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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,429,675	484,720	362,126	2,276,521	5,582,080	CDBG funds will be used for the creation and/or preservation of affordable units for LMI households and for public services that benefit LMI and special needs households.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	721,946	59,577	155,133	936,656	2,504,449	This program is designed exclusively to create and preserve affordable housing for low income households.

Table 5 - Expected Resources – Priority Table

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

*Entitlement Funds*

Leverage, in the context of entitlement funding, means bringing other local, state, and federal financial resources to maximize the reach and impact of the Urban County’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. Funds will be leveraged if financial commitments toward the costs of a project from a source other than the originating HUD program are documented.

### *Match Requirements*

The majority of Consolidated Plan activities carried out by the Urban County involve the leveraging of a variety of resources. For example, during the FY2013-2014 reporting period, the HOME program utilized a variety of resources to meet the matching requirements. Those public resources included:[1]

- County of Santa Clara Supportive Housing Fund
- Stanford Affordable Housing Fund
- County of Santa Clara's Banked Match

*A 25 percent match is required for HOME funds. The match can be cash, the value of foregone interest, fees or charges, appraised value of land or real property, tax-exempt mortgage revenue bond funds, general funds, or leftover rental rehab. The match cannot come from federal funds (including CDBG, HOME, ESG), and the match must be available at the time the nonprofit requests reimbursement under its contract with the Urban County.*

### *Other Federal Grant Programs*

In addition to the entitlement dollars listed above, the federal government has several other funding programs for community development and affordable housing activities. These include: the Section 8 Housing Choice Voucher 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 Urban County would not be the applicant for these funding sources as many of these programs offer assistance to affordable housing developers rather than local jurisdictions.

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

County-owned properties provide important but somewhat limited housing development opportunities. The sale of surplus properties to non-government entities for use in housing or mixed use developments is one means of facilitating housing development. Another means is through County retention of land rights and partnership with a private developer to create new housing or mixed use developments. In either case, the use of land for redevelopment, not for a governmental purpose or structure, is governed

by the applicable city general plan if located within a city Urban Service Area.

Analysis of the constraints affecting development of individual County-owned properties for affordable housing projects is more difficult than analyzing the constraints affecting residential development on privately-owned lands because:

- Opportunities for redevelopment on County-owned lands is limited by the number of properties and the financial considerations involved in determining the disposition of those properties.
- For those projects that may require city approvals, the parcels involved may not initially have residential designations in the cities' general plans and/or necessary pre-zoning that would indicate how many residential units the cities would allow to be built on them.
- The residential land use designations the cities would apply to County-owned lands proposed to be used for housing are likely to be "planned unit development" designations that allow for a relatively wide range of densities and development types. Estimates of housing development would be case-by-case.

On the whole, use of surplus County-owned properties does not involve significant constraints to housing development. Rather, it promotes housing development if located within the Urban County and meets the needs of both the County and the city within which development is proposed.

## **Discussion**

Please see discussion above

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing	Citywide	Affordable Housing	CDBG: HOME: \$864,461	Rental units constructed: 141 Household Housing Unit Homeowner Housing Rehabilitated: 45 Household Housing Unit
2	Homelessness	2015	2019	Homeless	Citywide	Homelessness	CDBG: \$108,814	Public service activities other than Low/Moderate Income Housing Benefit: 859 Persons Assisted
3	Community Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Community Services	CDBG: \$117,345	Public service activities other than Low/Moderate Income Housing Benefit: 1222 Persons Assisted
4	Strengthen Neighborhoods	2015	2019	Non-Housing Community Development	Citywide	Public Facilities, Public Improvements and Infrast	CDBG: \$389,758	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Fair Housing	2015	2019	Affordable Housing	Citywide	Fair Housing	CDBG: \$61,000	Public service activities other than Low/Moderate Income Housing Benefit: 145 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Assist in the creation and preservation of affordable housing opportunities for low income and special needs households.
2	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	Support activities to end homelessness.
3	<b>Goal Name</b>	Community Services
	<b>Goal Description</b>	Support activities that provide community services to low income and special needs households.
4	<b>Goal Name</b>	Strengthen Neighborhoods
	<b>Goal Description</b>	Support activities that strengthen neighborhoods.
5	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Promote fair housing choice.



