

2020-2021 ANNUAL ACTION PLAN

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

Introduction

The City of Mountain View in 2020 will receive \$592,761 in CDBG funds and \$273,160 in HOME funds. In addition, the City expects to use CDBG program income funds and reprogram funds from previous years' worth \$747,072. There is also additional HOME program income and reprogrammed funds worth \$454,450.

FY-2020-2021 Total Funds:

- CDBG: \$1,339,833
- HOME: \$727,610

The Annual Action Plan (AAP) is a one year plan prepared to describe eligible programs, projects, and or activities to be undertaken in Fiscal Year 2020-2021. All AAP is consistent with the priority needs and goals of the 2020-2025 Consolidated Plan. The City and its social service partners work together to meet and exceed the project activity outcomes anticipated in the AAP.

The Consolidated Plan goals identified for use of CDBG funds meet the City's goals.

1. Increase Affordable Housing
2. Respond to Homelessness
3. Support Social Services
4. Strengthen Neighborhoods Facilities
5. Address and promote fair housing
6. Promote Economic Resiliency

Anticipated Resources

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – Federal	Acquisition Economic Development Housing Public Improvements Public Services Admin and Planning	\$592,761	\$312,072	\$435,000	\$1,339,833	\$1,907,239	Over a 5-year period the City anticipates \$2,500,000 In Year 1, the City was allocated \$592,761 in CDBG entitlement funds.

HOME	Public – Federal	-Acquisition -Homebuyer assistance -Homeowner rehab -Multifamily rental new construction -Multifamily rental rehab -New construction for ownership -TBRA -Admin and planning	\$273,160	\$253,000	\$201,450	\$727,610	\$1,126,840	Over a 5-year period the City anticipates \$1,400,000 In Year 1, the City allocated \$273,160 in HOME entitlement funds.
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Table 1 - 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

Similar to previous Consolidated Plan's, 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.

CDBG and HOME 2019 funds were leveraged with local sources. Agencies receiving CDBG public services funds leverage them with funding from the County, State, and/or local foundations and private fundraising activities.

Local Programs. The City offers several local programs or projects that could be used as match with state, federal and CDBG funds. Programs include: Below Market Rate Housing In-Lieu Fees, Housing Impact Fee; Rental Housing Impact Fee; Former Redevelopment Funds. Information about the programs can be found here.
<https://www.mountainview.gov/depts/comdev/preservation/default.asp>

County Programs. The Housing Trust of Santa Clara County (The Trust) provides funds to nonprofit organizations for affordable housing projects. The Trust has invested more than \$46 million and leveraged over \$1.8 billion to create over 9,400 housing opportunities. Contributions came from private citizens, employers and employer foundations, County government, the City of San Jose, and 14 other Santa Clara County cities and towns. The Housing Trust of Silicon Valley offers several programs for those seeking to be a homeowner, homeowners who want to build accessory dwelling units, and for developers that intend to build affordable housing.

State and Federal Programs. In addition to the entitlement grants listed above, the federal government has several other funding programs for community development and affordable housing activities. Such programs may include: the Section 8 Rental Assistance program, Section 202, Section 811, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. The Department of Housing and Community Development and the Housing Finance Agency administer a variety of statewide public affordable housing programs that offer assistance to nonprofit affordable housing developers. Examples of state Community Development programs are:

- Multifamily Housing Program (MHP),
- Affordable Housing Innovation Fund (AHIF),
- Building Equity and Growth in Neighborhoods Program (BEGIN), and
- CalHOME.

If appropriate, describe publicly 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.

Discussion

See above discussion.