**Table 7 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

## AP-35 Projects – 91.220(d)

### Introduction

The Consolidated Plan goals below represent high priority needs for the Urban County and serve as the basis for the strategic actions the Urban County will use to meet these needs. The goals, listed in no particular order are:

1. Assist in the creation and preservation of affordable housing opportunities for low income and special needs households.
2. Support activities to end homelessness.
3. Support activities that provide community services to low income and special needs households.
4. Support activities that strengthen neighborhoods.
5. Promote fair housing choice.

#	Project Name
1	HO-16-01 - EAH Morgan Hill Family Apartments
2	<del>CDBG-16-02 – EAH Morgan Hill Family Apartments</del>
3	Charities - The Met HO-16-02 (CHDO)
4	CDBG-16-01 Rebuilding Together
5	PS-16-01 Catholic Charities Ombudsman Program
6	PS-16-02 Boys and Girls - El Toro Youth Center
7	PS-16-03 Community Services Agency of Los Altos
8	PS-16-04 Community Solutions - La Isla Pacifica
9	<del>PS-16-05 Community Technology Alliance – Tech SCC</del>
10	PS-16-07 Family Supportive Housing - Bridges Aftercare
11	PS-16-08 Family Supportive Housing - SJ Family Shelter
12	PS-16-09 InnVision - Julian Street
13	PS-16-10 - InnVision - Commercial Street
14	PS-16-11 -Live Oak Adult Day Services - Los Gatos
15	PS-16-12 - Live Oak Adult Day Services - Morgan Hill
16	PS-16-13 - Law Foundation - Fair Housing
17	PS-16-14 Next Door Solutions - Domestic Violence Shelter
18	PS-16-15 Project Sentinel - Tenant Landlord
19	PS-16-16 Saratoga Area Senior Council - Adult Day Care
20	PS-16-17 Senior Adults Legal Asst – Campbell
21	PS-16-18 Senior Adults Legal Asst - Morgan Hill
22	PS-16-19 Senior Adults Legal Asst – Saratoga
23	PS-16-20 Silicon Valley Independant - Housing persons Disabilities
24	PS-16-21 West Valley Community - CARE
25	PS-16-22 YWCA - Domestic Violence Services and Shelter

#	Project Name
26	PS-16-25 Sacred Heart - Homeless Prevention
27	<del>CA-16-41 Campbell Accessibility Ramps</del>
28	CA-16-54 Campbell - Targeted Code Enforcement
29	LA-16-41 Los Altos Driveway Barrier Removal
30	<del>LG-16-41 Los Gatos Bachman Park</del>
31	MH-16-41 Morgan Hill Galvan Park Playground Project
32	<del>SA-16-41 Saratoga Curb Cuts</del>
33	FH-16-01 Law Foundation - Fair Housing - Admin
34	SC-16-91 SCC Planning and Admin
35	HO-16-91 HOME Admin
36	PI-16-RL SCC Rehab

**Table 8 – Project Information**

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

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	HO-16-01 - EAH Morgan Hill Family Apartments
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$756,269
	<b>Description</b>	Morgan Hill Family Apartments is a new construction 41 unit (40 units low income, 1 manager unit) apartment project located in the City of Morgan Hill CA. HOME funds will be used for the construction and permanent financing of the residential portion of the project. 11 units are committed as HOME units.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Permanent Rental Housing for low and very low income families or individuals and Transitional Aged Youth

<b>2</b>	<b>Project Name</b>	CDBG-16-02 - EAH Morgan Hill Family Apartments
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG:
	<b>Description</b>	Morgan Hill Family Apartments is a new construction 41 (40 low income units plus 1 Manger unit) unit apartment project located in the City of Morgan Hill CA. CDBG Funds will be used in conjunction with the HOME funds for project HO-16-01.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Affordable Rental Housing for low, very low, extremely low-income individuals and families and Transitional Aged Youth.
<b>3</b>	<b>Project Name</b>	Charities - The Met HO-16-02 (CHDO)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$108,192

	<b>Description</b>	Construction of Affordable Rental Housing of 100 low-income family apartments. The units will serve primarily as work force housing for families with one or more adults employed in entry-level employment. Similar to our other buildings, over 1/4 of the units will be affordable to households earning 30% or less of area median income, which is particularly helpful to individuals and families with special needs. The property will have a Service Coordinator to respond to the needs of all of the residents, whose participation in services is on a voluntary basis. The project site is very close to transit, amenities, and job opportunities. The Metropolitan will be developed in 2 phases: Met North, which will include 71 units, the community building, and parking garage, and Met South, which will include the remaining 31 units. The HOME funds that we seek will be used on predevelopment soft costs such as architecture, engineering, permits, fees, etc. for Met South.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Affordable Housing
<b>4</b>	<b>Project Name</b>	CDBG-16-01 Rebuilding Together
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$209,600
	<b>Description</b>	Rebuilding Together will preserve and maintain affordable housing and provide a safe and secure living environment for 41 or more very low-income households.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities include Single-Family Rehabilitation for low income homeowners through the Urban County. The scope of work will include emergency and maintenance repair.
5	<b>Project Name</b>	PS-16-01 Catholic Charities Ombudsman Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$11,469
	<b>Description</b>	The project will provide low-income seniors in long-term care facility with an Ombudsman how will work to resolve any problems of the individual client and bring about changes to improve the care for the client.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>Planned Activities</b>	Advocate for low-income clients to improve the quality of life and care for the frailest of our senior and disabled populations with physical and/or mental impairments.	
	<b>Project Name</b>	PS-16-02 Boys and Girls - El Toro Youth Center

6	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$11,469
	<b>Description</b>	The project will provide at-risk Morgan Hill youth ages 6-18 with accessibility to out-of-school enrichment programs, assistance, and mentorship.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities include enrichment programs, assistance, and mentorship for at-risk youth.
7	<b>Project Name</b>	PS-16-03 Community Services Agency of Los Altos
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	The Primary Goal of this Project is to help at-risk seniors live independently in their own homes and out of costly hospitals and long-term care facilities.
	<b>Target Date</b>	



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Case Management, senior support services, presentations, and publication of ongoing newsletters.
<b>8</b>	<b>Project Name</b>	PS-16-04 Community Solutions - La Isla Pacifica
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$21,469
	<b>Description</b>	To provide shelter and supportive services for 28 ELI unduplicated adults plus their minor children.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Shelter and support services.
<b>9</b>	<b>Project Name</b>	PS-16-05 Community Technology Alliance - Tech SCC
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness

	<b>Funding</b>	CDBG
	<b>Description</b>	The Tech SCC project will connect chronically homeless Urban County residents to resources for accessing affordable housing and support with self-sufficiency development.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities include providing a cell phone with pre-programmed applications which allow the client to connect with county-wide homeless services and provide a phone number and voice mail box which will enable the client to provide for rental applications.
<b>10</b>	<b>Project Name</b>	PS-16-07 Family Supportive Housing - Bridges Aftercare
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$11,469
	<b>Description</b>	Additional 9 months of support and services to 24 unduplicated individuals.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	Shelter and supportive Services.
<b>11</b>	<b>Project Name</b>	PS-16-08 Family Supportive Housing - SJ Family Shelter
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$11,469
	<b>Description</b>	Provides up to 90 days of temporary housing to homeless families with children. at our San JosÃ© Family Shelter; To meet other critical basic needs of the families such as food, clothing, transportation, laundry, personal hygiene items, and job search/resume preparation on-site at the Shelter; To provide access to 3 meals daily to family members; To provide access to health screenings and education via visits by Gardner Family Health Network; To deliver targeted supportive services that address each family's unique profile; and To engage the families in intensive case management to identify barriers to self-sufficiency and to develop a customized, actionable plan to remove those barriers.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Public Service. Shelter and support services.
<b>12</b>	<b>Project Name</b>	PS-16-09 InnVision - Julian Street
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Emergency Shelter for homeless families.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provide severely mentally ill homeless individuals with case management, emergency housing, and meals.
<b>13</b>	<b>Project Name</b>	PS-16-10 - InnVision - Commercial Street
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Shelter and supportive services to homeless women and women with children.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	
	<b>Planned Activities</b>	Provide shelter and supportive services and provide them with a case management plan which will identify barriers to financial stability.
<b>14</b>	<b>Project Name</b>	PS-16-11 -Live Oak Adult Day Services - Los Gatos
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Adult day care services.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Day Care facility which will provide client intake and assessment, socialization and recreation, physical stimulation.
<b>15</b>	<b>Project Name</b>	PS-16-12 - Live Oak Adult Day Services - Morgan Hill
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Adult day care services.