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ANNUAL GOALS AND OBJECTIVES

AP-20 Annual Goals and Objectives Goals Summary Information

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding (FY 2020-2021)	Goal Outcome Indicator
1	Increase affordable housing	2020	2021	Affordable Housing	City Wide	-Increase affordable housing	HOME:\$980,000	-48 affordable rental units added
2	Respond to Homelessness	2020	2021	Affordable Housing Homeless Response	City Wide	Homeless prevention	CDBG: \$12,000	-7 to 10 transitional housing units added for the homeless
3	Support Social services	2020	2021	Homeless Response	City Wide	Homeless prevention	CDBG: \$700,000	-350 Households assisted: new public facility added benefiting surrounding LMI neighborhood
4	Strengthen Neighborhood Facilities	2020	2021	Non-Housing Community Development	City Wide Qualified Census Tracts	-Improve community and or public facilities and infrastructure -	CDBG: \$350,000	-13,000 persons assisted: new public facility added benefiting surrounding LMI neighborhood
5	Fair Housing	2020	2021	Affordable housing Homeless Non-homeless	City Wide	Fair housing services	General fund: \$25,000	-25 persons assisted Public service activities for low/mod income benefit
6	Economic Resiliency	2020	2021	Non-Housing Community Development	City-wide	Economic Development		
CDBG							\$1,201,232	

Table 2 – Goals Summary (FY 2020-2021)

Goal Descriptions

2020-2025 Mountain View Consolidated Plan Goals

1	Goal Name	Increase Affordable Housing
	Goal Description	Support affordable housing initiatives by providing funding for new housing developments; supporting programs that assist low and moderate income families with finding housing solutions including: programs that increase homeownership, preserve diversity and inclusion, support creative rental opportunities, increase affordable rental units, support integrated housing solutions and plans, development of housing for special needs populations, rehabilitation programs that reduce vacancies and deteriorating housing stock, and reduce development and construction costs; and promote rent control and other affordable housing policies.
2	Goal Name	Respond to Homelessness
	Goal Description	<p>To establish and support needed and essential homeless prevention services and programs. Such programs and activities will assist homeless or at-risk homeless individuals and families in the following ways: anti-displacement measures, housing rehabilitation, financial incentives to housing providers, financial assistance, crisis intervention, services for at-risk families, shelter in-take services, and job training and search assistance, and other vital social services.</p> <p>Assist the homeless population by creating additional homeless shelter spaces (emergency & permanent); address physical conditions of vehicle dweller community; identify designated safe parking; addressing shelter maintenance, create utility and internet access, support increased caseworkers for case management to better support the City's homeless population.</p>
3	Goal Name	Support Social Services
	Goal Description	To establish and support needed and essential homeless prevention services and programs. Such programs and activities will assist homeless or at-risk homeless individuals and families in the following ways: anti-displacement measures, housing rehabilitation, financial incentives to housing providers, financial assistance, crisis intervention, services for at-risk families, shelter in-take services, and job training and search assistance, and other vital social services.

4	Goal Name	Strengthen Neighborhood Facilities
	Goal Description	<p>Provide programs for youth and families - Continue support for youth programs including sports; mental health, family-focused parenting classes, accessibility to childcare, and training classes for civic participation, diversity awareness, cultural sensitivity, and good City stewardship. Increase collaboration with local schools with regards to school safety and deployment of services and programs.</p> <p>Support opportunities for special needs populations- Provide programs, funding and services for special needs populations including but not limited to abused and abandoned children, victims of domestic violence, seniors and physical disabled.</p> <p>Improve community and public facilities- Support a higher quality of life through enhanced community and public facilities and infrastructure including recreational spaces, community and social service facility upgrades, existing public infrastructure such as streets, sidewalks, curbing and other public facilities, improve internet accessibility, infrastructure for safe routes to school, and addressing public safety concerns.</p>
5	Goal Name	Address and Promote Fair Housing
	Goal Description	Continue to collaborate with social service entities and the County to provide assistance for families and individuals seeking counselling and or legal solutions to fair housing and discrimination problems.
6	Goal Name	Promote Economic Resiliency
	Goal Description	Support economic development activities that improve education and skills training in primarily the professional, scientific, and technical services, information systems, and manufacturing industries. Activities that create vital partnerships that create opportunities for employment, workforce development and readiness programs.