	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Day Car services will be provided as well as social and interactive activities, physical exercise, stability, balance and independence, and nutritious breakfasts and lunches.
<b>16</b>	<b>Project Name</b>	PS-16-13 - Law Foundation - Fair Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$31,000
	<b>Description</b>	Fair Housing Assistance
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Prevent wrongful eviction for persons with disabilities by defending wrongful evictions. Provide Educational presentations, outreach, and brochures at a variety of venues. Provide information and referral services and investigate cases of alleged discrimination.
	<b>Project Name</b>	PS-16-14 Next Door Solutions - Domestic Violence Shelter

17	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$11,469
	<b>Description</b>	Shelter & Support Services to victims of domestic violence.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities will provide emergency shelter and services, help fund 24-hour domestic violence hotline, housing services, crisis counseling, legal, and self-sufficiency services.
18	<b>Project Name</b>	PS-16-15 Project Sentinel - Tenant Landlord
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Fair Housing /Tenant Landlord Services.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities include providing information and referral to clients needing help with a variety of housing issues. Cases will be opened for those requesting assistance with rental dispute resolution. Counseling and conciliation.
<b>19</b>	<b>Project Name</b>	PS-16-16 Saratoga Area Senior Council - Adult Day Care
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$11,469
	<b>Description</b>	Adult Day Care Facility.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities will include providing a day care facility, socialization, physical activity, creative activities, and meals.
<b>20</b>	<b>Project Name</b>	PS-16-17 Senior Adults Legal Asst - Campbell
	<b>Target Area</b>	Citywide



	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Legal Assistance for low income seniors in the City of Campbell
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities include (1) advising, counseling, or assisting clients about the law or their basic rights, (2) facilitating their access to public benefits/services to meet their basic life needs, (3) by addressing their abuse, evictions, or premature institutionalization, and (4) by doing legal planning for decision-making by their family or caregivers in the event of their incapacity or for end of life to enable them to age in place and be independent.
21	<b>Project Name</b>	PS-16-18 Senior Adults Legal Asst - Morgan Hill
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Legal assistance for seniors in the City of Morgan Hill.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities include advising, counseling, or assisting clients about the law or their basic rights, facilitating their access to public benefits/services, and legal planning for decision-making by their family or caregivers in the event of their incapacity or for end of life to enable them to age in place and be independent.
<b>22</b>	<b>Project Name</b>	PS-16-19 Senior Adults Legal Asst - Saratoga
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Legal assistance to seniors in Saratoga.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	activities include (1) advising, counseling, or assisting clients about the law or their basic rights, (2) facilitating their access to public benefits/services to meet their basic life needs, (3) by addressing their abuse, evictions, or premature institutionalization, and (4) by doing legal planning for decision-making by their family or caregivers in the event of their incapacity or for end of life to enable them to age in place and be independent.
<b>23</b>	<b>Project Name</b>	PS-16-20 Silicon Valley Independent - Housing persons Disabilities
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$11,469
	<b>Description</b>	Housing Program for Persons with Disabilities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities include assisting low-income residents with disabilities in their housing search for affordable, and accessible housing. Education and training on all aspects of how to conduct a housing search to transition from homelessness, health care facilities or unstable, temporary housing; includes workshops and access to IL (Independent Living) services to ensure long-term sustainability of the independent living solution.
<b>24</b>	<b>Project Name</b>	PS-16-21 West Valley Community - CARE
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Community Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$11,469
	<b>Description</b>	Community Access To Resources and Education. (CARE)
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	CARE focuses on providing intensive case management and education to each client.
25	<b>Project Name</b>	PS-16-22 YWCA - Domestic Violence Services and Shelter
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$11,469
	<b>Description</b>	Shelter and Services to victims of domestic violence.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	Activities include emergency shelter, basic needs, including food and clothing, education, case management, and safety.
<b>26</b>	<b>Project Name</b>	PS-16-25 Sacred Heart - Homeless Prevention
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$11,469
	<b>Description</b>	Housing counseling and information and referral services for households at risk of eviction and/or homelessness.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities will provide housing counseling, information, and referral services.
<b>27</b>	<b>Project Name</b>	CA-16-41 - Campbell Accessibility Ramps
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Strengthen Neighborhoods
	<b>Needs Addressed</b>	Public Facilities, Public Improvements and Infrast
	<b>Funding</b>	CDBG: \$67,952
	<b>Description</b>	The City of Campbell plans on installing approximately 5-10 new access ramps on order to allow access to sidewalks for the severely disabled adults and seniors.