Table 61 – Goal Descriptions

PROJECTS

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	Housing: Graduate House Acquisition and Rehabilitation
2	Housing: 660 Mariposa Ave Acquisition and Rehabilitation
3	Public Facilities: Mora-Ortega park development
4	Planning and Administration
5	Fair Housing Services

Table 3 – Project Information

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

The projects will address the priority needs described in the Consolidated Plan and enhance services to the homeless or residents at risk of homelessness.

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1	Project Name	Graduate House Shelter Acquisition and Rehabilitation
	Target Area	City Wide
	Goals Supported	Respond to Homelessness
	Needs Addressed	Homelessness Response
	Funding	CDBG: \$12,000
	Description	Provide funding to LifeMoves to purchase and conduct interior rehabilitation (new windows, rehab of kitchen) to a long-term transitional single-family home used to house 7 to 10 homeless individuals, including formerly chronically homeless individuals. CDBG project funding (\$58,000) was awarded in 2018, but never disbursed. An additional \$12,000 is needed to meet the HUD wage rate requirements.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	7 individuals
	Location Description	813 Alice Ave., Mountain View, CA
	Planned Activities	The City will provide grants and loans to low- and moderate-income homeowners and 1-4 unit rental properties to make home improvements. Lead testing and abatement will be carried out under this project.
2	Project Name	660 Mariposa Ave Acquisition and Rehabilitation
	Target Area	City Wide
	Goals Supported	Increase affordable housing.
	Needs Addressed	Increase affordable housing. Homelessness Response
	Funding	
	Description	Utilize HOME funds for Bridge Housing Corporation to acquire 660 Mariposa Avenue a multi-unit family property that consists of 5 studios, 21 one-bedroom, and 21 two-bedroom apartments plus one manager unit. Bridge Housing intends to preserve affordable units and conduct extensive rehabilitation of the property including interior, exterior, and structural upgrades

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	47 low and moderate income households
	Location Description	660 Mariposa Avenue, Mountain View
	Planned Activities	Provide new homes for LMI households and reduce homelessness.
3	Project Name	Mora-Ortega Park
	Target Area	City Wide
	Goals Supported	Improve community and public facilities
	Needs Addressed	Improve community and public facilities
	Funding	CDBG: \$350,000
	Description	The City intends to develop a 0.45-acre neighborhood park on the parcel located at the corner of Ortega Avenue at Mora Drive. The park would include the following amenities: a lawn and play area, a loop trail with pathways leading through orchard groves, and an area with fitness equipment, picnic tables, and benches. One accessible parking stall will be added along the street frontage on Ortega Avenue. (CDBG)
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	13,000 residents in an LMI neighborhood
	Location Description	Ortega Avenue and Mora Drive, Mountain View, Census Tract 509404, Block groups 2-4
	Planned Activities	Develop a new community park in a LMI neighborhood. Exceeds 51% LMI
4	Project Name	COVID-19 Rent Relief Program
	Target Area	City Wide
	Goals Supported	Respond to Homelessness
	Needs Addressed	Homeless prevention.
	Funding	CDBG: \$348,702 (entitlement) + \$341,846 (PI)
	Description	Rental Assistance Program for low income households who have experienced job or income loss or increased childcare or medical costs from the COVID-19 crisis.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	350 families
	Location Description	Citywide
	Planned Activities	Payment of rent to low income households
5	Project Name	Program Administration
	Target Area	City Wide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$118,552 HOME: \$27,316
	Description	Mountain View will continue to provide planning and administration services required to manage and operate the City's CDBG and HOME programs. Such funds will assist in managing community development and housing projects.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Other
	Location Description	CDBG Program Administration is located at City of Mountain View, 500 Castro Street Mountain View, CA 94041
	Planned Activities	Program administrative costs for CDBG & HOME operations.
6	Project Name	Fair Housing Services
	Target Area	City Wide
	Goals Supported	Address and promote fair housing
	Needs Addressed	Fair housing representation
	Funding	\$25,000 – General Funds
	Description	Through Project Sentinel, provide fair housing services including legal representation for discrimination cases, complaint resolution, education on Fair Housing Act and landlord/tenant rights.
	Target Date	6/30/2021

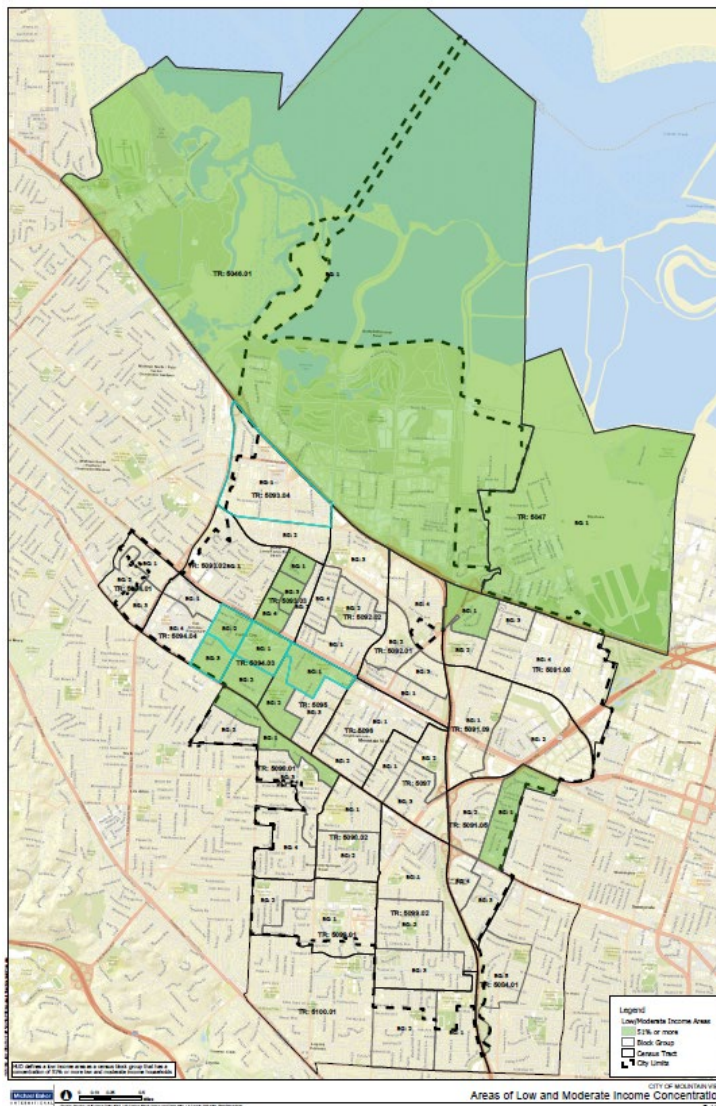
	Estimate the number and type of families that will benefit from the proposed activities	25 persons assisted through public service activities for low/mod income benefit.
	Location Description	
	Planned Activities	Continue to retain Project Sentinel to represent City residents.

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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

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. Maps of the Areas of Low Income and Minority Areas, along with a map of project locations are provided below.



Geographic Distribution

Target Area	Percentage of Funds
City Wide	

Rationale for the priorities for allocating investments geographically

Two of the three projects selected concentrates on housing the homeless and or providing new affordable housing units to help implement several of the City's priority needs and goals. Engagement activities and data collected for the City were very specific about the need to increase affordable housing. The Third project is a new recreation project that will provide new recreational space within a LMI neighborhood (exceeds 51% LMI).

Discussion

Table 4 - Geographic Distribution

AFFORDABLE HOUSING

AP-55 Affordable Housing – 91.220(g)

Introduction

Although CDBG entitlement dollars are limited, the City does anticipate spending 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.