	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Planning and Construction of accessibility ramps including sidewalk repair required prior to construction.
<b>28</b>	<b>Project Name</b>	CA-16-54 Campbell - Targeted Code Enforcement
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Strengthen Neighborhoods
	<b>Needs Addressed</b>	Public Facilities, Public Improvements and Infrast
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Targeted Code enforcement.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Investigate and resolve health and safety code violation cases.
<b>29</b>	<b>Project Name</b>	LA-16-41 Los Altos Driveway Barrier Removal
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Strengthen Neighborhoods

	<b>Needs Addressed</b>	Public Facilities, Public Improvements and Infrast
	<b>Funding</b>	CDBG: \$77,952
	<b>Description</b>	Driveway Accessibility Barrier Removal at various sites.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Sidewalk repair and regarding of public driveways where the end of driveway meets the sidewalk.
<b>30</b>	<b>Project Name</b>	
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities include planning and construction of repairing the sidewalk.

<b>31</b>	<b>Project Name</b>	MH-16-41 Morgan Hill Galvan Park Playground Project
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Strengthen Neighborhoods
	<b>Needs Addressed</b>	Public Facilities, Public Improvements and Infrast
	<b>Funding</b>	CDBG: \$77,952
	<b>Description</b>	Installation of updated play equipment, and site improvements that will include grading, drainage, utilities, walkways, BBQ areas and landscaping.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities will include an Environmental Review including a CRISP report, planning and construction.
<b>32</b>	<b>Project Name</b>	
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	
	<b>Target Date</b>	



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Install curb cuts and provide sidewalk repair.
<b>33</b>	<b>Project Name</b>	FH-16-01 Law Foundation - Fair Housing - Admin
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$50,194
	<b>Description</b>	Fair Housing Services
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Services include consultations, investigations, educational workshops to landlords and tenants, technical assistance and housing rights brochures to landlords and rental property owners.
<b>34</b>	<b>Project Name</b>	SC-16-91 SCC Planning and Admin
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Affordable Housing Homelessness Community Services Strengthen Neighborhoods Fair Housing
	<b>Needs Addressed</b>	Affordable Housing Homelessness Community Services Public Facilities, Public Improvements and Infrast Fair Housing
	<b>Funding</b>	CDBG: \$235,741
	<b>Description</b>	CDBG 20% Admin
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
35	<b>Project Name</b>	HO-16-91 HOME Admin
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$72,195

	<b>Description</b>	HOME 10% Admin
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activity is for the cost of administering the program.
<b>36</b>	<b>Project Name</b>	PI-16-RL SCC Rehab
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$443,344
	<b>Description</b>	SCC Housing Rehabilitation Program. These funds will be reprogrammed in FY16.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	



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

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

Not applicable. The Urban County has not established specific target areas to focus the investment of entitlement funds.

**Geographic Distribution**

Target Area	Percentage of Funds
Citywide	

**Table 10 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

Not applicable.

**Discussion**

Please see discussion above.

## Affordable Housing

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

#### Introduction

Although entitlement dollars are limited, the Urban County 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 Urban County is provided in AP-20, with the number of households to be assisted itemized by goal.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	146
Special-Needs	6
Total	152

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	111
Rehab of Existing Units	41
Acquisition of Existing Units	0
Total	152

**Table 12 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Please see discussions above.

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

### **Introduction**

HACSC assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program (Section 8). The Section 8 waiting list contains 21,256 households and is 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.

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.[2] Additionally, HACSC has used LIHTC 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.

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

Not applicable, there are no public housing developments in the Urban County.

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

While the majority of their units have been converted to affordable housing stock, HACSC is proactive in incorporating resident input into the agency's policy-making process. An equitable and transparent policy-making process that includes the opinions of residents is achieved through the involvement of two tenant commissioners, one being a senior citizen, on the HACSC board.

HACSC has been a MTW 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. 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.”[1]

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

Not applicable.

**Discussion**

Please see discussions above.



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

### **Introduction**

The Santa Clara region is home to the fourth-largest population of homeless individuals (6,681 single individuals)[1] and the highest percentage of unsheltered homeless of any major city (75 percent of homeless people sleep in places unfit for human habitation). The homeless assistance program planning network is governed by the Santa Clara County Continuum of Care (CoC), governed by the CoC Board, which is comprised of the same individuals who sit on the Destination: Home Leadership Board. The membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, the Housing Authority of the County 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 Help Management Information System (HMIS). The HMIS monitors outcomes and performance measures for all the homeless services agencies funded by the County.