One Year Goals for the Number of Households to be Supported	
Homeless	7
Non-Homeless	397
Special-Needs	0
Total	404

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	350
The Production of New Units	0
Rehab of Existing Units	7
Acquisition of Existing Units	47
Total	404

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

There are no public housing units in the City, SCCHA assists approximately 336 households through housing choice voucher holders in the City. Throughout the County, SCCHA assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program (Section 8). The Section 8 waiting list contains 3,486 households and is considered closed at this time.

In Program Year 2019, the City continued to support SCCHA to ensure adequate outreach to minority, limited-English proficiency, and special needs populations regarding information on availability of Section 8 vouchers and other SCCHA programs.

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

Not applicable, there is not public housing units in the City.

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

Not applicable, there is not public housing units in the City.

Discussion

See above discussion.

Introduction

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.

In FY 2020-2021 the City will fund two critical projects that will reduce homelessness including transitional housing for 7 to 10 homeless individuals as well as fund the purchase of a multifamily property that will retain affordable units.

1. Mariposa Avenue Acquisition and Rehabilitation. Bridge Housing Corporation, a nonprofit affordable housing developer, intends to acquire a multi-unit family property consisting of 5 studios, 21 one-bedrooms, 21 two-bedrooms, and 1 manager's unit. Bridge Housing subsequently will preserve affordability and perform extensive rehabilitation of the property, including interior, exterior, and structural upgrades. The city proposes to use both CDBG and HOME funds.
2. Graduate House Acquisition and Rehabilitation. LifeMoves, a nonprofit entity, intends to purchase and rehabilitate a property currently used to house 7 to 10 individuals for transitional housing for homeless individuals. The project requires additional funds to meet HUD's prevailing wage rate requirements. Rehabilitation of the property will include interior rehabilitation (new windows, rehab of kitchen). The individuals living on the property have been homeless, as well as formerly chronically homeless individuals. The project previously was awarded \$58,000 in Program Year 2018. An additional \$12,000 needed is to meet the added wage rate costs. (CDBG) (HOME).

Mountain View will continue to participate in a countywide homeless census to identify homeless persons and administer a detailed survey about their needs. The census provides a breakdown on the number of homeless persons in a variety of categories. It also contains statistical information on the causes of homelessness and immediate needs, such as employment or substance abuse treatment. Local funding is used for census assistance.

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.

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 to affordable housing units, and preventing and individuals and families who were recently homeless from becoming homeless again.

The City does have several permanent supportive housing opportunities, including the Graduate House operated by InnVision, an organization which provides assistance to homeless and at-risk families and individuals. The Graduate House offers transitional housing for up to eighteen months for six men and women. Quetzal House is also located in the City of Mountain View and is a group home with 10 beds for girls ages 13-17 who are chronic runaways from the Santa Clara County Foster Care System.

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.

FY 2020-2021, the City will begin implanting its Consolidated Plan by increasing affordable housing and retaining current housing for homeless and chronically homeless individuals and families. Descriptions of the projects are included in above in this section.

In addition, with the use of CDBG CARES Act and local funds, the City is providing over \$2.6 million for its COVID-19 Rent Relief Program. The rent assistance to lower income households who have experienced job or income loss or increase childcare or medical costs due to the COVID-19 crisis will help stabilize the family and prevent homelessness.

Discussion

See above discussion.

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

Introduction:

This section discusses actions relating to barriers to affordable housing.

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.