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

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

The Homeless Census is a countywide collaborative effort to help assess regional homeless needs. The Urban County participates with the other jurisdictions in the region to conduct a biennial countywide homeless count. The data from the census is used to plan, fund, and implement actions for reducing chronic homeless and circumstances that bring about homelessness. The Urban County financially contributed and participated in the countywide Homeless Census survey that took place in 2013 and will financially contribute and participate in the upcoming 2015 survey.

Additionally, two formally homeless persons participate on the CoC Board of Directors. Direct homeless outreach primarily occurs in the City of San Jose, although outreach efforts to the rest of the County, including the Urban County, are expected to increase over the five year period.

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

In FY 2015-2016 the Urban County will allocate federal entitlement dollars to the following housing

programs which address emergency shelter and transitional housing needs of homeless persons:

Julian Street Inn (PS-16-09)

Commercial Street Inn (PS-16-10)

San Jose Family Shelter (PS-16-08)

Bridges AfterCare Program (PS-16-07)

**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**

In FY 2015-2016 the Urban County will allocate federal entitlement dollars to the following housing programs which help homeless persons make the transition to permanent housing:

Homelessness Prevention Program (PS-16-25)

Domestic Violence Services (PS-16-22)

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

In FY 2015-2016 the Urban County will allocate federal entitlement dollars to the following housing

programs which help low income persons avoid becoming homeless:

1. EAH, Inc. Morgan Hill Family Apartments (HO-16-01)
2. Community Solutions - La Isla Pacific (PS-16-04)
3. Silicon Valley Independent (SVILC) Housing for Persons with Disabilities (PS-16-20)

## Discussion

Please see discussions above.

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

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.[1] However, in order 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 might significantly limit their housing choices.[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**

The County's overall conclusions are that in general, the County's policies, regulations, permit processes, and related factors do not pose an undue burden or constraint on housing development.

However, two areas are identified and discussed to further streamline development review or increase affordable and special needs housing development. The two areas are:

- Secondary Units: Three programs will be implemented in the 2015-2022 time period to reduce permitting requirements and regulatory constraints to the construction of secondary units.
- Farmworker Housing: Two programs will be implemented in the 2015-2022 time period to improve communication between farmers, the planning office, and farmworker housing advocates, with the goal of expanding the creation of farmworker housing.

The Urban County's primary role in housing development is providing assistance to create more affordable, below-market rate housing and special needs housing, though not through permit issuance or development, per se. Even though the County's role in approving new housing development is limited, it makes a significant contribution in a variety of ways to housing affordability and preservation,

including, but not limited to:[1]

- Funding for construction, rehabilitation, and preservation
- Providing rental subsidies
- Creating and assisting shelters and special needs housing
- Providing home financing for first-time and low income homebuyers
- Offering and funding services to address housing discrimination and dispute resolution
- Generating opportunities for new housing on surplus County-owned lands
- Facilitating advocacy and education.

## **Discussion**

Please see discussion above

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

### **Introduction**

This section discusses the Urban County'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.

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

The diminishing amount of funds to meet underserved needs continues to be the most significant obstacle to addressing the needs of underserved populations. The Urban County supplements its federal funding with other resources and funds, such as:

- The Housing Trust Silicon Valley is a public/private venture dedicated to increasing affordable housing in the county. The Trust makes available funds for developers to borrow for the construction of affordable units.
- Mortgage Credit Certificates (MCC), a federal program issued by the County, allows homeowners to claim a federal income tax deduction equal to the amount of interest paid each year on a home loan. Through an MCC, a homeowner's deduction can be converted into a federal income tax credit that 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.
- McKinney Vento Homeless Assistance Funds are distributed by the County to organizations that provide services to homeless persons and persons at-risk of homelessness.
- Rental assistance provided by HACSC will continue to be available to Urban County residents through the Moderate Rehabilitation Program, and the Section 8 Program.
- The Santa Clara County Affordable Housing Fund, which was established to assist in the development of affordable housing, especially for extremely low income and special needs people throughout the County.
- Destination: Home has focused its efforts on ending chronic homelessness and has raised or leveraged over \$10 million in new housing opportunities for chronically homeless individuals and families. Destination: Home is the co-founder of the County's Housing 1000 campaign, an effort to house 1,000 of the most vulnerable and chronically homeless residents.

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

The Urban County's primary role in housing development is providing assistance to create more affordable, below-market rate housing and special needs housing, though not through permit issuance or development, per se. Even though the Urban County's role in approving new housing development is limited, it makes a significant contribution in a variety of ways to housing affordability and preservation,

including, but not limited to:[1]

- Funding for construction, rehabilitation, and preservation
- Providing rental subsidies
- Creating and assisting shelters and special needs housing
- Providing home financing for first-time and low income homebuyers
- Offering and funding services to address housing discrimination and dispute resolution
- Generating opportunities for new housing on surplus County-owned lands
- Facilitating advocacy and education

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

The Urban County addresses lead based paint (LBP) hazards by conducting screening and abatement procedures through various rehabilitation programs. The Housing Rehabilitation Program informs all applicants and tenants of rental housing about the dangers and hazards of LBP. The Urban County's Housing Rehab Program conducts visual assessment, paint testing or risk assessment on all of its projects. LBP hazard reduction activities include paint stabilization, interim controls, standard treatments, lead abatement, safe work practices and clearance to confirm that no lead based paint hazards remain when work is complete. The program also requires that all participating contractors have completed the state training on safe work practices.

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

Historically the Urban County has provided funding to agencies such as Sacred Heart Community Services, InnVision, the Emergency Housing Consortium, Community Solutions, and several other service providers. Although the Urban County is not currently providing direct funding for economic development or job training projects, the funding provided to these agencies is for housing-related services, which are integral components of the total services provided by these agencies that assist in reducing poverty in the Urban County. One of the most important services of these agencies is to help families obtain stable housing and reduce the percentage of their income paid for housing, allowing them to use a greater percentage of their income for other essential goods and services (food, clothing, medical care, etc.) The services that these agencies provide which will assist in the reduction of poverty

include:

- Affordable housing information and referral
- Information and counseling on tenant/landlord issues
- Shared housing counseling and placement
- Counseling, shelter services, and general assistance to very low-income or homeless populations
- Services that address the needs of the frail-elderly, or persons with disabilities
- Services that address the needs of low-income children and their families

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

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

The Urban County benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the CDBG Coordinators Meeting, Regional Housing Working Group and the CoC. To improve intergovernmental and private sector cooperation, the Urban County will continue to participate with other local jurisdictions and developers in sharing information and resources.

### **Discussion**

The Urban County works in concert with local agencies such as HACSC and non-profit organizations to actively provide a wide variety of housing assistance countywide, not just within unincorporated areas. These efforts include funding for non-profit builders and local agencies such as the Housing Authority to construct affordable housing, maintain affordable rents, and loans for rehabilitation. The County is also a significant funder of housing for special needs persons, such as seniors, the mentally ill, substance abusers, and those with HIV/AIDS conditions that receive supportive services from the County. The County funds and provides emergency shelters, transitional and supportive housing, and housing for other special needs populations countywide.

The Urban County will foster and maintain affordable housing by continuing the following programs and



ordinances:

- The Density Bonus Fund, which the County maintains for deposits of in-lieu fees paid by developers of housing on lots subject to the 10 percent density bonus ordinance.
- The Santa Clara County Affordable Housing Fund (AHF) was created in 2002, with an initial investment by the Board of Supervisors of \$18.6 million. The AHF is used for affordable housing developments and allows the leveraging of its funding with other sources to create affordable housing in the County.
- The Stanford Affordable Housing Fund, maintained by the County, benefits very low and extremely low income households. The County distributes the funds competitively and has assisted developers in creating 91 units regionally.
- City Housing Funds - A majority of the cities in the Urban County have housing programs using funds from a variety of sources including Below Market Rate Housing Programs, Density Bonus Funds, and General Funds.

## Program Specific Requirements

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

#### Introduction

The following provides additional information about the CDBG program income and program requirements.