Barriers to affordable housing in the region are examined during the Consolidated Plan process and an Analysis of Impediments to Fair Housing Choice (AI) was prepared. During this process, collaborating jurisdictions in the County identified the following priority factors for affordable housing to be:

- Displacement of residents due to economic pressures
- Loss of affordable housing
- Land use and zoning laws
- Income discrimination
- Community opposition
- Availability, location, size and type of affordable units
- Lack of affordable, accessible housing in a range of unit sizes
- Lack of access to opportunity due to high housing costs
- Lack of affordable housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of resources for fair housing agencies
- Private discrimination

The Community Needs Survey also helped identify barriers to affordable housing according to the 184 City residents that participated in the County survey. Among all categories, respondents identified the community's top overall need as a housing issue; Create additional affordable housing available to low-income residents. When polled on housing issues alone, the top needs were identified to be:

1. Increase affordable housing inventory
2. Rental assistance for the homeless
3. Response to homelessness

The Housing Element includes policies that specifically address the creation of more affordable housing, even with the high cost of land:

Policies:

- 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.

FY 2020-2021 implements the AI and Consolidated Plan through the continued contracted services with Sentinel Project's Fair Housing Services as well as retaining housing options for homeless at the Graduate House Shelter and rehabilitation of a multifamily property for 47 new affordable housing units.

Discussion:

See discussion above.

AP-85 Other Actions – 91.220(k)

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.

Actions planned to address obstacles to meeting underserved needs

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

- The Housing Trust Silicon Valley Trust (Trust) 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 15 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 SCCHA will continue to be available to Urban County residents through the Moderate Rehabilitation Program, and the Section 8 Program.
- The 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.

Actions planned to foster and maintain affordable housing

From 2010 to 2017, home values experienced over a 38 percent increase and median rent increased by 47.4 percent. 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.

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 fund fair housing services.

Actions planned to reduce lead-based paint hazards

Approximately 72 percent of City's housing stock is over 40 years old (built prior to 1980) and therefore are potential Lead-Based Paint Hazards, however, the tight rental market has resulted in numerous apartment upgrades City-wide.

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.

Actions planned to reduce the number of poverty-level families

SP-70 discusses the City's strategies for reducing poverty. There were five different strategies including:

1. Family Self-Sufficiency Program. The City intends to work with SCCHA by using Family Self-Sufficiency Program, a countywide program that provides employment assistance to lower income households. 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.
2. Further the 1,000 Out of Poverty Effort (Effort). Support agencies that are focused on reducing poverty such as Step Up Silicon Valley, another countywide agency, 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. The Effort is a coordinated initiative 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.

3. Continue to be supportive of the City organizations that reduce poverty. Over the past five years, the City has been a large proponent of funding agencies responsible for reducing poverty by promoting and implementing self-sufficiency programs.
4. Continue to fund case management and emergency assistance services for homeless persons and persons at risk of homelessness.
5. 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.

The City's Economic Development Strategy and Action Plan (Strategy Plan) also 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.

Actions planned to develop institutional structure

The City will implement the 2020-2025 Consolidated Plan through a network of non-profit organizations, public-private partnerships 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 the City has relied heavily on these federal funds for affordable housing development, but funding has decreased and CDBG and HOME funds now occupy a much lesser role in completing affordable housing projects.

Collaborative efforts include:

- Regular attendance at quarterly meetings between entitlement jurisdictions
- Maintaining a presence at County homeless meetings and events.
- Support joint jurisdiction projects and committees that execute projects which assist the homeless, special needs and lower income households.

Affordable housing developers and service providers serve a vital role in addressing community development needs. Unfortunately, many service providers operate at or below capacity and cannot expand services to meet all needs. 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. Lending institutions are beginning to diversity lending patterns. Non-banks are issuing a larger percentage of loans to LMI borrowers and communities.

Actions planned to enhance coordination between public and private housing and social

service agencies

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

Discussion:

See above discussion.

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PROGRAM SPECIFIC REQUIREMENTS

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

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(l)(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	\$312,072
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	\$312,072

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% of CDBG funds is used to benefit persons of lower incomes. Specify the years that include this Annual Action Plan.	2020, 2021

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APPENDICIES

Appendix A – Public Comments and Hearings

Appendix B – Community Engagement Summary

Appendix C – Mountain View Community Meeting and Survey Results

Appendix D – Assessment Factors for Public Service Programs and Capital Projects

Appendix E – Certifications

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