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	484,720
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>484,720</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

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

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

as follows:

The Urban County 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:

In the event the Property should no longer be the principal residence of the Borrower for the Affordability Period, then County shall recapture all or a portion of the HOME funds, as set forth in the Loan Documents, from the proceeds of the sale which shall consist of the sales price less non-HOME loan repayments and eligible closing costs plus interest due. An exception to this rule would be that after the Property is sold, and in the event of a foreclosure, short sale, or transfer in lieu of foreclosure, there are insufficient proceeds from the sale, then the County shall accept a partial or zero repayment of the HOME Funds. This Recapture provision is described in the NOTE. These provisions are consistent with 24 CFR 92.254. The County intends to exercise the Recapture Provision of the HOME regulations for First-Time Homebuyer Downpayment Assistance loans made with HOME funds. The County will recapture the entire amount of the HOME investment from the borrower provided there are net proceeds sufficient to repay the County HOME loan. The value of the property assisted with HOME funds may not exceed 95% of the area median utilizing data from the HUD 203b limits.

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:

In certain circumstances, the County may permit the assisted homebuyer to sell the assisted unit at a restricted resale price to another income eligible borrower, who is willing and able to assume the County loan and affordability restrictions. In these instances, the County will not require the full repayment of the initial HOME subsidy. The HOME subsidy would be transferred to the new buyer in the form of a deferred repayment downpayment assistance loan. All other HOME assisted buyers will sell their homes at fair market value and the County will exercise the recapture option as outlined and in accordance with CFR Section 92.254(5)(ii)(a).

In the event the Property should no longer be the principal residence of Borrower for the Affordability Period, then County shall recapture all or a portion of the HOME funds, as set forth in the Loan Documents, from the proceeds of the sale which shall consist of the sales price less non-HOME loan repayments and eligible closing costs plus interest due. An exception to this rule would be that after the Property is sold, and in the event of a foreclosure, short sale, or transfer in lieu of foreclosure, there are insufficient proceeds from the sale, then the County shall accept a partial or zero repayment of the HOME Funds. This Recapture provision is described in the NOTE. These

provisions are consistent with 24 CFR 92.254. The County intends to exercise the Recapture Provision of the HOME regulations for First-Time Homebuyer loans made with HOME funds. The County will recapture the entire amount of the HOME investment from the borrower provided there are net proceeds sufficient to repay the County HOME loan. The value of the property assisted with HOME funds may not exceed 95% of the area median utilizing data from the HUD 203b limits.

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:

HOME funds will not be used to refinance existing debt.

## **Discussion**

Application for HOME funds are available on the County's website at the time the annual CDBG and HOME Notice of Funding Availability is released in October or November. Application are also sent out to current and past HOME grant recipients and other interested parties on the CDBG/HOME mailing list. The deadline for applications is usually 30-45 days after the NOFA is released, however in order to provide wider access to HOME funds the deadline for application in the future will most likely be extended for a longer time period. The criteria to apply for HOME funds is as follows:

HOME funds may be used to finance permanent residential structures if 1) the new construction meets a HUD national objective, and 2) funds are used by a local development corporation or a neighborhood-based non-profit organization pursuant to HUD regulations (24 CFR570.204).

- Acquisition for new construction of rental units for, extremely low-income households is the highest priority.
- Homeownership opportunities for the same target population.

- Acquisition with rehabilitation and/or conversion involving acquisition of land, mobile home spaces, or existing buildings, appropriate for conversion to rental housing or which directly increase the supply of new affordable units. Acquisition and new construction projects must have support in writing from the local jurisdiction.
- Rehabilitation for health and safety of low-income owner-occupied, residential units, or retrofitting of low-income residential units for universal access and/or environmental sustainability. Single-family, or multi-family.

Additional HUD Regulations for those seeking a grant or loan from HOME funds are:

- All necessary Financing is secure.
- A budget and production schedule is established
- Underwriting and subsidy layering is completed
- Construction is expected to start within 12–months

**HOME funds priority will be given to projects which demonstrate:**

- Units reserved for extremely low-income units (ELI) dedicated to the chronically homeless. Projects for the chronically homeless should target units at 15% of the Area Median Income (AMI) and the applicant is encouraged to partner with an agency that has access to subsidies and services.
- Benefit lower-income seniors, families, the disabled, youth, the homeless, and farm workers in securing safe and affordable housing.
- Affordability Restrictions 55 years. Acquired units must remain affordable for extremely-low and very-low income persons for at least a 55-year period.
- Assist lower-income seniors, families, the disabled, youth, the homeless, and farm workers in securing safe and affordable housing.
- Projects which can obtain a “Certificate of Occupancy” within 2-years of county funding.
- Projects which include Lead based Paint remediation/mitigation.

**CDBG**

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 low and moderate income. Specify the years that include this Annual Action Plan: 2015-2020

